

16 January 2025 at 7pm

Council Chamber, Civic Centre, Chelmsford

Membership

Councillor C Adutwim (Chair)

and Councillors

P. Clark, J. Deakin, I. Fuller, J. Jeapes, B. Massey, M. O'Brien, G. Pooley, A. Sosin, A. Thorpe-Apps, N. Walsh, R. Whitehead, and S. Young

Local people are welcome to attend this meeting remotely, where your elected Councillors take decisions affecting YOU and your City.

There is also an opportunity to ask your Councillors questions or make a statement. These have to be submitted in advance and details are on the agenda page. If you would like to find out more, please telephone Dan Sharma-Bird in the Democracy Team on Chelmsford (01245) 606523

email dan.sharma-bird@chelmsford.gov.uk

Recording of the part of this meeting open to the public is allowed. To find out more please use the contact details above.

CHELMSFORD POLICY BOARD

16 January 2025

AGENDA

PART 1

Items to be considered when members of the public are likely to be present

1. Apologies for Absence

2. Declarations of Interest

All Members are reminded that they must disclose any interests they know they have in items of business on the meeting's agenda and that they must do so at this point on the agenda or as soon as they become aware of the interest. If the interest is a Disclosable Pecuniary Interest they are also obliged to notify the Monitoring Officer within 28 days of the meeting.

3. Minutes

Minutes of meeting on 7 November 2024

4. Public Questions

Any member of the public may ask a question or make a statement at this point in the meeting. Each person has two minutes and a maximum of 20 minutes is allotted to public questions/statements, which must be about matters for which the Board is responsible. The Chair may disallow a question if it is offensive, substantially the same as another question or requires disclosure of exempt or confidential information. If the question cannot be answered at the meeting a written response will be provided after the meeting.

Any member of the public who wishes to submit a question or statement to this meeting should email it to committees@chelmsford.gov.uk 24 hours before the start time of the meeting. All valid questions and statements will be published with the agenda on the website at least six hours before the start time and will be responded to at the meeting. Those who have submitted a valid question or statement will be entitled to put it in person at the meeting.

5. Chelmsford Local Plan – Regulation 19 Pre-Submission Consultation Documents

6. Chelmsford Local Plan – Draft Planning Obligations Supplementary Planning Document

7. Work Programme

8. Urgent Business

To consider any other matter which, in the opinion of the Chair, should be considered by reason of special circumstances (to be specified) as a matter of urgency.

MINUTES
of the
CHELMSFORD POLICY BOARD
held on 7 November 2024 at 7:00pm

Present:

Councillor C. Adutwim (Chair)

Councillors J. Deakin, I. Fuller, J. Jeapes, M. O'Brien, G. Pooley, A. Sosin, A. Thorpe-Apps,
N. Walsh, R. Whitehead and S. Young

1. Apologies for Absence

No apologies for absence were received or substitutions made.

2. Declarations of Interest

Members were reminded that they must disclose any interests they knew they had in items of business on the meeting's agenda and that they must do so at this point on the agenda or as soon as they became aware of the interest. If the interest was a Disclosable Pecuniary Interest they were also obliged to notify the Monitoring Officer within 28 days of the meeting. Any declarations are recorded in the relevant minute below.

3. Minutes

The minutes of the meeting on 26th September 2024 were confirmed as a correct record.

4. Public Questions

No public questions or statements were submitted in advance of the meeting.

5. Co-Living Housing Planning Advice Note – Consultation Draft

The Board considered a report which sought their approval to publish the Co-Living Housing Planning Advice note for consultation. The Board were informed that this was a relatively new form of housing which was not specifically defined as a separate housing category in national planning policy or guidance. The Board heard that it usually comprised of large buildings containing individual private rooms support by communal facilities alongside facilities for shared dining, recreation and workspaces. The Board were informed that due to their scale they were not Houses in Multiple Occupation or a hotel as they tended to have a minimum three-month tenancy. It was noted that the type of accommodation had been promoted in large cities that had an economic and demographic demand for the type of living and that to date only one pre application enquiry had been made in Chelmsford. Officers informed the Board that existing planning policies and standards may not apply to development proposals, including minimum space standards and therefore the draft Planning Advice note had been prepared. It was noted that the note would be subject to a six-week consultation, before approval by the Cabinet.

The Board were informed that the draft note set out the following;

- The scope and eventual status of the Planning Advice Note
- How the need and demand for this residential product is demonstrated
- The locational requirements for this type of residential development
- Contributions to affordable housing
- Design standards and communal Facilities
- Future management plans

It was also noted that by their nature, the proposals would not meet the requirements and standards of the Local Plan and therefore detailed and robust evidence would demonstrate the level of need and demand for any co-living housing proposals. The Board also noted that officers felt the City Centre would be the only appropriate location and that it would be important to ensure that co-living proposals did not create sub-standard accommodation. Officers also informed the Board that the Planning Advice note would have regard to the space benchmarks contained within the Mayor of London's Large-Scale Purpose-Built shared Living Guidance from February 2024. The Board heard that the Planning Advice Note sought to provide practical guidance for co-living in Chelmsford to ensure the Council's expectations were met.

In response to questions from the Board, officers noted that;

- Any proposals would have to comply with normal building regulations.
- Management plans would need to be agreed to ensure that any future product could not be marketed as student accommodation.
- The note would help the Council to ensure that there were protective standards in place to prevent sub standard housing and speculative applications on very small areas of land.
- They were not against the principle of co-living and felt that with careful planning and management they could suit certain circumstance, but there needed to be enough shared communal space, sufficient amenities and good living conditions.
- Planning Advice notes were material planning considerations and especially after being subject to consultation, they held further weight along with the benefit of being agile and able to be reactive to gaps in policy.
- A Planning application for co-living had not yet been received, only pre application enquiries.
- The model of living would only be suitable in the City Centre, due to the requirements for transport and other facilities within close vicinity.
- Other areas that may be deemed suitable, could be suggested during the consultation process.
- A premises of this type would not be Council run, so sufficient management plans would need to be in place to prevent safeguarding issues, but as with any type of housing the Council would hold some safeguarding responsibilities within the Community Safety framework. The note being discussed only concerned planning aspects however.
- Co-living housing units were not considered as dwellings but instead as rooms and the minimum size standards were set by the note detailing the furniture, such as a double bed and workspace etc that needed to be in the room, rather than a specific square meterage.
- 4sqm was the suggested internal shared community/amenity space per resident, not the space of the actual individual room.
- Any sui generis planning use would require future planning permission for it to be turned into a different use.

- Officers were keen to produce a planning advice note so that the policy gap could be filled and some minimum criteria could be set for any applications that may be received in the future.

Members of the Board expressed the view that they would want to consider the consultation responses and any updated note as a result, before it went to Cabinet for approval. Officers agreed that this would be a possible route to take.

RESOLVED that;

1. The Board approved the Co-Living Planning Advice Note to be published for consultation and;
2. The Board delegated the responsibility to the Director of Sustainable Communities in consultation with the Cabinet Member for a Greener Chelmsford to make any minor changes required to the note prior to publication for consultation and;
3. That following the consultation the note is considered again by the Board, before it is recommended to the Cabinet for approval.

(7.02pm to 7.49pm)

6. Strategic Housing and Employment Land Availability Assessment (SHELAA) – Autumn 2024 Report

[The Board were informed of an amendment that had been made via a green sheet prior to the meeting, detailing an additional recommendation.](#) The Board were informed that the additional recommendation would allow for any minor changes to be made under delegation before publication. It was brought to the Board's attention that within the Site Performance Summaries in Part 6 of the SHELAA, some symbols of text had been randomly generated through its conversion from an excel spreadsheet. It was also brought to the Board's attention that site CFS83 on Page 417 of the agenda pack incorrectly had a Red RAG rating, where it should have been amber as the scoring had not changed since the last publication of the SHELAA and that these errors would be corrected before publication.

The Policy Board was informed that the SHELAA provided a high-level technical desktop assessment of sites in Chelmsford promoted by developers and landowners. It identified a wide range of site characteristics; highlighted the opportunities and constraints that sites may face; and established the likelihood of future site developability and deliverability. Its purpose was not to allocate land for future development; instead, the assessment technical outcomes were considered alongside other evidence base documents to enable members and officers to make informed decisions on the policies and strategies needed and where to allocate future development. It was noted that the Board were being asked to note the report and approve it for publication.

The Board heard that the latest SHELAA Assessment had been carried out across the Spring and Summer of 2024 and had looked at a total of 394 unique sites, of which 379 had been previously submitted, six were amendments received to them and nine sites were new. It was noted that to avoid double counting, the site areas and yields of 75 sites had been discounted and 33 of them had either been allocated in the Local Plan or had an approved planning permission whilst the remaining 42 sites lied wholly within another SHELAA submission. The Board were also informed of some changes which had been agreed prior to the commencement of the assessment in order to rectify some minor inconsistencies/ambiguity in

the interpretation of the criteria and scoring of sites in the previous assessment. In summary, the Board heard that the findings of the report along with other evidence base documents would help guide the determination of which sites were promoted for allocation in the Pre-Submission Local Plan Consultation to ensure an appropriate land supply was identified to meet need across the Local Plan period.

In response to questions from the Board, officers noted that;

- The main submissions received were residential, rather than other site uses but the Council could not influence the type of sites submitted through the call for sites process and it was for land owners and promoters to provide sites.
- The SHELAA did not deal with capacity on the highway network, this would instead be a separate technical assessment provided by the highways authority.
- Just because a site was promoted, it did not mean it would be deemed acceptable for development.
- A check on some of the figures provided on the South Woodham Ferrers sites that were questioned by a Board member for their accuracy, would be checked before publication. It was also noted that any discrepancies or transposed figures picked up on would be notified to Board members.
- The methodology used had been honed for a number of years and had been looked at by the Planning Advisory Service and some of their recommendations had been taken on board by officers.
- The document was one of a technical nature and often local residents were more focused on the actual local plan options document that followed the SHELAA.
- Mapping layers were updated at the start of assessment, to pick up any changes to flood risk levels and similar matters.
- The document was one used as the first step of the layers of the evidence base documents that went into the Local Plan process.
- They would look into the possibility of breaking down the sites on a ward by ward basis for members in the future although the online map provides a quick geographical reference point.
- Members could contact officers with specific concerns or queries for further detail on specific sites.

RESOLVED that;

1. The Strategic Housing and Employment Land Availability Assessment (SHELAA) 0 Autumn 2024 report be noted and authorised for publication and;
2. The Board delegated the responsibility to the Director of Sustainable Communities in consultation with the Cabinet Member for a Greener Chelmsford to make any minor changes required to the SHELAA, prior to publication.

(7.50pm to 8.40pm)

7. Anglia Ruskin University – Strategic Masterplan Chelmsford Campus

The Board were asked to recommend to Cabinet the approval of the masterplan for the Rivermead Campus of Anglia Ruskin University. The Board heard that Policy DM22 of the Chelmsford Local Plan, stated that proposals for the expansion of ARU would be considered in the context of agreed masterplans. It was noted that the retention and improvement of such establishments was an important aspect of the local plan and ARU had ambitious plans to continue the development and upgrading of the Rivermead Campus. The Board heard that

work had begun on the masterplan in 2019 and ARU had engaged with the City Council since then. It was also noted that ARU had provided an update to all Councillors, setting out the content of the final draft masterplan. The Board heard that the masterplan content included sections on Purpose and Engagement, The Campus Today, and Masterplan Development. It was also noted by the Board that the education sector was very fast changing and unpredictable and ARU were keen to ensure any agreed masterplan would be flexible enough to not frustrate any directions of travel in the future.

The Board also heard the public consultation had only resulted in two neighbour representations, but that the most critical feedback had been from the highway authority, to which ARU had responded positively by making the required improvements and amendments. The Board were informed that officers were content the matters raised in the consultation had been address satisfactorily in the latest version of the masterplan and the input had positively enhanced the development of the document. In summary, the Board were informed that the masterplan provided a framework for future intentions of the site without restricting the fast-changing needs of the establishment which was an important institution that the Council sought to support the growth and development of. It was also noted that the masterplan took account of the existing context and challenges and sought to harness the opportunities available to allow the University to grow and prosper.

In response to questions from the Board, officers noted that;

- It was likely that ARU would redevelop the student accommodation in phases to ensure sufficient accommodation was always still available.
- The document did not detail specific timescales or project programmes, as these would instead be dealt with via planning applications.
- Due to the fast changing nature of the education sector, the masterplan may appear less detailed than previous ones, but these had been for specific housing developments rather than education facilities.

RESOLVED that;

1. The masterplan attached at Appendix 1 be recommended to Cabinet for approval and;
2. The Board delegated to the Director of Sustainable Communities in consultation with the Chair, Vice Chair and Cabinet Member for Greener Chelmsford, to negotiate any final changes to the masterplan ahead of the consideration by Cabinet.

(8.41pm to 8.52pm)

8. Work Programme

The Board considered an item detailing their future work programme. The Board were informed that the meeting on 17th December had now been cancelled and that the scheduled items would now be considered at the following meeting on 16th January 2025 instead. It was also noted that the initial items for the January 2025 meeting would be considered at the March 2025 meeting, which had been brought forward a week to 13th March 2025.

The Board were also informed that dates for the working groups on Waterways and the Homelessness and Rough Sleepers Strategy were being consulted on with members and dates would be agreed soon.

RESOLVED that the Work programme be approved with the above changes.

(8.53pm to 8.56pm)

9. Urgent Business

There were no items of urgent business.

The meeting closed at 8.57pm

Chair



Chelmsford Policy Board

16 January 2025

Chelmsford Local Plan – Regulation 19 Pre-Submission Consultation Documents

Report by:

Director of Sustainable Communities

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Purpose

The purpose of this report is to present the Chelmsford Local Plan Pre-Submission (Regulation 19) Document and the Pre-Submission Integrated Impact Assessment and to seek the Board's approval to publish them for public consultation for six weeks starting in early February 2025.

Recommendations

1. That the Board agrees that the review of the Chelmsford Local Plan proceeds to Regulation 19 publication as set out in The Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended) and its subsequent submission for Independent Examination is made under the transitional arrangements identified for plan-making in the National Planning Policy Framework (NPPF) December 2024.
2. That the Board approves the publication of the Chelmsford Local Plan Pre-Submission (Regulation 19) Document, and the Pre-Submission Integrated Impact Assessment attached at Appendices 2 and 3 of this report for public consultation in accordance with Regulation 19 of The Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended).
3. That the Board notes the contents of the Preferred Options 'You Said, We Did' Feedback Report attached at Appendix 1 and approves it for publication.

4. That the Board gives delegated authority to the Director of Sustainable Communities in consultation with the Cabinet Member for a Greener Chelmsford to: (i) make any necessary minor amendments to the Chelmsford Local Plan Pre-Submission (Regulation 19) Document, the Pre-Submission Integrated Impact Assessment and the Preferred Options 'You Said, We Did' Feedback Report before publication; and (ii) prepare all necessary documentation to support the planned programme of public consultation.
5. That the Board endorses the proposed approach to the Local Plan Pre-Submission (Regulation 19) Document consultation arrangements set out in Appendix 4.

1. Introduction

- 1.1. This report sets out the third formal stage in the preparation of the review of the adopted Chelmsford Local Plan and seeks the Board's approval to publish for public consultation the Chelmsford Local Plan Pre-Submission (Regulation 19) Document and accompanying Integrated Impact Assessment. This consultation is carried out in line with Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended) and is often referred to as the 'Regulation 19 Plan' or 'Regulation 19 stage'.
- 1.2. The Chelmsford Local Plan Pre-Submission (Regulation 19) Document (shortened to 'Pre-Submission Local Plan' throughout the rest of this covering report) is the version of the Plan that the Council proposes to submit to the Secretary of State for Independent Examination by a Planning Inspector. It contains an updated Local Plan vision, priorities, principles and policies to meet development needs in the period to 2041 and beyond. It also contains the Council's updated strategy and planning policies to help address climate change and the conservation and enhancement of the natural, historic and built environment.
- 1.3. The Local Plan is an important tool in supporting delivery of the Council's strategic priorities and for continuing to deliver an effective planning service in Chelmsford. In addition, The Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended), requires local planning authorities to prepare and keep an up-to-date Local Plan. Local plans are required to be reviewed and updated within five years of their adoption.
- 1.4. Good progress is being made with implementing the current Local Plan adopted in May 2020. Most strategic growth sites allocated in the plan have a masterplan approved by the Council or underway and these are guiding the preparation and consideration of subsequent planning applications for development, many of which are currently under consideration by the Council including resolutions to grant planning permission.
- 1.5. The Pre-Submission Local Plan has been prepared following ongoing work over the past six months including consideration of comments raised to the Preferred Options consultation, engagement with key stakeholders, service providers and Duty to Cooperate bodies, and further evidence base gathering, data and research.
- 1.6. The Pre-Submission Local Plan also reflects the Council's corporate priorities including tackling the climate and ecological emergency, addressing the local housing crisis, strengthening our economy and job creation, and improving health and wellbeing of residents.

- 1.7. National planning policy and guidance has also been used to inform the Pre-Submission Local Plan. After consultation in the summer of 2024, the Government published the updated version of the National Planning Policy Framework (NPPF) on 12 December 2024. Among other matters it sets out a new plan-making process. It also provides transitional arrangements for Councils that are well advanced with plan preparation under the previous system. The content and timetable of the Pre-Submission Local Plan can comply with these transitional arrangements. Therefore, Officers recommend that the review of Chelmsford's Local Plan proceeds using the transitional arrangements. This means that it will be examined under the December 2023 NPPF. Further detail of the implications of using the transitional arrangements are set out within section 3 of this report.
- 1.8. A large number of changes have been made from the Preferred Options Local Plan to the Pre-Submission Local Plan. Some of the plan changes relate to suggestions arising in the preferred options consultation responses. Others address recent evidence base work, respond to new information or have been made for clarification and consistency. Most changes made are considered relatively minor in nature and do not go to the heart of the plan.
- 1.9. The ongoing work shows that overall, the Pre-Submission Local Plan is in line with local and national policy and supported by a comprehensive and up-to-date evidence base and therefore is considered sound overall and ready for public consultation and submission for Independent Examination. This is demonstrated by the assessment of the Pre-Submission Local Plan against the NPPF 2023 (Local Plan Form and Content Checklist) and the process requirements for plan preparation set out in legislation and the NPPF (Local Plan Process Requirements Checklist) which are available via [Local Plan Review](#). Any outstanding matters will also continue to be worked on up to the Independent Examination.
- 1.10. Consultation on the Pre-Submission Local Plan is anticipated to run between 4th February and 18th March 2025 in line with the Council's current adopted Local Development Scheme (LDS). This will be a final technical public consultation on the draft Local Plan before it is submitted for Independent Examination. At this stage representations will be invited on whether the plan complies with all relevant legislation, the Duty to Co-operate, and meets the tests of soundness set out in national planning policy. The responses received will be submitted with the Local Plan and plan evidence base to the Planning Inspector who following the Independent Examination will make recommendations to the Council on whether the plan can be adopted.

2. Previous Consultations

- 2.1 The Council has been working on the review of the Local Plan since Winter 2021. Consultation on the Pre-Submission Local Plan follows on from two earlier consultations – an Issues and Options consultation in Summer/Autumn 2022 which in turn informed a Preferred Options consultation in Spring/Summer 2024. Representations made in respect of these earlier consultations have been considered alongside the wider plan evidence base and national planning policy and guidance in preparing the Pre-Submission Local Plan.
- 2.2 The Preferred Options 'You Said, We Did' Feedback Report given in Appendix 1 presents a summary of the main issues raised in the Preferred Options consultation responses and how they have taken into consideration in the Pre-Submission Local Plan.

3. National Planning Policy Framework (NPPF) December 2024

- 3.1 Following a consultation in July to September 2024, the Government published the revised NPPF on 12 December 2024. This replaces all previous updates and revisions to the NPPF and must be used for all decision making on planning applications from its publication date. With regards to plan-making it contains transitional arrangements related to the stage of preparation of a local plan.
- 3.2 As part of the changes to the NPPF, the Government has amended the standard method formula for determining local housing need and made its use mandatory for Councils. This has increased Chelmsford's housing need from around 950 net new dwellings per annum (dpa) which was the average of previous standard method calculations to 1,454 dpa.
- 3.3 The transitional arrangements for plan-making in the revised NPPF states that for local plans to proceed under the previous plan-making process, they need to have reached Regulation 19 (pre-submission stage) on or before 12 March 2025 and the draft housing requirement contained in their proposed plan meets at least 80% of the revised standard method housing need. The Council consulted on a Preferred Options Local Plan in the summer of 2024 which was based on a housing requirement of 1,000 dpa but contained site allocations that accommodated nearly 20% more.
- 3.4 If the recommendations of this report are agreed by the Board, the review of Chelmsford's Local Plan will have reached Regulation 19 stage before 12 March 2025 and when the supply buffer and other changes to proposed site allocations are taken into account, the Pre-Submission Local Plan will have a housing requirement of 83% (1,210 dpa) of the revised standard method housing number and also maintain a five year housing land supply. Therefore, it is the officers' recommendation that the Council proceeds using the transitional arrangements contained within the revised NPPF (December 2024).
- 3.5 Using the transitional arrangements means that when submitted the Pre-Submission Local Plan will be examined by the Planning Inspectorate using the previous version of the NPPF (December 2023).
- 3.6 The alternative option for the Council would be to cease preparation of the current Local Plan and to start a review using the revised NPPF. This would mean planning for the full new standard method housing number of 1,454 dpa requiring going back at least one stage of plan preparation to identify additional site allocations to meet this increased housing need. It could also mean that all the sites currently allocated in the Pre-Submission Local Plan would remain alongside the identification of extra sites. This would create a significant delay, cost and would result in the adopted Local Plan potentially being considered out-of-date in May 2025, when it becomes five years old, and the Council not being able to demonstrate a five-year housing land supply using the new full housing need number.
- 3.7 Although the revised NPPF changes national Green Belt policy, exceptional circumstances will still need to be evidenced for amending Green Belt Boundaries. Councils will need to exhaust all other sustainable options for new development outside the Green Belt before considering changing Green Belt boundaries.

4. Pre-Submission Local Plan

- 4.1 Using the transitional arrangements contained within the revised NPPF, the Council is now in a position where the Pre-Submission Local Plan can be published for formal

public consultation under Regulation 19 of the Development Plan Regulations. This will be the final public consultation before the Local Plan is submitted to the Planning Inspectorate for Independent Examination.

- 4.2 The Pre-Submission Local Plan sets out the Council’s final policies and proposals to address future growth requirements up to 2041, and to achieve that growth in a planned and sustainable way which meets the needs of a growing population, the business community and delivery partners.

Pre-Submission Local Plan

- 4.3 The Pre-Submission Local Plan has been formulated considering the latest development requirements, the evidence base including newly completed and updated studies, national planning policy and guidance, discussions with service providers, Duty to Co-operate bodies and Development Management Officers, and an analysis of the feedback from the preferred option plan consultation.
- 4.4 The Pre-Submission Local Plan is attached at Appendix 2. This is an edited and updated version of the Preferred Options Consultation Document, which itself was an edited and updated version of the adopted Local Plan 2020.
- 4.5 Following the Preferred Options consultation, the whole plan has been reviewed. Numerous changes have been made including the addition of a new housing site allocation and the deletion of some site allocations. Other changes include amendments to the wording of policies and plan text to help address issues raised in the previous consultation comments and to improve the clarity, accuracy, consistency and effectiveness of the plan. Although a significant number of changes have been made overall these are considered relatively minor in nature. Therefore, the Pre-Submission Local Plan essentially remains substantially the same in principle to the Preferred Options Consultation Document.
- 4.6 Policies are shown in the order they appear logically in the plan and will be renumbered in the final version. The key proposals in the Pre-Submission Local Plan and changes made are described in more detail below.

Strategic Priorities, Vision and Spatial Principles

- 4.7 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.
- 4.8 Minor changes have been made 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.
- 4.9 Chapter 4 sets out the long-term Vision for 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.’

- 4.10 Limited changes have been made 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.

- 4.11 Chapter 4 also contains the Spatial Principles, which guide how the Strategic Priorities and Vision will be achieved. The Spatial Principles are contained in Strategic Policy S1 and form a framework to ensure the Local Plan focuses growth in the most sustainable locations. They include considerations for location of development considering land use, climate and infrastructure. There have only been minor updates to these in the Pre-Submission Local Plan largely for clarification.

Strategic Policies

- 4.12 Chapters 4 to 6 contain the plan's Strategic Policies which set out the Council's approach to delivering the updated Vision and Strategic Priorities discussed above. Together, the Strategic Policies comprise the overarching plan and provide the core principles which new developments are expected to meet. Four new Strategic Policies were identified in the Preferred Options Consultation Document - Strategic Policy S14 Health and Wellbeing, Strategic Policy S15 Creating Successful Places, Strategic Policy S16 Connectivity and Travel and Strategic Policy S17 Future of Chelmsford City Centre. Together these strengthen the plan in line with the new and updated Strategic Priorities, address gaps in the adopted plan and respond to local and national changes since the current plan was adopted. These have been subject to minor changes in the Pre-Submission Local Plan.
- 4.13 Overall, only minor changes have been made to the other Strategic Policies in the Pre-Submission Local Plan primarily to respond to the preferred options consultation responses and recommendations in plan evidence base reports. Changes have also been made to improve consistency and clarity. Policies which have been subject to more substantive changes are Policies S4, S9, S17, S6 and S7 and described further below.
- 4.14 Strategic Policy S4 Conserving and Enhancing the Natural Environment incorporates new requirements for development to maximise opportunities for the preservation, restoration, enhancement, and connection of natural habitats. Development contributions towards recreational mitigation measures at Hatfield Forest Site of Special Scientific Interest (SSSI) and National Nature Reserve (NNR) have been deleted following confirmation from Natural England that these are no longer required.
- 4.15 Strategic Policy S9 sets out the new or improved infrastructure provision required to support the plan. These have been updated in the Pre-Submission Local Plan to reflect the preferred options consultation responses and updated evidence base requirements including an updated Infrastructure Delivery Plan. Additional requirements since the Preferred Options consultation include contributions towards addressing the cumulative recreational pressures on SSSIs, cemetery space and crematorium provision, new lock and replacement weir gates at Chelmer Waterside and the provision of serviced moorings along the River Chelmer. Minor amendments for clarification have also been made to other existing infrastructure requirements. These requirements changes have also been updated within or added to relevant Strategic Policies and Site Allocation policies.
- 4.16 Strategic Policy S17 focuses on opportunities for the future of Chelmsford City Centre in terms of encouraging leisure, entertainment, cultural, community, business and residential uses. The section containing site specific principles for Shire Hall, Chelmer Waterside, and The Meadows has been refined and provide cross references to site allocation policies rather than including detail in this policy. Figure 15 shows

opportunity corridors where a flexible approach to changes of use will be taken to achieve positive activity, innovation and investment. This has been updated to include the allocation of Andrews Place (Site 1cc) in the Pre-Submission Local Plan.

Development Requirements (Strategic Policy S6) and Spatial Strategy (Strategic Policy S7)

4.17 Strategic Policy S6 Housing and Employment Requirements includes updated housing and Gypsy and Traveller and Travelling Showpeople development requirements over the plan period 2022-2041.

Housing

4.18 Strategic Policy S6 makes provision for an increased number of overall new homes of 22,990 equating to 1,210 net new dwellings per annum (dpa). This compares with 19,000 net new homes and 1,000 dpa planned for in the Preferred Options Consultation Document although the site allocation capacity provided around a 20% additional buffer. The increase of the housing requirement to 1,210 dpa accords with the Government's transitional arrangements for use of the new standard method for calculating housing needs set out in the revised NPPF (December 2024). In order for Local Plans to use the proposed NPPF transitional arrangements, an emerging local plan minimum housing requirement needs to be at least 80% of the revised standard method which is 1,454 dpa - i.e. 80% of 1,454 = 1,163 dpa.

4.19 The Preferred Options Consultation Document identified a need for around 3,860 additional new homes, over and above those allocated in the adopted local plan. To meet the new housing requirement of 22,990 net new homes and 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 Pre-Submission Local Plan will meet this new target through the following changes to the Spatial Strategy (Strategic Policy S7):

- **Increasing the windfall allowance** from 100 dpa to 175 dpa as an analysis of past trends demonstrates that there is a strong track record of this amount of windfall sites being delivered (an average of 196 windfall homes built per year over the past 12 years)
- **Allocating a new site** at Andrews Place, Land West of Rainsford Lane (Site 1cc) which is being actively promoted by Chelmer Housing Partnership for redevelopment and is deliverable in the plan period
- **Increasing the capacity** of Meadows Shopping Centre allocation (Site 1w) in line with the recent submitted planning application and the assessment of representations submitted by the applicant to the Preferred Options Consultation Document
- **Reducing the supply buffer** from around 20% proposed in the Preferred Options Consultation Document to around 1.5% by using all the plan allocations to meet the revised minimum housing requirement (except for sites that are now built out or no longer available or suitable).

4.20 Strategic Policy S7 contains an updated Spatial Strategy which sets out the amount and location of new development, and how places will change and be shaped throughout the Plan period and beyond. It also confirms the Settlement Hierarchy and presents the sites/locations for growth identified indicatively on the Key Diagram, both of which are unchanged from the Preferred Options stage.

4.21 As set out above, one new site (1cc – Andrews Place, Land west of Rainsford Lane) is included within the previously developed sites in the Chelmsford Urban Area since the Preferred Options consultation, and the sites listed below have been removed for the following reasons:

- 1o – Church Hall Site, Woodhall Road – site is now built out
- 1u – Rivermead, Bishop Hall Lane – site is now built out
- 1x – Former Kay Metzeler Premises, Brook Street – site is no longer promoted for residential development and therefore not deliverable
- 14a – Land west of Back Lane, Ford End – site has multiple constraints including heritage and access and is no longer considered suitable for development
- 11a – South of Bicknacre – site is now built out.

Gypsy and Traveller and Travelling Showpeople (GTAA)

4.22 The GTAA 2024 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). An updated Planning Policy Traveller Sites (PPTS) was published alongside the revised NPPF on 12 December 2024 which amends the definitions of Gypsies and Travellers. Officers are awaiting further guidance from the Ministry of Housing, Communities and Local Government (MHCLG) on which version is applicable to local plans using the NPPF transitional arrangements. Updated 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 using the criteria of Policy DM3 (Gypsy, Traveller and Travelling Showpeople Sites). The baseline date for the GTAA is October 2023 and since then, x2 Gypsy and Traveller pitches have been granted permanent planning permission and x11 Travelling Showpeople plots have been granted temporary planning permission.

Employment

4.23 Strategic Policy S6 also continues to make provision for 162,646sqm of net additional employment floorspace to help accommodate economic growth and employment requirements up to 2041. This is informed by forecasts in the Employment Land Review (ELR) 2023 and partial update carried out in 2024 via a Focused Update.

4.24 The 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 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.

- 4.25 The development requirements (numbers of new homes, amount of employment floorspace etc) have been amended for some sites/locations. This is described further in the Growth Area text below.

Growth Area 1 – Central and Urban Chelmsford

- 4.26 The Pre-Submission Spatial Strategy is set out in Strategic Policy S7. Although this policy has been updated since the Preferred Options Consultation Document, as described above, it continues to focus development growth to the most sustainable locations in the three Growth Areas: 1) Central and Urban Chelmsford; 2) North Chelmsford and 3) South and East Chelmsford. This approach allows development growth to be linked to future infrastructure delivery across each area and provides a framework for growth beyond 2041.
- 4.27 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.
- 4.28 Over 3,000 new homes will be provided on brownfield sites within Chelmsford Urban Area (Location 1) alongside 4,000sqm of new employment floorspace. 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.
- 4.29 The main changes to the sites/locations in Growth Area 1 in the Pre-Submission Spatial Strategy are:
- 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.

Further information on changes to site allocation policies in Pre-Submission Local Plan is given in paragraphs 4.49-4.53.

Growth Area 2 – North Chelmsford

- 4.30 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. Most of this growth, around 5,569 homes, will come forward at North East

Chelmsford - Chelmsford Garden Community (Location 6) in the plan period with the site allocated capable of a further 700 homes in the period beyond 2041. 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 timing and delivery of this further development will be considered as part of the next Local Plan although the total extent of the site allocated to accommodate 6,250 new homes is shown on plan 4 of the Draft Policies Map.

- 4.31 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 expand on the attractive well-designed communities at Beaulieu and Channels and 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.
- 4.32 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).
- 4.33 An additional allocation to the adopted Local Plan 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). Expansion of these well-established employment sites will provide further rural inward investment opportunities and reflect the aspirations of national policy to support the sustainable growth and expansion of business in rural areas.
- 4.34 The main changes to the sites/locations in Growth Area 2 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)
 - 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.

Further information of changes to site allocation policies in the Pre-Submission Local Plan is given in paragraphs 4.49-4.53.

Growth Area 3 – South and East Chelmsford

- 4.35 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.
- 4.36 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 timing and delivery of this further development will be considered as part of the site masterplan and next review of the Local Plan although the total extent of the site allocated to accommodate 4,500 new homes is shown on plan 4 of the Draft Policies Map.
- 4.37 This garden community will create a new sustainable, comprehensively planned, landscape-led development based on Town and Country Planning Association (TCPA) Garden City Principles. Its location and proximity to Chelmsford's urban area using the Green Wedge will allow opportunities for active and sustainable travel. It will deliver new and improved infrastructure to significantly increase connectivity over and under the A12 through active and sustainable travel links to key destinations including Chelmsford City Centre, Sandon (including the Park & Ride) the new Beaulieu Park Rail Station and connections to Danbury to the east. The new and improved links will help address the severance issues created by the A12. 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 providing significantly improved public access and recreational opportunities along the Chelmer Valley river corridor and to provide connections to the country park and active travel routes proposed as part of 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.
- 4.38 The Council's evidence base does highlight that the East Chelmsford Garden Community (Hammonds Farm) site has a moderate landscape value rating, a low to medium landscape capacity rating and overall high landscape sensitivity rating. The site has no formal landscape designation apart from the Conservation Area along the river corridor allocated to form the country park. On the eastern portion of the site, the A12 and 440kw National Grid powerlines have a significant impact upon the existing landscape. The allocation of a large country park along the river valley and protection of land to the east of Sandon Brook alongside policy requirements to reinstate historic landscape features will help mitigate the impact of the development.
- 4.39 Following representations to the Preferred Options consultation a further landscape notation is included to ensure heritage assets are protected on site and to respond to

new archaeological evidence. In addition, a parcel of development land to the north of the site close to Junction 19 of the A12, previously included in the Preferred Options consultation, has also been removed. This is due to heritage impacts, its detachment from the rest of the site for example to the north of the country park, and the fact the land is no longer required for development. The overall development area for this site has also been amended to exclude from the development area any areas of high flood risk to the east along Sandon Brook.

- 4.40 The Pre-Submission Local Plan site policy also sees the addition of new requirements for Site of Special Scientific Interest (SSSI) mitigation in relation to increased use of the nearby SSSIs in the area, as well as the requirements for semi-natural greenspaces to meet Natural England requirements. These have been added in response to representations received from the public and Natural England. As set out above, considering Historic England's response some land within the site boundary has been included as further landscape notations and the requirement for a detailed Heritage Impact Assessment is included in the policy. Acoustic screening to the A12 is also a new policy requirement in response to representations received to the preferred options consultation.
- 4.41 Landscape sensitivity and character is one of many factors to weigh-up when making a balanced decision on the location of new development. In this case, the locational and sustainability benefits due to the site's close proximity to the urban area of Chelmsford, permitted expansion to Sandon Park and Ride, linkages to the new Beaulieu Park rail station and strategic road network together with opportunities that the site provides for active and sustainable travel, reinstatement of historic landscape features and biodiversity and the ability to create a comprehensively planned new community has informed the site's continued retention in the plan.
- 4.42 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. The development will make an important contribution to the delivery of employment and jobs in the City Council's area over the plan-period. A new junction will be required on the A414 to access the site and active travel connectivity across Junction 18 of the A12 to the east. Capacity improvements to Junction 18 of the A12 and the A414 will be aligned with those needed for the East Chelmsford Garden Community (Hammonds Farm).
- 4.43 Following feedback to the Preferred Options consultation additional site policy requirements have been added to ensure important views into and through the site from Danbury Ridge are also considered, and that the development considers lighting of the site when seeking to mitigate the visual impact of the development.
- 4.44 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.
- 4.45 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
- Decreased number of homes from 15 to 11 at Site 17a – Land north of Abbey Fields, East Hanningfield due to site constraints
- Addition of 13 Travelling Showpeople plots on site 16a – East Chelmsford Garden Community (Hammonds Farm) to meet identified need over the plan period.

Further information of changes to site allocation policies in the Pre-Submission Local Plan is given in paragraphs 4.49-4.53.

Summary of the Pre-Submission Spatial Strategy

- 4.46 Overall, growth identified in the Pre-Submission Spatial Strategy (Strategic Policy S7) will be accommodated on unbuilt allocated sites rolled forward from the adopted Local Plan and new site allocations. All rolled forward sites are considered to represent sustainable and sound development allocations which have been previously subject to Independent Examination. New site allocations are considered suitable locations for such development and will help to meet identified needs in a sustainable way.
- 4.47 The Council acknowledge that significant levels of opposition to Hammonds Farm (SGS16a) and Junction 18 A12 Employment Area (SGS16b) were raised in consultation responses to the Preferred Options Local Plan. Multiple reasons were cited including traffic, landscape, biodiversity, healthcare, flood risk and heritage impacts, with most calling for their removal from the plan. For similar reasons, a high level of objection was also received and calls for their deletion from the plan to some other preferred site allocations in particular Waltham Road Employment Area (GS9a), Land at Kingsgate, Bicknacre (GS11b) and Land West of Barbrook Way, Bicknacre (GS11c).
- 4.48 It is important to note that further work and additional evidence base work has been undertaken to assess the impacts, test their suitability for development and to help identify ways to mitigate any adverse impacts of the new site allocations including Hammonds Farm (SGS16a) and Junction 18 A12 Employment Area (SGS16b). This includes further traffic modelling, a new Archaeological Assessment and testing of alternative options through the Pre-Submission Integrated Impact Assessment. This has demonstrated that the sites are considered suitable and sustainable and as such have been retained in the Pre-Submission Local Plan. However, site allocation policies have been refined and strengthened, where appropriate, to help address community and stakeholder concerns raised and any suggestions made for their improvement. More information is set out in the Preferred Options 'You Said We Did Feedback Report' in Appendix 1. It is also important to note that the Council makes decisions on evidence and sound planning judgments, rather than solely basing them on consultation responses or the number of objections made, and that the above sites also received some support.

Site Allocations Policies

- 4.49 Chapter 7 of the Pre-Submission Local Plan contains updated and new site allocation policies for housing and employment development. These 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.
- 4.50 The site allocations have been updated in the Pre-Submission Local Plan to make them more effective in decision-making, to provide greater clarification and

consistency, to respond to comments made to the Preferred Options Local Plan and to reflect 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.

4.51 New requirements which have been added to site allocation policies where relevant include:

- 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.

4.52 Deleted requirements which have been removed from site allocation policies where relevant include:

- Contributing 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
- Requiring a new early years and childcare nursery and a Minerals 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.

4.53 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 and as set out above and below.

Development Management Policies

4.54 Chapters 8 and 9 of the Pre-Submission Local Plan contain non-strategic policies, known as 'Development Management Policies'. These cover the following topic areas/themes:

- Securing the right type of Homes
- Securing Economic Growth

- Protecting the Countryside
- Protecting the Historic Environment
- Protecting the Natural Environment
- Delivering and Protecting Community Facilities, and
- Making High Quality Places.

- 4.55 In addition to the Strategic Policies, these policies apply where relevant to all site allocations and any future planning applications submitted for all forms of development. They provide detailed requirements that development proposals will be assessed against at the planning application stage.
- 4.56 Most of the changes to Development Management policies in the Preferred Options Local Plan Consultation Document were made to address national policy changes. Policies proposed for more substantive changes at that stage included DM5 - Designated Centres, DM16 – Protection and Promotion of Ecology, Nature and Biodiversity and Policy DM31 - Net zero carbon development (in operation). These have been subject to minor changes in the Pre-Submission Local Plan.
- 4.57 Other changes made to the Development Management policies in the Pre-Submission Local Plan to note are set out below. These changes primarily respond to the preferred options consultation responses, more recent discussions with statutory bodies and more recent plan evidence base.
- 4.58 The policy changes in Policy DM1 - Size and Type of Housing revert to the 50% M4(2) requirement as in the adopted Plan as the higher percentage (proposed in the Preferred Options Consultation Document) cannot be justified at this point in time. In addition, if mandated in Building Regulations they will not need to be in planning policy in any case. Furthermore, the updated policy amends the market mix on greenfield sites of more than 500 dwellings, with 10% of market housing to be required to meet the housing needs of older people in line with the Strategic Housing Needs Assessment (SHNA) 2023 and 2024 Addendum Report.
- 4.59 Policy DM2 - Affordable Housing and Rural Exception Sites remains unchanged in the Pre-Submission Local Plan, but additional text is included in the Reasoned Justification to clarify how affordable houses should be incorporated and designed into schemes. This has been taken from the Draft Planning Obligation Supplementary Planning Document (SPD), January 2025. The Reasoned Justification has also been updated to reflect the findings of the latest 2024 SHNA Addendum Report which assessed the implications of moving from housing delivery using a Standard Method output of 955 dwellings per year up to a figure of 1,206 dpa (which has been rounded to 1,210 dpa in the Pre-Submission Local Plan). Notably, the 2024 SHNA Addendum Report identifies a total affordable housing need in Chelmsford of 966 affordable dwellings for rent per-annum (as opposed to 642 previously) and concluded that provision of around 70% of rented housing at social rent could be justified, albeit this will need to be considered alongside viability evidence. It also concludes that 25% of affordable housing should not be provided as First Homes given the price caps mean any First Homes are unlikely to come forward other than as one-bedroom homes and therefore a reasonable mix of this tenure would not be possible. The report does not evidence a need for First Homes or discounted market housing more generally but states that shared ownership is likely to be suitable for households with more marginal affordability as it has the advantage of a lower deposit and subsidised rent. The Policy and Reasoned Justification text have been further updated to reflect that where a viability assessment satisfies the Council that a development proposal cannot be fully compliant and remain financially viable, a review mechanism will be applied to

schemes that do not meet, in full, the requirements of Policy DM2 (A) to ensure that affordable housing contributions are improved if viability improves over time.

- 4.60 Policy DM25 - Sustainable Buildings now includes a new lower water efficiency target of 90 litres/person/day (compared with 110 litres/person/day in the Preferred Options Local Plan), a new requirement to provide integrated water management techniques, and new requirements to promote water efficiency in non-residential buildings and to optimise rainwater harvesting. These will reduce water stress and respond to recommendations in the Water Cycle Study and Preferred Options Integrated Impact Assessment and to the preferred options consultation responses from Essex County Council, Anglian Water and the Environment Agency. The policy also includes new requirements for shared or visitor spaces for residential development to provide 1 active EV charging point for every 5 spaces. Additional minor changes have been made to the policy and Reasoned Justification to provide better clarity and reflect the latest position on EV charging requirements.

Monitoring Framework

- 4.61 Chapter 10 contains the Monitoring Framework for the Pre-Submission Local Plan. The Framework sets out in detail how the Council will monitor the Local Plan's success in meeting the challenges and opportunities set out in the Strategic Priorities (Chapter 3) to ensure that it is effective in delivering its objectives. Minor changes have been made to the Pre-Submission Local Plan Monitoring Framework to ensure that it reflects the new policy changes.
- 4.62 Monitoring of the indicators set out in the table will be done on an annual basis and published through the Authority's Monitoring Report (AMR). The AMR is used by the Council to report on the performance of its adopted plans.

Alternative Options

- 4.63 The review plan preparation process has considered a range of other alternative strategies and options, as part of the Integrated Impact Assessment process and through technical evidence base testing, before deciding on the policies and sites in the Pre-Submission Local Plan. The has included the assessment of different Spatial Strategies 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
 - 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.

- 4.64 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 alternative 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.
- 4.65 More information on the reasonable alternatives assessed and the reasons for rejecting them is set out in the Pre-Submission Integrated Impact Assessment report described in Section 5 below and in the Local Plan Topic Papers available via [Local Plan Review](#).

Policies Map

- 4.66 Chapter 11 presents the Draft Policies Map for the Pre-Submission Local Plan. This covers the whole of the Chelmsford area, and its purpose is to illustrate sites allocated for development or protection within the Pre-Submission Local Plan.
- 4.67 Most notations on the Policies Map are defined by the Council including open spaces, Employment Areas and Settlement Boundaries. A number of evidence base studies have been used to update notations on the Pre-Submission Draft Policies Map including a Review of Local Wildlife Sites 2024. Other amendments have been made in response to the preferred options consultation responses, to reflect new/updated policies in the Pre-Submission Local Plan and more recently published information. These include:

- Updated housing and employment site allocations including the deletion of built out sites, the addition of new housing site (Andrews Place – Site 1cc) and the addition of site boundaries for small-scale residential development allocations in Bicknacre (Sites GS11b and c), Ford End (Site GS14b) and East Hanningfield (Sites GS17a and b), which were shown as a symbol on the Preferred Options Draft Policies Map
- Updated open space notations to reflect information in the new Open Space Study 2024
- Updated Local Wildlife Sites notations to reflect information in the new Review of Local Wildlife Sites 2024
- Replacing retail frontages of Local Neighbourhood Centres with centre boundaries for greater clarity
- Expansion of the Special Policy Area boundaries of the ARU Writtle Titchmarsh Campus and Rural Education and Training Centre, Cow Watering Lane to reflect the new and improved facilities and development that will be required to support the University over the plan period
- Amended notations on East Chelmsford Garden Community (Site 16a) including a reduced main development site boundary to exclude flood zones 2 and 3 adjacent to Sandon Brook, deletion of the separate development parcel to the north and the addition of a new Area for Conservation/Strategic Landscape Enhancement (for the reasons described under Growth Area 3 – South and East Chelmsford above).

- 4.68 Due to the size of the Chelmsford administrative area the Draft Policies Map is set out on a number of insets. The Draft Policies Map is embedded within the Pre-Submission Local Plan attached at Appendix 2 of this report.

Other Plan Content

- 4.69 In addition to the plan content set out above, the Pre-Submission Local Plan includes:

- An updated foreword to reflect the Pre-Submission Local Plan
- Details on the Pre-Submission consultation process
- Updated statistics and information in the 'About Chelmsford' section including clarification on the remit of the South East (Inshore) Marine Plan in response to comments from the Marine Management Organisation
- Updated housing and Gypsy and Traveller accommodation trajectories to reflect the April 2024 Housing Site Schedule and updated site-specific allocations
- Updated Development Standards in Appendix 1 to reflect changes to the strategic and development management policies in the Pre-Submission Local Plan and updated standards in the Open Space Study 2024
- An updated glossary.

Danbury Neighbourhood Plan

- 4.70 Following the successful referendum in December 2024, the Danbury Neighbourhood Plan is in the process of being 'made' (adopted) by Chelmsford City Council. The Pre-Submission Local Plan and Policies Map will be updated to reflect the adoption of the Danbury Neighbourhood Plan before it is finalised for consultation.

5. Preferred Options Integrated Impact Assessment

- 5.1 There is a legal requirement to carry out a Sustainability Appraisal and Strategic Environmental Assessment of Local Plan proposals, and a Habitats Regulations Assessment of impacts from proposed development on protected sites. Following good practice, the Council has commissioned an integrated approach to these assessments due to the similar nature of the information being assessed. The Integrated Impact Assessment brings together four strands of assessment - the Sustainability Appraisal and Strategic Environmental Assessment, Habitats Regulations Assessment, an Equality Impact Assessment and Health Impact Assessment. The Integrated Impact Assessment is attached to this report at Appendix 3.
- 5.2 The Integrated Impact Assessment is a detailed technical document, which assesses the Pre-Submission Local Plan proposals and policies against a set of Integrated Impact Assessment objectives to identify any significant effects and recommend measures to mitigate these effects and enhance the positive effects. The document will form part of the Pre-Submission consultation and will be accompanied for consultation by a non-technical summary of the key findings. The Integrated Impact Assessment will be finalised in light of the consultation responses received, and a further iteration of the report will be prepared to accompany the Submission Integrated Impact Assessment document.

Sustainability Appraisal/Strategic Environmental Assessment

- 5.3 The Vision, Strategic Priorities and Spatial Strategy in the Pre-Submission Local Plan have been found to be broadly compatible with the Integrated Impact Assessment objectives.
- 5.4 The Spatial Strategy is anticipated to have significant positive effects across a number of the Integrated Impact Assessment objectives, including:
- Meeting the housing needs of the City both now and in the future through the delivery of a minimum of 22,990 homes (1,210 per year) to 2041, including

housing for older people and other specialist needs and demand-led affordability targets

- Expanding and creating sustainable neighbourhoods creating well-connected communities with access to services
- Expanding and strengthening the City's successful economy through the provision of a flexible rolling employment land supply across the plan period to 2041 to accommodate a minimum of 162,646 sqm of new employment business floorspace
- Protecting and enhancing local centres
- Achieving high quality design
- Providing social, health and education facilities which will support progression towards sustainable communities
- Protecting and enhancing Green and Blue Infrastructure resources, including biodiversity resources, recreational amenity, air and water quality
- Responding to the challenge of climate change through mitigation measures such as energy efficiency in buildings and on-site energy generation.

5.5 It is recognised that the Spatial Strategy will, understandably, have some environmental impacts due to the necessary use of greenfield land to accommodate development requirements. Where these impacts cannot be avoided, they require mitigation to reduce them to the lowest practicable extent.

5.6 Strategic Policies are anticipated to have positive effects across the Integrated Impact Assessment objectives, reflecting the detail of the policies which seek to anticipate and mitigate negative effects whilst promoting good practice and site-specific requirements in matters such as site location and design, and make positive enhancements to site and wider area function such as through multifunctional green infrastructure, sustainable and active travel initiatives, service provision and improvement of the existing built environment through brownfield land recycling.

5.7 Development Management Policies are predicted to have cumulatively positive and significant positive effects, reflecting the requirements for securing high quality developments.

5.8 Recommendations are made in relation to the content and application of policies. These relate mainly to monitoring and review, both of plan implementation and the meeting of sustainability goals, to provide a guide on the degree of success and address uncertainties associated with the interaction between development and sustainability aspirations.

Habitats Regulations Assessment

5.9 There is no statutory requirement for a Habitats Regulations Assessment to be undertaken at early consultation stages, but it must be completed for the final Local Plan. However, it is best practice to run the Habitats Regulations Assessment process alongside each stage of Local Plan development to highlight any potential impacts on European sites such as Special Protection Areas and Special Areas of Conservation.

5.10 The Habitats Regulations Assessment has concluded that, overall, that most aspects of the plan will have no significant effects on any European sites due to the absence of effect pathways. These pathways include a combination of water quality, air quality and visitor pressure effects, and effects on species away from the sites. Where such pathways may be present, additional analysis has been undertaken, reinforcing the conclusion that the Pre-Submission Local Plan will have no adverse effects on the integrity of any European sites, either alone or in combination.

Equality Impact Assessment

- 5.11 The Equality Act 2010 places a duty on local planning authorities to ensure that a policy, project or scheme does not discriminate against any particular group on the basis of certain characteristics.
- 5.12 The Strategic Policies do not directly affect a number of the protected characteristics considered under the Equality Impact Assessment, reflecting the intention and scope of the plan as a land use document. All of the Strategic Policies and Site Allocations are assessed as having either a positive, mixed or neutral outcome in respect of the protected characteristics. Consequently, the Pre-Submission Local Plan document is considered to be generally compatible with the duties of the Equality Act 2010.

Health Impact Assessment

- 5.13 The Pre-Submission Local Plan has been subject to a Health Impact Assessment to evaluate the potential health impacts of the Local Plan to maximise the positive impacts and minimise any negative impacts to the physical and mental health of the local community.
- 5.14 The Health Impact Assessment concludes that the strategic policies in conjunction with other Local Plan policies provide sufficient mitigation to ensure that there are no residual significant negative effects on the Health Impact Assessment objectives. The delivery of strategic scale infrastructure will significantly progress the Health Impact Assessment objectives through improved access to good quality homes (including affordable homes), employment opportunities, community facilities (including education and health services) and greater opportunities for active and sustainable travel.

6. Other Key Evidence Base

- 6.1. An up-to-date and comprehensive evidence base has been produced to support the review of the plan. More recently completed evidence base used to inform the Pre-Submission Local Plan include:
- Updated Viability Assessment
 - Updated Infrastructure Delivery Plan
 - Updated Heritage Impact Assessment
 - New Strategic Housing and Employment Land Availability Assessment (SHELAA)
 - Strategic Housing Needs Assessment Addendum Report
 - Employment Land Availability Assessment Focused Review
 - New Open Space Assessment
 - New Archaeology Assessment
 - New Air Quality Assessment
 - Level 2 Strategic Flood Risk Assessment – updated and new site summary tables and maps
 - Sequential and Exception Testing Focused Update, and
 - Local Neighbourhood Centre Technical Note.
- 6.2. In view of the approach taken to assemble a wide range of new and updated evidence, the Pre-Submission Local Plan is considered justified. All evidence base reports have been published online at [Local Plan Review](#). The ‘You Said We Did’ report attached at

Appendix 1 of this covering report includes information on recent plan evidence base studies and how they have been used to inform the Pre-Submission Local Plan.

7. Duty to Co-operate

- 7.1 The Council has a legal duty to cooperate with other national and local bodies, such as neighbouring planning authorities, Essex County Council and Historic England. The purpose of the duty is to discuss and address strategic cross-boundary issues. These discussions have helped to formulate the Pre-Submission Local Plan. The Pre-Submission Duty to Co-operate Position Statement provides evidence of this ongoing engagement and where agreement has been reached. This Statement is also supported by Statements of Common Ground which are being agreed with organisations. These will be available on the Council's website via [Local Plan Review](#) as they are agreed. In view of this, the Pre-Submission Local Plan is considered effective.

8. Pre-Submission Consultation

- 8.1. The Council is now in a position where it can publish a Pre-Submission Local Plan and Pre-Submission Local Plan Integrated Impact Assessment for formal public consultation under Regulation 19 of the Development Plan Regulations 2012 (as amended). This represents the final statutory public consultation stage in the preparation of a review of the adopted Local Plan before its submission, and although at this stage it will be of limited weight in decision making on planning applications, it indicates the Council's intent to address future growth requirements in Chelmsford in the period to 2041 and beyond in a planned and sustainable way.
- 8.2. In line with national planning legislation, the consultation will focus solely on whether the plan complies with all relevant legislation, complies with the Duty to Co-operate and meets the tests of soundness set out in national planning policy. These will test whether the plan is:
- **Positively prepared** – providing a strategy which, as a minimum, seeks to meet the area's objectively assessed needs; and is informed by agreements with other authorities, so that unmet need from neighbouring areas is accommodated where it is practical to do so and is consistent with achieving sustainable development
 - **Justified** – an appropriate strategy, taking into account the reasonable alternatives, and based on proportionate evidence
 - **Effective** – deliverable over the plan period, and based on effective joint working on cross-boundary strategic matters that have been dealt with rather than deferred, as evidenced by the statement of common grounds that will be published alongside the public consultation on the Local Plan; and
 - **Consistent with national policy** – enabling the delivery of sustainable development in accordance with the policies in this Framework.

The consultation will ask questions around these requirements and be based on the model representation form for local plan consultations at this stage produced by the Planning Inspectorate.

- 8.3. It is important to note that the Pre-Submission Local Plan has been informed by a significant amount of earlier consultation and engagement with the local community and key stakeholders in accordance with the Council's Statement of Community Involvement (SCI). This is detailed in the Issues and Options (Regulation 18) You Said, We Did Feedback Report and Preferred Options (Regulation 18) You Said, We

Did Feedback Report (given in Appendix 1). It should also be noted that under the current regulations there is only the legal requirement to consult on the Local Plan at two stages (Regulation 18 and Regulation 19) which means that the Council gave an additional opportunity for people to comment on the review of the Local Plan at regulation 18 stage.

- 8.4. These two earlier stages of consultation enabled the public and stakeholders to input on a wide range of issues facing the City and the proposed approaches and preferred policies to address them. The Local Plan's progress to Pre-Submission (or Regulation 19) stage means that the Local Plan is the version of the plan that the Council intends to submit to the Government for Independent Examination, and ultimately adopt as the City's statutory Development Plan.
- 8.5. It is proposed to consult on the Pre-Submission Local Plan and Pre-Submission Integrated Impact Assessment for the statutory six-week period which is anticipated to commence on the 4th February 2025. Given the publication of the revised NPPF, it is recommended that the Council makes use of the transitional arrangements for the progression of Local Plans that are at an advanced stage of preparation. This means that the Pre-Submission Local Plan will be assessed against the previous 2023 NPPF at Independent Examination.
- 8.6. The consultation will go beyond the minimum requirements of legislation and the Council's adopted Statement of Community Involvement (SCI). A range of effective communication tools and channels are proposed to ensure that there are opportunities for Parish and Town Councils, residents, stakeholders and businesses to learn more about the Plan and how to make comments. Promotional activities will include email/letter notifications to over 6,300 consultees registered on the Council's Local Plan database, providing information on the Council's website, press releases, adverts in local publications, site notices and social media. Consultation activities will include placing the Pre-Submission Local Plan and Pre-Submission Integrated Impact Assessment on deposit at the Council's Customer Service Centre, organised stakeholder presentations, Duty to Co-operate meetings and staffed physical exhibitions. Officers are working closely with the Council's Communications Team on its engagement approach and activities.
- 8.7. The Council will also publish several documents to support the consultation including non-technical summary leaflets, Frequently Asked Questions (FAQs) and Topic Papers. Further detail on the planned programme of consultation is set out in the Pre-Submission Consultation Plan at Appendix 4 to this report.
- 8.8. Following the close of the public consultation period, the responses (representations) will be processed and reviewed. The Council will produce a summary of the main issues raised in the consultation responses for the Inspector and publish this online. It will then seek approval from Full Council to submit the Pre-Submission Local Plan along with its evidence base and all the representations made on the Pre-Submission Local Plan to the Secretary of State for Independent Examination. It is currently anticipated that this will be in Summer 2025.
- 8.9. The Government will appoint an Inspector to undertake an Independent Examination of the Local Plan. The Inspector, following Independent Examination, will make recommendations to the Council on what happens next for the Local Plan including whether it requires any changes and can be adopted.
- 8.10. It is important to note that all comments made on previous iterations of the Local Plan, in 2022 and 2024, have been considered in producing the Pre-Submission Local Plan

and are not considered by the Inspector. A new representation must be submitted if individuals and organisations still have relevant comments to make. The Local Plan examination will also be based around matters raised by representations made on the Pre-Submission Local Plan rather than previous versions.

- 8.11. It should also be noted that when the Council submits the plan for Independent Examination, it gains limited 'planning weight' and will become a material planning consideration that can be referred to in the assessment and determination of planning applications. However, it will not have full Development Plan status until it has been adopted by the Council. At this point the new Plan would also replace the current adopted plan.

9. Local Plan Planning Inspectorate (PINS) Advisory Visit

- 9.1 Whilst not compulsory, PINS will, if requested by a Local Planning Authority, hold Local Plan advisory meetings with a Council before they submit their local plan for examination. The aim of these is to provide advice on the examination so that the authority can prepare effectively for it. An advisory visit has been arranged with PINS in early 2025.

10. Conclusion

- 10.1. Work on the preparation of the review of the Chelmsford Local Plan to cover the period up to 2041 has reached the stage where the Council can embark on the final technical public consultation. The consultation will ask whether the Pre-Submission Local Plan complies with the necessary legislation, the Duty to Cooperate and national planning policy (known as the soundness of the Plan).
- 10.2. Consultation on the Pre-Submission Local Plan and its accompanying Pre-Submission Integrated Impact Assessment will be carried out in accordance with Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended) and is programmed to take place in early 2025 in accordance with the current timetable and the transitional arrangements for plan-making set out in the revised NPPF (December 2024).

List of Appendices:

- Appendix 1** – Preferred Options ‘You Said, We Did’ Feedback Report
Appendix 2 – Chelmsford Local Plan Pre-Submission (Regulation 19) Document
Appendix 3 – Chelmsford Pre-Submission Local Plan - Integrated Impact Assessment
Appendix 4 – Chelmsford Local Plan Pre-Submission (Regulation 19) Document - Consultation Plan

Background Papers:

- [Local Plan Preferred Options Consultation Document](#)
[Local Plan Preferred Options Integrated Impact Assessment \(IIA\)](#)
[Chelmsford Policy Board on 14 July 2022](#), agenda Item 6 Review of Adopted Local Plan – Issues and Options Consultation
[Chelmsford Policy Board on 28 February 2023](#), agenda Item 5 Review of Adopted Local Plan – Issues and Options Consultation Feedback
[Cabinet on 10 September 2024](#), agenda Item 6.1 National Planning Policy Framework Consultation Response

[Chelmsford Policy Board on 26 September 2024](#), agenda Item 5 Chelmsford Local Plan – Preferred Options Consultation Feedback Framework Consultation Response
[Proposed reforms to the National Planning Policy Framework and other changes to the planning system, 30 July 2024](#)
[Chelmsford City Council Adopted Local Plan](#)
[National Planning Policy Framework, December 2024](#)
[National Planning Policy Framework, December 2023](#)
[Ministerial Statement - Planning - Local Energy Efficiency Standards Update 13 December 2023](#)
[Planning practice guidance](#)
[Statement of Community Involvement, September 2020](#)
Local Development Scheme, November 2023 - available here [Local Plan Review 2022 \(chelmsford.gov.uk\)](#)
Chelmsford Local Plan Preferred Options Tracked Changes Version, March 2024 – available via evidence base tab here [Local Plan Review 2022 \(chelmsford.gov.uk\)](#)
Local Plan Review evidence base reports – available via evidence base tab here [Local Plan Review 2022 \(chelmsford.gov.uk\)](#)
Pre-Submission Local Plan Form and Content Checklist, January 2025 – available via evidence base tab here [Local Plan Review 2022 \(chelmsford.gov.uk\)](#)
Pre-Submission Local Plan Process Requirements Checklist (January 2025) – available via evidence base tab here [Local Plan Review 2022 \(chelmsford.gov.uk\)](#)
[Authority Monitoring Report, December 2023](#), Authority Monitoring Report, December 2023
[Authority Monitoring Report, November 2024](#), Authority Monitoring Report, December 2023
[Model representation form for Local Plans - GOV.UK](#)
[Procedure Guide for Local Plan Examinations - GOV.UK](#)
[Housing Site Schedule April 2024](#)
[Five-Year Housing Land Supply Position Statement – April 2024](#)
[Housing Windfall Assessment, April 2024](#)
[Evidence base for the local plan](#)
Corporate Implications:

Legal/Constitutional:

There is a need to ensure the Review of the Local Plan accords with the latest legislative requirements.

Financial:

There are no cost implications arising directly from this report. The Local Plan is being prepared using the existing agreed budget.

Potential Impact on Climate Change and the Environment:

The review of the adopted Local Plan will seek to ensure new development within the administration area will contribute towards meeting the Council's Climate Change agenda.

Contribution toward Achieving a Net Zero Carbon Position by 2030:

The review of the adopted Local Plan will seek to ensure new development within the administration area will contribute towards achieving a net zero carbon position by 2030.

Personnel:

There are no personnel issues arising directly from this report.

Risk Management:

There are several risk considerations associated with local plan production. These are set out in the report and in the Local Development Scheme 2023 with contingency measures.

Equality and Diversity:

The Public Sector Equality Duty applies to the council when it makes decisions. An Equalities and Diversity Impact Assessment forms part of the Integrated Impact Assessment for the review of the Local Plan and concludes that it will not have a disproportionate adverse impact on any people with a particular characteristic and in general will have positive or neutral impacts across a wide range of people and will be compatible with the duties of the Equality Act 2010.

Health and Safety:

There are no Health & Safety issues arising directly from this report.

Digital:

There are no digital issues arising directly from this report.

Other:

The Review of the Local Plan will seek to contribute to priorities in the Council's Our Chelmsford, Our Plan 2020: A Fairer and Inclusive Chelmsford, A Safer and Greener Place, Healthy, Enjoyable and Active Lives and A Better Connected Chelmsford.

Consultees:

- CCC – Development Management
- CCC – Economic Development and Implementation
- CCC – Legal Services
- CCC – Communications
- CCC – Spatial Planning
- ECC – Spatial Planning

Relevant Policies and Strategies:

The report takes account of the following policies and strategies of the City Council:

- Adopted Local Plan 2013-2036 and supporting Supplementary Planning Documents and Planning Advice Notes
- Our Chelmsford, Our Plan (2024)
- Statement of Community Involvement (2020)
- Health and Wellbeing Plan (2019)
- Public Open Spaces Policy (2022)
- Climate and Ecological Emergency Action Plan (2020)
- Housing Strategy 2022-27 (2022)
- Homelessness and Rough Sleeping Strategy 2020-24 (2020)
- Cultural Strategy (2023)
- Plan for Improving Rivers and Waterways (2022)
- Chelmsford Green Infrastructure Strategic Plan 2018-2036
- Essex Coast Recreational disturbance Avoidance and Mitigation Strategy 2018-2038
- Climate and Ecological Emergency Action Plan (2020)
- Duty to Co-operate Strategy (2022)


Our Chelmsford, Our Plan

The above report relates to the following priorities in the Corporate Plan:

Promoting sustainable and environmentally responsible growth to stimulate a vibrant, balanced economy, a fairer society and provide more homes of all types.

Creating a distinctive sense of place, making the area more attractive, promoting its green credentials, ensuring that people and communities are safe.

Bringing people together and working in partnership to encourage healthy, active lives, building stronger, more resilient communities so that people feel proud to live, work and study in the area.



Chelmsford Local Plan
**Preferred Options
Consultation Document
You Said We Did
Feedback Report**

January 2025

For Chelmsford Policy Board -16 January 2025

NOT FINAL CONSULTATION VERSION

Our Planning Strategy 2022 to 2041

Chelmsford
Local Plan 

PREFERRED OPTIONS YOU SAID WE DID

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Abbreviations

BNG	Biodiversity Net Gain
CCC	Chelmsford City Council
CIL	Community Infrastructure Levy
CNG	Compressed Natural Gas
CLT	Community Land Trust
DSB	Defined Settlement Boundary
ECC	Essex County Council
EDG	Essex Design Guide
EPOA	Essex Planning Officers Association
ESP	Employment and Skills Plan
EqIA	Equality Impact Assessment
EV	Electric Vehicle
GI	Green Infrastructure
GTAA	Gypsy and Traveller Accommodation Assessment
HAR	Heritage At Risk
HIA	Health Impact Assessment
HMO	House in Multiple Occupation
IDP	Infrastructure Delivery Plan
IIA	Integrated Impact Assessment
IWM	Integrated Water Management
LCWIP	Local Walking and Cycling Infrastructure Plan
LNR	Local Nature Reserve
LNRS	Local Nature Recovery Strategy
LPA	Local Planning Authority
LTP	Local Transport Plan
MMO	Marine Management Organisation
NCN	National Cycle Network
NNR	National Nature Reserve
NPPF	National Planning Policy Framework
PPG	Planning Practice Guidance
SANG	Suitable Alternative Natural Greenspace
SFRA	Strategic Flood Risk Assessment
SGS	Strategic Growth Site
SME	Small and Medium Sizes Enterprises
SHELAA	Strategy Housing and Employment Land Availability Assessment
SHMA	Strategic Housing Market Assessment
SHNA	Strategic Housing Needs Assessment
SPA	Special Policy Area
SRA	Specialist Residential Accommodation
SPD	Supplementary Planning Document
SSSI	Site of Special Scientific Interest
TCPA	Town and Country Planning Association
UAB	Urban Area Boundary

Executive Summary

This report sets out:

- Summary of the Preferred Options consultation (Section 1)
- Summary of representations received (Section 2)
- Summary of how the Chelmsford Local Plan Pre-Submission (Regulation 19) Document (shortened to 'Pre-Submission Local Plan' throughout the rest of this document) has been informed by more recent evidence base studies (Section 3)
- The main issues raised in the representations received and a high-level summary of CCC's response to the comments made and how they have informed the Pre-Submission Local Plan (Section 4).

It supersedes the Preferred Options Feedback Report published in October 2024.

The Preferred Options Consultation Document set out the preferred spatial strategy for new homes and jobs for the future growth and development of the city up to 2041. It also contained updated and new policies which would be used to determine planning applications.

About the Consultation

A comprehensive six-week programme of consultation took place during the formal consultation period from 10am on Wednesday 8th May 2024 to 4pm on Wednesday 19th June 2024. The consultation was promoted through a range of activities including email/letter notifications to more than 2,800 contacts registered on the Council's Consultation Portal, on the Council's website, press releases, adverts in local publications and social media. Consultation activities included placing consultation documents on deposit at the Council's Customer Service Centre, organised stakeholder presentations, Duty to Co-operate meetings, a virtual exhibition and staffed physical exhibitions.

Summary of responses to the Preferred Options Local Plan

A total of 10,418 comments were received to the consultation from 3,678 respondents. The respondents are from a wide variety of groups and individuals including residents, developers, landowners and their agents, businesses and statutory bodies such as other local authorities and Parish/Town Councils. All the comments received can be viewed on the Council's Consultation Portal.

An overview of the key issues raised to the draft plan is provided below.

Overall:

- A wide range of feedback was received ranging from general comments to technical observations on detailed policy wording
- New policies, policies proposed for more substantive changes, and some new land allocations for development attracted the greatest level of comments
- Some policies of the plan did not attract any comments

- Most Government or national bodies either support the plan outright or offer qualified support subject to some proposed amendments
- Mix of support and opposition from Town/Parish Councils, with many suggesting changes from minor amendments to the deletion of site allocations
- Most public comments were objecting to one or more aspects of the plan, though there was limited support
- Hammonds Farm and Junction 18 of the A12 (SGS16a-b) received very large numbers of public objections, with an organised campaign established by Little Baddow, Danbury, Boreham Parish Councils coordinating responses
- Many developers/landowners support development proposed on their sites, with some seeking changes to the allocations policies and boundaries
- Many developers/landowners object where the plan did not allocate specific land or sites for development and call for Green Belt and Green Wedge reviews.

Strategic Priorities:

- Support for the preferred Strategic Priorities including new Strategic Priorities 1 and 2
- Some 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
- Some 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.

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
- Some detailed wording amendments, and an additional principle proposed around integrating strategic green infrastructure with ecological networks and the wider landscape.

Strategic Policies for creating sustainable development:

- Overall support for the Strategic Policies including new policies S14 (Health and Wellbeing) and S16 (Connectivity and Travel)
- Many objections from the development industry to policy requirements which exceed national planning policy including net zero homes (Policy S2) and 20% biodiversity net gain (Policy S4)
- Concerns over the evidence base for some new policy requirements, including net zero homes (Policy S2) and Health Impact Assessments (Policy S14)
- Some detailed wording changes proposed to expand, amend, clarify and update policies
- Some additional policy requirements proposed including to assist with the delivery of biodiversity net gain and ecosystems restoration (Policy S2)
- References to some other strategies and guidance are proposed including the Chelmsford Health and Wellbeing Plan (Policy S14)
- Support for promoting sustainable travel methods but concerns are raised about how feasible and deliverable these will be in some areas
- Support for the investment and improvements to key infrastructure, although some concerns about the funding and timing of infrastructure.

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)
- Requests from Castle Point and Southend-on-Sea City Councils as to whether Chelmsford City Council can accommodate any of their unmet housing need
- Adjustments requested to the Settlement Hierarchy
- Some developers are calling for higher housing and employment requirements
- Some developers request a specific requirement around meeting the housing needs of older people
- 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 alternatives approaches, and site options have not considered or appraised
- Concerns over lack of evidence for and delivery of the Gypsy and Travellers and Travelling Showpeople requirements
- Broad support from the promoters of allocated sites with some requesting higher development capacities and larger site areas
- Many developers propose alternative development land and sites including within the Green Belt and Green Wedge
- Calls for the expansion of the North-East Chelmsford Garden Community site and clarity sought over why this option is rejected
- Broad support for other Strategic Policies including Delivering Economic Growth (Policy 8) and Connectivity and Travel (Policy S16)

- Concerns over existing infrastructure capacity constraints and the delivery of new infrastructure including transport, education and healthcare
- Some detailed wording changes proposed to expand, amend, clarify and update policies
- Some additional policy requirements proposed including supporting regional growth sector priorities (Policy S8)
- References to some other strategies, guidance and projects proposed including Thames Freeport (in Policy S9).

Site allocation policies for new development growth:

- Support expressed for many proposed site allocation policies
- Support for site allocations and development on brownfield land, but public opposition to removal of car parks to allow for development in Chelmsford Urban Area
- Significant levels of opposition to Hammonds Farm (SGS16a) and Junction 18 A12 Employment Area (SGS16b) for multiple reasons including traffic, landscape, flood risk and heritage impacts, with calls for their removal. There is also some limited support for these development proposals
- High level of 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 including traffic, landscape and flood risk impacts and calls for their removal
- Some 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
- Broad support from the promoters of allocated sites with some requesting higher development capacities and larger site areas
- Many developers propose alternative development land and sites including within the Green Belt and Green Wedge
- Concerns over existing infrastructure capacity constraints and the delivery of new infrastructure including transport, education and healthcare
- Calls for changes to masterplans requirements for strategic sites and Special Policy Areas
- Requests for policy and boundary changes to some Special Policy Areas including ARU Writtle.

Development Management Policies:

- Broad support for many policies including biodiversity net gain (in Policy DM16) and net zero homes (in Policy DM31)
- Opposition from the development industry to some new policies and/or requirements including housing policies DM1 and DM2, sustainable buildings DM25 and DM16 and DM31
- Requests for clarifications, more detail, greater justification for and wording changes to many policies
- Essex County Council and Anglian Water Services recommend a more ambitious water efficiency standard in sustainable buildings (DM25)
- Some developers are seeking a more flexible approach to development within the Green Belt and Green Wedge

- Concerns over the evidence base to justify some new policy requirements, and how they will affect development viability and delivery including net zero homes (Policy DM31)
- Three new plan policies suggested – one from Natural England to address the cumulative increased recreational pressure on SSSIs and two from Essex County Council to mitigate overheating risk in new development, and to address embodied carbon emissions from new development.

Monitoring Framework:

- Some suggested additional monitoring indicators relating to Health Impact Assessments.

Policies Map:

- Suggested changes to some notations and designations including settlement boundaries, the Green Wedge and the Hammonds Farm site (SGS16a).

Consultation:

- Some criticism regarding the length of the consultation period and the process for making comments using the online portal.

How the comments have been used

The 'CCC response to the comments made' tables provide a high-level response to the main issues raised within the comments, explaining how they have been considered. A high-level overview of the main changes made to the plan in response to the preferred options consultation responses is provided below:

- Minor changes have been made to the Strategic Priorities, Vision and Spatial Principles
- Most Strategic Policies have been subject to limited changes – policies which have been subject to more substantive changes include S4, S9, S6 and S7
- Site allocation changes including the deletion of Kay Metzeler site, Brook Street (Site 1x) which is longer available for housing development, the deletion of Land west of 20 Back Lane, Ford End (Site 14a) as it is no longer considered suitable, the 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, and increasing the capacity of Meadows Shopping Centre allocation (Site 1w) in line with the recent submitted planning application and the assessment of representations submitted by the applicant
- Updated site allocation policies including new requirements, amended requirements and some deleted requirements
- Most Development Management Policies have been subject to limited changes – policies which have been subject to more substantive changes include DM1, DM2 and DM25
- Limited changes to the Draft Policies Map
- An updated and expanded glossary.

In addition to the preferred options comments, the Pre-Submission Local Plan has also been updated to:

- Provide greater clarification and consistency
- Respond to more recent discussions with Duty to Cooperate bodies about their Preferred Options responses and any changes sought
- Respond to more recent discussions with infrastructure providers about their services, such as education and healthcare
- Reflect the outputs of new evidence studies including an updated Infrastructure Delivery Plan, Strategic Housing Needs Assessment Addendum Report, Archaeology Assessment, Open Space Study Local Wildlife Sites Review
- Reflect more recent information and updates including the 2024 Annual Monitoring Report, April 2024 housing land supply data and the latest planning status of allocated sites
- Respond to more recent discussions with promoters about their sites identified in the Preferred Options Consultation Document
- Improve its effectiveness for decision making following feedback from Development Management colleagues, and
- Have regard to the housing numbers and transitional arrangements for the progression of Local Plans at an advanced stage of preparation set out in the revised NPPF December 2024.

Introduction

The Preferred Options consultation represented the second formal stage in the preparation of the Review of the Adopted Chelmsford Local Plan. The consultation document set out the preferred spatial strategy for new homes and jobs for the future growth and development of the city up to 2041. It also contained updated and new policies which would be used to determine planning applications. The consultation was undertaken in accordance with Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

This consultation was preceded by an Issues and Options consultation carried out in 2022 and also undertaken in accordance with Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

Purpose of this ‘You Said We Did’ Report

This report sets out the consultation feedback received on the Preferred Options Consultation Document from a wide variety groups and individuals including residents, developers, landowners and their agents, businesses and statutory bodies such as other local authorities and Parish/Town Councils.

This report is constructed in four parts:

- Section 1 provides a summary of the public and stakeholder consultation undertaken
- Section 2 gives a summary of the representations received
- Section 3 provides a summary of how the Chelmsford Local Plan Pre-Submission (Regulation 19) Document (shortened to ‘Pre-Submission Local Plan’ throughout the rest of this document) has been informed by more recent evidence base studies (Section 3)
- Section 4 provides a summary of the main issues raised in the responses received and summary of how the Pre-Submission Local Plan has been informed by the responses. The report is set out in document order and therefore the policy numbers may not be in sequence.

This report supersedes the Preferred Options Feedback Report published in October 2024.

Section 1: Summary of Consultation Undertaken

A comprehensive six-week programme of consultation took place during the formal consultation period from 10am on Wednesday 8th May 2024 to 4pm on Wednesday 19th June 2024.

This programme of consultation followed (and exceeded) the requirements set out in legislation, and the commitments in the Council's adopted Statement of Community Involvement (September 2020).

The package of documents published on 8 May comprised:

- Preferred Options Local Plan Consultation Document; and
- Preferred Options Integrated Impact Assessment (subject of a separate Feedback Report); and
- Consultation Statement outlining full details about the consultation process.

This package of documents was placed on deposit at CCC Customer Service Centre, with electronic versions available to view at most Parish/Town Council offices and local libraries across Chelmsford.

The Council notified more than 2,800 contacts registered on its Consultation Portal. These included public, statutory agencies such as Essex County Council and Town/Parish Councils, utility companies, businesses, interest groups, and voluntary and community bodies. Council Members and staff were also notified.

A number of consultation events were arranged:

- Six staffed exhibitions, visited by 111 attendees
- 14 days of unstaffed exhibitions
- Four pop-up displays for the whole consultation period
- A bespoke Local Plan video, attracting 885 views
- An online virtual exhibition, visited by more than 455 views
- Officers also held targeted engagement including a Parish/Town Council Forum, Agent/Developers Forum and Local Authority Duty to Co-operate meeting.

Printed/online materials and advertisements were produced as follows:

- Web page with links to key materials including a Preferred Options Local Plan Tracked Changes May 2024 and the exhibition panels
- Advertisements in a local newspaper (Essex Chronicle)
- Six articles in City Life (CCC's online news website) and two in South Woodham Focus (independent community magazine)
- 24 social media posts
- Posters distributed to Parish/Town Councils, CCC offices and leisure facilities, post offices, doctors' surgeries, churches and local shops
- Summary newsletters widely available, in addition to being handed out at South Woodham Ferrers railway station
- 89 site notices placed around new potential site allocations
- Three GovDelivery mailshots to 12,000 recipients.

A list of organisations consulted, and copies of key consultation materials are given in Appendix 1.

Integrated Impact Assessment of the review of the Adopted Local Plan: Preferred Options Consultation

The Local Plan Integrated Impact Assessment (IIA) was also subject to consultation at the same time. The IIA brings various strands of assessment together, consisting of the Sustainability Appraisal, Strategic Environmental Assessment, Habitats Regulations Assessment, Health Impact Assessment, and Equalities Impact Assessment. Feedback on this document is summarised in a separate report prepared by the Council's IIA Consultants.

Call for Sites and SHELAA

In addition to the Local Plan and IIA consultations, the Council undertook a Call for Sites to identify available land for consideration for future development. Nine new submissions and nine amendments to existing sites were submitted through this process. All the sites have been assessed in the Strategy Housing and Employment Land Availability Assessment (SHELAA) Autumn 2024 Report.

Section 2: Summary of Representations

For this report, people and organisations who made a comment to the consultation are called 'respondents'.

Methodology

Respondents had a choice of ways to make their comments, by:

- Answering questions included in a complete version of the consultation document published on the consultation portal
- Answering questions using a stand-alone online questionnaire published on the consultation portal
- Sending written comments in an e-mail
- Sending written comments by post.

The questionnaire mostly consisted of a main question with related questions seeking views and any information the Council may have missed, plus two monitoring questions.

Whichever method respondents used, all comments have been entered into the Council's Consultation Portal. Where respondents did not state which paragraph/section/policy or site they were commenting on, officers have assigned responses to the most relevant part of the Local Plan, with miscellaneous responses being recorded against the Foreword.

Where a Yes/No preference was invited to a question (for example, 'Do you agree with this section/policy/paragraph/table/figure?' and 'Are you a resident within the Chelmsford City Council area?'), these have been recorded only where the respondent stated their preference.

The questions for both online methods of response were identical and have been combined for this report.

A small number of representations were received after the consultation closed, by prior agreement with officers, these have been analysed and included in the figures in this report. In addition, a small number of representations were 'inadmissible' due to their content. In these cases, as far as possible, the main point of the representation has been recorded minus the offending remarks.

To ensure proper consideration of issues, respondents have been divided into types depending on their interface with the Council. Some fall into more than one category, so totals may exceed the overall number of respondents.

Similarly, some respondents made their comments via more than one method so the totals for how comments were made is greater than the total number of comments received.

The assessment of responses is high level and focuses on the main issues raised, rather than the number of representations to any individual question.

Overview of responses

A total of 10,418 comments were received to the consultation from 3,678 respondents.

These respondents are from a wide variety groups and individuals including residents, developers, landowners and their agents, businesses and statutory bodies such as other local authorities and Parish/Town Councils.

It should be noted that the numbers included under the 'Key statistics' sections in this feedback report, and the number of responses received to each question will not amount to the totals set out above as people did not have to answer every question.

Comments by respondent type:

Type of Respondent	Explanation	Number of Respondents
Duty to Co-operate (DTC) bodies	Key bodies consulted on strategic matters, including Essex County Council, adjoining local authorities, Historic England, Natural England, Environment Agency	17
Specific bodies/groups	Parish/Town Councils, utility bodies, health and transport consultees etc	40
General and Other bodies/groups	Voluntary groups, religious groups, housing providers, businesses etc	27
Developers/landowners	Landowners, promoters of land and their agents	99
Public	Individual members of the public	3495

How people made their comments:

Method of making comments	Number of Comments	Percentage
Online Consultation Portal	410	3.9%
E-mail	9877	94.8%
Letter	131	1.3%

A large number of representations were received by email from 'Say no to Hammonds Farm' - a coalition of Councillors from Boreham, Sandon, Danbury and Little Baddow Parish Councils, expressing opposition to new development at Strategic Growth Sites 16a Chelmsford East Garden Community and 16b Land Adjacent to A12 Junction 18 Employment Area.

All the comments received can be viewed in full on the Council's [planning policy consultation portal](#).

When viewing the portal, you will see the list of recent consultation events. Events which are open for consultation show a green timeline and the word 'open'. Those which are closed show a red timeline and the word 'closed'.

To view comments, you need to:

- Choose the event you would like to view comments for
- Select 'learn more' to open the event page
- Click on the 'what people say' tab to display a list of all the comments.

You can read all comments, or sort by name or date we received them. Where additional information such as reports or maps were submitted with a comment, these are listed at the end of the comment in PDF format and can be viewed or downloaded.

Responses to Preferred Options consultation included in the complete version of the full document are prefixed PO24. Responses to the stand-alone questionnaire are prefixed POQ24. You can find out more about using the consultation portal in our [guidance notes](#).

Monitoring Questions

Two optional monitoring questions were included in the consultation. This was to help us understand the reach of the consultation and inform future engagement activities.

Optional Monitoring Question	Number of Responses	Yes	No
OM1. Are you a resident within the Chelmsford City Council area?	193	104	89

If you answered yes, please select the settlement which you live in or near to:	Number of Reps
Bicknacre	23
Boreham	0
Broomfield	1
Chatham Green	0
Chelmsford Urban Area	7
Danbury	8
Downham	0
East Hanningfield	20
Edney Common	0
Ford End	15
Galleywood	0
Good Easter	0
Great Baddow	0
Great Leighs	3
Great Waltham	1
Highwood	0
Howe Green	0
Howe Street	0

Little Baddow	3
Little Waltham	0
Margaretting	0
Ramsden Heath	0
Rettendon Common	0
Rettendon Place	0
Roxwell	0
Runwell	0
Sandon	2
South Woodham Ferrers	3
Stock	0
West Hanningfield	0
Woodham Ferrers	0
Writtle	0
Other	12

Optional Monitoring Question OM2 How did you hear about the consultation?	Percentage
Direct notifications email/letter	59.3%
Chelmsford City Council website	27.1%
Social media	10.9%
Local Plan newsletter	4.5%
Parish Council website/newsletter	9.5%
Newspaper advert	0.5%
Poster	9.5%
Attended a Local Plan exhibition	1.8%
Word of mouth	8.6%
Other	1.4%

Note: The percentage total exceeds 100% as respondents were able to select more than one answer.

Section 3: How the evidence base has informed the Pre-Submission Local Plan

As well as comments to the previous rounds of consultation in 2022 and 2024, the Pre-Submission takes account of recently completed evidence base documents across a wide range of issues. These documents are summarised in the table below:

Document	Purpose	How it has informed the Pre-Submission Local Plan
Updated Viability Assessment 2024	Considers the cost and value changes since the 2023 Viability Update was conducted, proposed changes to the NPPF and Pre-Submission policy amendments, as well as the Preferred Options Infrastructure Delivery Plan costs to developers for strategic sites on viability, and whether it is necessary to fully update the viability evidence before submitting the Local Plan for examination.	The impact of changes in costs and values on the preferred set of policies in the Pre-Submission Local Plan documents, including sensitivity testing, are broadly like those presented in the 2023 Local Plan Viability Update. Review mechanism text included in Policy DM2 to take account of sensitivities to changes in costs and values over the plan period.
Strategic Housing Needs Assessment Addendum Report 2024	Partially updates the 2023 Strategic Housing Needs Assessment (SHNA) to review the implications of moving from housing delivery up to a figure of 1,206 dwellings per annum over the plan period. Whilst updating the analysis for a new housing number, the report also updates other aspects of the SHNA where new data exists.	Increased affordable housing need has been reported in Policy DM2 and resultant clarification on the requirements for affordable private rent dwellings added. Findings on the demand for discounted market housing updated in the Reasoned Justification for Policy DM2. Updated demand for Specialist Residential Accommodation for older people supporting new requirement for older persons market housing on greenfield sites of more than 500 dwellings in Policy DM1.
Preferred Options Infrastructure Delivery Plan 2024	Sets out the infrastructure requirements of the Spatial Strategy incorporating findings from the Stage 1 baseline infrastructure	Estimate costs have been incorporated in the Updated Viability Assessment where appropriate. Infrastructure requirements have been aligned with sites specific policy requirements.

Document	Purpose	How it has informed the Pre-Submission Local Plan
	capacity analysis and providing further analysis showing planned projects across the administrative area of the Council. Appendix A and B record all identified project requirements, including the infrastructure type, location, delivery mechanism, cost, and funding gap based on the Preferred Spatial Strategy.	
Strategic Housing and Employment Land Availability Assessment (SHELAA) Autumn 2024	Provides a high-level assessment of promoted sites using criteria developed from National and Local Plan policy.	The assessment enables Officers to identify site characteristics, highlight site strengths and potential constraints, and establish likeliness of developability or deliverability of promoted sites. It does not allocate sites for development but is a starting point for reviewing sites against the promoted Spatial Strategy alongside other evidence base documents/considerations.
Gypsy and Traveller Accommodation Assessment (GTAA) 2024	Provides an assessment of current and future need for Gypsy, Traveller and Travelling Showpeople accommodation in Chelmsford City Council area.	The assessment, together with other evidence base documents, informs the allocation of Pitches and Plots for Gypsy and Travellers that meet the definition of Gypsies and Travellers used in the Planning Policy for Travellers Sites in Strategic Policy S6. It also informs the criteria-based considerations in Policy DM3 and well as the approach to Specialist Residential Accommodation in Policy DM1Cii.
Employment Land Review – Focused Update 2024	A provide updated economic evidence specifically to inform the approach to economic growth and employment	The updated employment floorspace requirement forecasts have informed Strategic Policy S6.

Document	Purpose	How it has informed the Pre-Submission Local Plan
	land policies within the Pre-Submission Local Plan. It draws on the most up-to-date assumptions and data regarding future economic growth prospects for Chelmsford between 2022 and 2041.	
Addendum to Heritage Assessment 2024	A report providing a brief assessment of the setting of designated and non-designated heritage assets within or in the vicinity of a new development site under consideration for the Pre-Submission Local Plan, i.e. Andrews Place to the west of the City Centre.	The report identifies any designated and non-designated heritage assets within or in the vicinity of new housing site allocation Andrews Place (Growth Site Policy 1cc) and has been used to inform the site policy in the plan.
Updated Indoor and Outdoor Sports Assessment and Strategy 2024	Assesses the indoor and outdoor sports provision within the City Council's area and provides a framework for the prioritisation, provision and development of sports facilities across the public, private and independent sectors. It covers all formal playing pitch and outdoor sport facilities across the authority area to strategically plan for the future.	Has been used to inform requirements relating to on and off-site sports provision in the IDP.
Open Space Assessment 2024	Audit of Open Space within the City Council's area to inform the provision of accessible, high quality, sustainable provision for open spaces.	Has been used to inform and update Open Space notations on the Policies Map, as well as setting standards for Open Space requirements for new development.
Air Quality Assessment 2024	This provides an assessment of the air quality impact of the draft Local Plan.	Overall, the assessment concludes that the impact of the Local Plan in 2041 can be considered negligible for all pollutants.

Document	Purpose	How it has informed the Pre-Submission Local Plan
Archaeology Assessment 2024	A high-level assessment of archaeological impact of the proposed new site allocations. The report defines the heritage significance of (archaeological) designated and non-designated heritage assets which may be impacted by development proposals.	The report identifies where specific archaeological work is required for future planning applications and where archaeological work may be required pre or post determination. The conclusions of the report have informed relevant Local Plan policies including Policy S3 and Policy DM15. In addition, where mitigation measures are identified this has informed relevant site allocation policies such as Growth Site Policy 9a, Strategic Growth Site Policy 16a and Strategic Growth Site 16b.
Local Wildlife Sites Review 2024	A review of designated Local Wildlife Sites (LOWS) in the vicinity of proposed new site allocations forming part of the Local Plan Review.	The study supports LOWS defined on the Draft Policies. The changes include some new LOWS, deleted LOWS and amendments to LOWS boundaries.
Strategic Flood Risk Assessment (SFRA) Level 2 – new and updated Site Summary Tables and mapping	The SFRA provides a comprehensive and robust evidence based on flood risk issues to support the plan review. It assesses land promoted for potential development, changes to the proposed development sites within the city, and changes in national planning policy and guidance. It also builds on identified risks from the Level 1 assessment for proposed development sites, to provide a greater understanding of fluvial, surface water, groundwater, and reservoir related flooding	The new and updated information has been used to inform decisions on the location of future development and flood risk policies, reflecting the implications of the August 2022 changes to the Planning Practice Guidance. They have also informed site allocation boundaries on the Policies Map for the Pre-Submission Local Plan and the Sequential and Exception Test Focused Update (see below).

Document	Purpose	How it has informed the Pre-Submission Local Plan
	risks for sites most at risk.	
Sequential and Exception Test Focused Update, 2024	The report provides updates to the Flood Sequential and Exception tests undertaken to inform the Pre-Submission Local Plan. It should be read alongside the report CC012: Sequential and Exception Tests of Preferred Options Site Allocations, May 2024.	The focused update has been used to inform decisions on the location of future development and flood risk implications which may need to be considered during development of the site. These updates reflect the updates made through the Level 2 SFRA and includes updates to the site allocations for Growth Sites 17a, SGS1cc and SGS16a.
Small Sites Planning Briefs/Concept Frameworks, 2024	This document details the constraints and opportunities of the five new small housing sites allocated in Ford End, Bicknacre and East Hanningfield.	The report supports and informs the site allocation policies (Growth Sites 11b, 11c, 14b, 17a and 17b) and identifies suitable site boundaries shown on the Draft Policies Map.
Preferred Options IIA, 2024	The IIA is a detailed technical document, which assessed the Preferred Options Local Plan proposals and policies against a set of assessment objectives to	The Preferred Options IIA includes recommendations which have been considered as part of the Pre-Submission plan. This includes amendments to policies S2, S4 and DM15.

Document	Purpose	How it has informed the Pre-Submission Local Plan
	identify any significant effects and recommend measures to mitigate these effects and enhance the positive effects.	
Pre-Submission IIA, 2024	The IIA is an iterative process, which has assessed the Pre-Submission Local Plan proposals and policies against the same assessment objectives as the Preferred Options version, to identify any further significant effects and recommend measures to mitigate these effects and enhance the positive effects.	The Pre-Submission IIA includes recommendations which have been considered as part of the Pre-Submission plan. This includes amendments to policies S2, S4 and DM15.
Transport impact appraisal Of Local Plan Review Pre-Submission (2024)	Assesses the impact the development proposed in the Pre-Submission Local Plan will have on the road network. This is a strategic assessment appropriate for a Local Plan.	Concludes that by maximising the potential for sustainable accessibility to and from the sites along the A12 corridor, the impact on the strategic highway network should not be considered severe.
Local Neighbourhood Centres 2024	Describes the approach to defining the Local Neighbourhood Centres boundaries on the Pre-Submission Local Plan Draft Policies Map.	Retail frontages for Local Neighbourhood Centres are currently identified on the adopted Local Plan Policies Map. There has since been a shift in national policy away from defining retail frontages. The report supports the Local Neighbourhood Centres boundaries on the Draft Policies Map.
Essex Open Legal Advice – Energy Policy and Building Regulations (February 2024)	Considers the ability of local planning authorities to set local plan policies that require development to achieve energy efficient standards above Building Regulations.	Supports Local Authorities having statutory powers to set planning policies which require energy efficiency standards that are better than Building Regulations as long as these are evidenced and justified, and policies can be expressed using energy

Document	Purpose	How it has informed the Pre-Submission Local Plan
		metrics if they are supported by an evidence base that justifies their viability. This supports the approach taken in Policy DM31.
Essex Net Zero Policy – Technical Evidence Base (July 2023)	Provides the technical evidence to support the specific policy requirements identified to ensure that new development in Essex is built to net zero carbon in operation.	This evidence advances the high-level Essex Net Zero Carbon Viability and Toolkit Study (August 2022) and has informed the CCC Viability testing and demonstrates that the requirements of Policy DM31 are viable for developments within CCC. This supports the approach taken in Policy DM31.
Essex Net Zero Specification Guidance (July 2024)	Provides technical information to support the delivery of Essex Net Zero development with consistent planning policy approach towards reducing carbon emissions from new development in Essex.	Supports the requirements in Policy DM31.

All the plan evidence base is available online via [Local Plan Review](#).

Section 4: Main Issues Raised in Consultation Responses and high-level summary of how they have informed the Pre-Submission Local Plan

A brief overview of the content of each section of the consultation document is set out below. This is followed by a summary of the feedback received by section. After that, a table is provided which provides a high-level summary of CCC's response to the consultation comments made and how they have been used to inform the Pre-Submission Local Plan.

We have specified who has made comments from public sector bodies, infrastructure or service providers and developers/landowners in brackets at the end of relevant bullet points in the feedback received text. This is because it is useful to understand the nature of respondents, particularly where a stakeholder has a legal duty or responsibility over a matter that they are making comments about. We have not specified who has made comments from members of the public as to do so would result in a very long report, so bullet points from the public do not have brackets. It should be noted that in some cases, members of the public raised similar points to stakeholders. This is especially the case in relation to comments made by Little Baddow, Boreham, Danbury and Sandon Parish Council Cross Working Group to Strategic Growth Sites 16a (Hammonds Farm) and 16b (Junction 18 of the A12) which have been replicated and amplified by many individuals. To avoid duplication, these comments have not been repeated in the public comments. However, this does not affect the consultation process as this report focuses on the main issues received rather than the number of representations to any individual section of the plan.

The 'CCC response to the comments made' table provide a high-level summary on how the main issues raised in the responses have been used to inform the Pre-Submission Local Plan. This includes details of the key changes made and suggestions not taken forward and why.

A high-level overview of the main changes made to the plan in response to the preferred options consultation responses is provided below:

- Minor changes have been made to the Strategic Priorities, Vision and Spatial Principles
- Most Strategic Policies have been subject to limited changes – policies which have been subject to more substantive changes include S4, S9, S6 and S7
- Site allocation changes including the deletion of Kay Metzeler site, Brook Street (Site 1x) which is longer available for housing development, the deletion of Land west of 20 Back Lane, Ford End (Site 14a) as it is no longer considered suitable, the 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, and increasing the capacity of Meadows Shopping Centre allocation (Site 1w) in line with the recent submitted planning application and the assessment of representations submitted by the applicant
- Updated site allocation policies including new requirements, amended requirements and some deleted requirements

- Most Development Management Policies have been subject to limited changes – policies which have been subject to more substantive changes include DM1, DM2 and DM25
- Limited changes to the Draft Policies Map
- An updated and expanded glossary.

In addition to the preferred options comments, the Pre-Submission Local Plan has also been updated to:

- Provide greater clarification and consistency
- Respond to more recent discussions with Duty to Cooperate bodies about their Preferred Options responses and the changes sought
- Respond to more recent discussions with infrastructure providers about their services, such as education and healthcare
- Reflect 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
- Reflect more recent information and updates including the 2024 Annual Monitoring Report, April 2024 housing land supply data and the latest planning status of allocated sites
- Respond to more recent discussions with promoters about their sites identified in the Preferred Options Consultation Document
- Improve its effectiveness for decision making following feedback from Development Management colleagues, and
- Have regard to the housing numbers and transitional arrangements for the progression of Local Plans at an advanced stage of preparation set out in the revised NPPF December 2024.

It is important to note that the report does not summarise all the representations received or identify every individual issue. The 'CCC response to the comments made' table also does not provide a response to each individual comment.

CCC responses to site allocation consultation comments appear under the relevant specific site policy.

The Council commissioned Essex Highways to review and consider the key issues raised in the highway and transportation responses received to the consultation. This report entitled Preferred Spatial Approach - Response to Representations (November 2024) is given in Appendix 2 and includes a review of the Transport Technical Note, prepared by Stomor (June 2024) on behalf of Little Baddow, Danbury, Boreham Parish Councils. The Preferred Spatial Approach - Response to Representations (November 2024) report has been used by CCC to understand and respond to matters of concern raised in this You Said We Did report and to inform the Pre-Submission Local Plan.

It is important to note that all comments received to the preferred options consultation have been reviewed and are noted. Overall, all support for the plan is welcomed. Objections/concerns raised are also acknowledged including the significant and high level of opposition to some sites including Hammonds Farm (SGS16a), Junction 18 A12 Employment Area (SGS16b) and Land West of Barbrook Way, Bicknacre (GS11c). To avoid duplication support for and objections to the plan have not been stated in the ‘CCC response to the comments made’ under each policy/section.

All the comments received can be viewed in full on the Council’s [planning policy consultation portal](#).

Key statistics are included at the top of each section. Where relevant these include the number of yes/no responses and the number of written comments received to.

Foreword

This section of the consultation document provides a foreword from the Leader of the Council. Miscellaneous comments that do not relate to a specific or obvious section of the consultation document have been summarised here.

Key statistics:

Consultation point	Yes	No	Comments	Total number of responses
Foreword	3	0	3	3

Summary of Representations – main issues and suggested changes:

- Supportive of focus on climate action in response to the Council’s declared climate and ecological emergency in 2019 and proposed work towards reaching net zero by 2030 (CNG Fuels)
- Supportive of the spatial strategy and policy approach to climate change and the multifunctional benefits of green and blue infrastructure. Some limitations which need to be addressed within the Local Plan regarding sustainable and resilient growth and infrastructure capacity. In terms of locating growth where there is headroom to accept and treat additional flows at our water recycling centres within existing permits, and where new infrastructure is provided, the quantum of growth means carbon efficiencies can be achieved. Ongoing engagement will continue (Anglian Water)
- Add reference to a new sports stadium to be an aspiration and supported in principle within the Local Plan. Current Melbourne Park venue, used primarily by the Athletics Centre and Football Club, is not ideal as a shared facility for either sport.

CCC response to the comments made
Strategic Priority 1 has been amended to promote carbon resilience.
Requirements for developments to provide sufficient wastewater treatment capacity have been strengthened in the plan, for example, site policies 7a-c.
There are no proposals in the Local Plan for a new sports stadium.

Sustainability is at the heart of the Pre-Submission Local Plan.

Introduction

This section of the consultation document describes the consultation document and key information about the review process.

Key statistics:

Consultation point	Yes	No	Comments	Total number of responses
Introduction	4	4	40	40

Summary of Representations – main issues and suggested changes:

- Document needs to be re-ordered in policy sequence and is too long and repetitive
- Several obstacles in the way for residents to respond including that the portal is overly complicated and a short consultation period
- Papers published one week before the Policy Board meeting did not give adequate time to review
- Consultation deadline should have been extended to allow for additional meetings following announcement of the General Election (Great Baddow Parish Council)
- Welcome continued engagement with CCC in relation to the authorities' respective local plan preparation (Southend-on-Sea City Council)
- Support the allocation of sites for Gypsy, Traveller and Travelling Showpeople housing needs (Basildon Borough Council)
- Development in Growth Area 3 could impact on the need for infrastructure within Basildon Borough. Regular Duty to Co-operate meetings requested to ensure that any emerging cross boundary issues are fully discussed and addressed (Basildon Borough Council)
- Cumulative traffic impacts could occur, especially along the A130 and A1245 towards the Fairglen interchange and the A12 towards J28 of the M25. Encourage collaboration with the local Highway Authority and National Highways to identify potential road network impacts for the IDP and plan policies (Rochford District Council, Brentwood Borough Council)
- Support the proposed Strategic Priorities and policies and recommend Statement of Common Grounds at the appropriate stage (Rochford District Council, Brentwood Borough Council)
- Chelmsford has engaged with us through the Duty to Co-operate, we are content with the contents and accuracy of the plan and satisfied it would be in general conformity with the basic conditions (Braintree District Council)
- Two cross boundary issues not adequately reflected in the plan are sustainable connectivity with South Essex and Thames Freeport. This requires joint working between South Essex authorities through SEC, CCC and ECC (Castle Point Council)

- Amend para. 1.35 to clarify that ECC is not required to be consulted on all non-mineral related development proposed within Safeguarded Areas (Essex County Council)
- Amend para. 1.39 to clarify that ECC is not required to be consulted on all non-waste related development proposed within Waste Consultation Areas (Essex County Council)
- Amend para. 1.42 to refer to ECC documents required to be submitted with planning applications and update the Council's Local Validation List to list these (Essex County Council)
- Non-Technical summary appears missing from the HRA (Natural England)
- Plan should draw on the knowledge of local conservation officers, the county archaeologist and local heritage groups (Historic England)
- Work with your neighbours including London to ascertain whether any unmet needs will arise which will impact on the demand for new homes in Chelmsford (Home Builders Federation)
- Evidence base documents will require updating to reflect the change in circumstances, such as landscape, sustainable accessibility mapping, further IIA work and Infrastructure and Viability Report (Gladman Development Ltd)
- Refer to the South East Marine Plan remit which ranges from Mean High Water Springs (MHWS) or the tidal limit out to the territorial limit (Marine Management Organisation)
- The Chelmer Valley landscape is of great interest, and, through its association with Baker's writing, it can now also be regarded as nationally significant cultural landscape (Chelmer Valley Landscape Group)
- Continue to engage with the NHS and ICB on the Infrastructure Delivery Plan (IDP). Appropriate healthcare costs should be factored into the Local Plan Viability Assessment for relevant typologies (NHS Property Services Ltd)
- More needed on sustainability and reducing litter/waste
- More services/facilities should be provided in the town centre for youth groups.

CCC response to the comments made
The plan policies are shown in the order they would appear in the final plan and will be renumbered in later versions.
The consultation exceeded requirements set out in legislation and the Council's Statement of Community Involvement.
The Committee papers were published in line with Council policy.
Request for continued Duty to Cooperate engagement is welcomed.
Reasoned Justification amended to include the Thames Freeport cross-boundary issue.
Reasoned Justification amended to clarify that ECC is not required to be consulted on all non-mineral related development proposed within Safeguarded Areas or all non-waste related development proposed within Waste Consultation Areas.
Reasoned Justification amended to refer to ECC documents required to be submitted with planning applications.
Reasoned Justification amended to clarify the remit of the South East Marine Plan and to refer to marine licences.
As Non-Technical Summary has not been produced for the HRA as it is an inherently technical report aimed at a technical audience, and there is no

requirement for it in the legislation. However, an executive summary has been produced.
The Pre-Submission Local Plan and evidence base has been informed by engagement with Duty-to-Cooperate bodies including service providers through the updated Infrastructure Delivery Plan.
Measures to reduce the impact of development on the Chelmer Valley landscape are set out in the updated East Chelmsford Garden Community Site Policy 16a.
Sustainability is at the heart of the Pre-Submission Local Plan.

About Chelmsford

This section of the consultation document sets out the key challenges and opportunities to address over the plan period to 2041.

Key statistics:

Consultation point	Yes	No	Comments	Total number of responses
About Chelmsford	6	1	12	12

Summary of Representations – main issues and suggested changes:

- The Great Eastern mainline rail route (GEML), Elizabeth line and A12 provide key strategic transport links and important commuting flows in both directions. (Transport for London)
- New green and blue infrastructure should accord with our Green Infrastructure Framework - Principles and Standards for England. Add references to protecting and enhancing the natural environment (Natural England)
- Reference the Essex Local Nature Recovery Strategy in paras 2.38, 2-39, 2.42 (Natural England)
- Where relevant there should be linkages with the Biodiversity Action Plan, Local Nature Partnership, Rights of Way Improvement Plans, Green Infrastructure Strategies and Nature Recovery Network (Natural England)
- Amend para. 2.14 to (i) add a reference the growing population of people with disabilities (ii) clarify that the growing and ageing population also covers Chelmsford as part of Central Essex and (iii) to add additional references to sustainable transport opportunities (Essex County Council)
- Amend Figure 6 and para. 2.23 to refer to the Great Eastern Mainline connections to Colchester, Ipswich and Norwich (Essex County Council)
- Comment from landowner/developer suggesting that their proposed development site will accord with the preferred plan/spatial strategy (Saxtons 4x4)
- Support key strategic objectives of the authorities to provide sufficient new homes (Mrs Mary Rance)
- Supportive of the Council key objectives
- Figure 15 misrepresents the size of the distance SWF is from The Dengie
- Urban area should be the focus for any new development.

CCC response to the comments made

Reference added to the Essex Local Nature Recovery Strategy in the Reasoned Justification.
No change to the Reasoned Justification in respect of strategic objectives of North and Central Essex authorities as this has previously been agreed between the Councils and cannot be altered unilaterally by CCC.
Amendments made to Figure 6 and transport section to refer to the Great Eastern Mainline connections to Colchester, Ipswich and Norwich.
Amendments made to regional context section to include reference to South Essex and Thames Freeport.
Figures updated to include latest data and provide clarity.

What are our Strategic Priorities

This section of the consultation document sets out the Strategic Priorities which are the key priorities that the Local Plan is based on.

Key statistics:

Consultation point	Yes	No	Comments	Total number of responses
What are our Strategic Priorities	20	11	50	50

Main issues are listed under the Strategic Priority they relate to. The abbreviations in the sub-headings below relate to the Strategic Priorities as follows:

SP1	Strategic Priority 1	Addressing the Climate and Ecological Emergency
SP2	Strategic Priority 2	Promoting smart, active travel and sustainable transport
SP3	Strategic Priority 3	Protecting and enhancing the natural and historic environment, and support for an increase in biodiversity and ecological networks
SP4	Strategic Priority 4	Ensuring sustainable patterns of development and protecting the Green Belt
SP5	Strategic Priority 5	Meeting the needs for new homes
SP6	Strategic Priority 6	Fostering growth and investment and providing new jobs
SP7	Strategic Priority 7	Creating well designed and attractive places, and promoting the health and social wellbeing of communities
SP8	Strategic Priority 8	Delivering new and improved infrastructure to support growth
SP9	Strategic Priority 9	Encouraging resilience in retail, leisure, commercial and cultural development

SP1

Summary of Representations – main issues and suggested changes:

- Support priority (Brentwood Borough Council, Southend-on-Sea City Council, Rochford District Council, Chignal Parish Council, North Chelmsford Villages)

Community Group, Anglian Water Services Ltd, Sport England, Rosehart Properties, Hammonds Estates and Wates Developments, CNG Fuels, Dominus Chelmsford Ltd, Croudace Homes)

- Support the increased emphasis on addressing climate change and sequence of priorities (Broomfield Parish Council)
- Add emphasis on climate resilience, particularly in terms of flood risk management and move reference to the 10-year tree planting campaign under priority 3 (Anglian Water Services Ltd)
- Add reference to the Essex Local Nature Recovery Strategy in combating climate change, the role of nature-based solutions and the whole catchment approach to managing water resources (Natural England)
- Add reference to the remit of the South East Marine Plan remit and requirement of a marine licence (Marine Management Organisation)
- Support priority but it will not be achieved through housing allocations beyond the Green Belt away from the city. Undertake a Green Belt Review to identify more sustainable development options (Vistry Group)
- Plan does not have sufficient regard to the Council's wider corporate responsibilities including the aims of the Waterways Working Group (Vistry Group)
- The requirement for net zero development must be considered in terms of overall impact on development viability as the Local Plan continues (Dandara Eastern, Dandara) and align with national policies and regulations (Higgins Group, Hill Residential).

SP2

Summary of Representations – main issues and suggested changes:

- Support priority (Brentwood Borough Council, Essex County Council, Sport England, Rochford District Council, Chignal Parish Council, North Chelmsford Villages Community Group, Rosehart Properties, Hammonds Estates and Wates Developments, CNG Fuels, Dominus Chelmsford Ltd, Croudace Homes)
- Amend para. 3.6 to refer to ECC's Safer Greener Healthier campaign (Essex County Council)
- Hammonds Farm is not the most sustainable location with regards to transport connections and facilities available within the immediate community and does not fully accord with this priority (Dandara Eastern)
- Plan should prioritise development to areas which are already in sustainable well-connected locations (Dandar, Obsidian Strategic, Hill Residential) and avoid isolated development proposals (Higgins Group)
- Priorities should support opportunities to enhance the sustainability of existing service villages in line with the NPPF
- Support for promoting and encouraging active and sustainable travel but need to overcome barriers e.g., badly maintained pavements, pavement parking and scooting, bike thefts, poor and costly bus services
- Support expressed from public.

SP3

Summary of Representations – main issues and suggested changes:

- Support priority (Brentwood Borough Council, Rochford District Council, Chignal Parish Council, Environment Agency, North Chelmsford Villages Community Group, Rosehart Properties, Hammonds Estates and Wates Developments, Dandara, Hill Residential, Dominus Chelmsford Ltd, Croudace Homes)
- Ensure the plan is underpinned by up-to-date environmental evidence including local ecological networks and Local Biodiversity Action Plans. Explore opportunities for development to enhance ecological networks and ensure development decisions consider impact on soils. CCC is referred to various advice and guidance for more information (Natural England).

SP4

Summary of Representations – main issues and suggested changes:

- Support priority (Brentwood Borough Council, Rochford District Council, Essex County Council, Writtle Parish Council, Chignal Parish Council, North Chelmsford Villages Community Group, Hammonds Estates and Wates Developments, Dominus Chelmsford Ltd, Croudace Homes)
- Revise to refer to re-using suitable excavated materials and the following guidance 'The Definition of Waste: Development Industry Code of Practice; and The Waste Management' (Environment Agency)
- Amend para. 3.22 to be consistent with the NPPF e.g., to refer to practical and environmentally feasible prior extraction (Essex County Council)
- Include reference to directing new development to locations close to existing or proposed local facilities, so that people can walk, cycle or use public transport and be less reliant on the car (Richborough)
- Move reference to 'protecting the Green Belt' into priority 3 (Broomfield Parish Council)
- Insufficient evidence available to support approach that exceptional circumstances do not exist to review Green Belt boundaries (Rosehart Properties)
- A Green Belt review is required to identify suitable development areas currently within the Green Belt and to provide a more balanced/sustainable Spatial Strategy (Vistry Group, Whirledge & Nott, Higgins Group, Croudace Homes, Hill Residential)
- Should assess opportunities for sustainable development in the Green Belt
- Ignoring the Green Belt skews development to areas which have already experienced significant growth.

SP5

Summary of Representations – main issues and suggested changes:

- Support priority (Brentwood Borough Council, Rochford District Council, Essex County Council, Chignal Parish Council, North Chelmsford Villages Community Group, Rosehart Properties, Hammonds Estates and Wates Developments, Dandara, Higgins Group, Hill Residential, Dominus Chelmsford Ltd, Croudace Homes)
- Amend para. 3.24 to be consistent with the Strategic Housing Needs Assessment (SHNA) to refer to the significant demand for affordable housing, particularly rented affordable (Essex County Council)
- Add reference to meeting qualitative and quantitative housing needs in full in line with the NPPF (Richborough)
- Strengthen by referring to providing homes for those of working age to support the local economy (Hammonds Estates and Wates Developments)
- Strengthen ambition to meet the range of housing needs in full and make clear that growth is supported outside of Chelmsford (Obsidian Strategic Asset Management Ltd)
- Support expressed from public.

SP6

Summary of Representations – main issues and suggested changes:

- Support priority (Brentwood Borough Council, Rochford District Council, Chignal Parish Council, North Chelmsford Villages Community Group, Rosehart Properties, Hammonds Estates and Wates Developments, CNG Fuels, Dominus Chelmsford Ltd, Croudace Homes).

SP7

Summary of Representations – main issues and suggested changes:

- Support priority (Brentwood Borough Council, Rochford District Council, Chignal Parish Council, North Chelmsford Villages Community Group, Sport England, Rosehart Properties, Hammonds Estates and Wates Developments, Dominus Chelmsford Ltd)
- Insufficient consideration is being given to the health benefits of and creation of Public Rights of Way (PROWs) and bridleways (Essex Bridleway Association)
- Add that the built environment should prioritise safety, particularly for young women and girls, to create a more inclusive environment. Add reference to stewardship to reflect the Garden Community allocations (Hammonds Estates and Wates Developments, Croudace Homes).

SP8

Summary of Representations – main issues and suggested changes:

- Support priority (Brentwood Borough Council, Rochford District Council, Chignal Parish Council, Essex County Council, Environment Agency, North Chelmsford Villages Community Group, Sport England, Anglian Water)

Services Ltd, Rosehart Properties, Hammonds Estates and Wates Developments, Dominus Chelmsford Ltd, Croudace Homes)

- Amend para.3.39 to provide reassurance that the Preferred Option represents the best option in transport terms (Essex County Council)
- Add reference to support the shift to a low carbon community, prevent worsening congestion and encourage a variety of modes of travel behaviours (Hammonds Estates and Wates Developments)
- Include references to facilities and police, ambulance and fire and rescue (Essex Police)
- Support reference to service providers within this priority (Hill Residential)
- Expand para. 3.37 to refer to a sufficient rolling supply of employment land, meeting local and wide strategic needs and allocating new employment areas (Greystoke GB)
- The Spatial Strategy focuses pressure on existing infrastructure to a few limited locations. Exceptional reasons exist to justify a Green Belt review to identify sustainable Green Belt development locations (Whirledge & Nott, Croudace Homes)
- Traffic modelling needs to provide evidence that the A132 and B1012 has been modelled to include all the traffic from the Dengie to 2041.

SP9

Summary of Representations – main issues and suggested changes:

- Support priority (Brentwood Borough Council, Rochford District Council, Chignal Parish Council, North Chelmsford Villages Community Group, Rosehart Properties, Hammonds Estates and Wates Developments, Dominus Chelmsford Ltd)
- The Council's Plan for Improving Rivers and Waterways should have a greater prominence given that significant change is planned to the River Chelmer during the plan period (Hammonds Estates and Wates Developments, Croudace Homes)
- Include actions to repair and increase the sea wall height around SWF by 2041.

Other

Summary of Representations – main issues and suggested changes:

- The three priority groupings (climate, growth and place) effectively balance the demands of the planning system and provide coherent plan priorities (Basildon Borough Council)
- Add additional priority to pursue opportunities to enhance the sustainability of existing service villages to prevent them from stagnating (Croudace Homes)
- Plan policies and site allocations are not based on accurate evidence or NPPF complaint (Vishal Sharma PO24-9579).

CCC response to the comments made
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The Council can meet its development requirements without needing to undertake a Green Belt review. This approach accords with National Planning Guidance.
Table of the propriety groupings has been added for clarity.
SP1 – Supporting text amended to include the need for resilience to climate change, nature based mitigation solutions and tree planting, and reference to the Essex Local Nature Recovery Strategy.
SP2 – Supporting text amended to include reference to ECC’s Safer, Greener, Healthier campaign.
SP3 – Supporting text amended to include reference to Natural England’s Green Infrastructure Framework.
SP4 – Supporting text updated to include reference to the Waste Development Industry Code of Practice (DoWCoP); and clarification on prior extraction of minerals.
SP5 – Supporting text amended to include rented affordable housing.
SP7 – Built environment safety and stewardship matters are covered by SP6, Policy DM24 and Garden Community site policies SGS6 and SGS16.
SP8 – Supporting text adjusted to refer to facilities alongside infrastructure, and to police, ambulance and fire and rescue.
SP9 – already refers to the Council’s Plan for Improving Rivers and Waterways – no further reference is considered necessary.

Our Vision and Spatial Principles

This section of the consultation document describes the long-term Vision and Spatial Principles for managing and accommodating growth within Chelmsford up to 2041 and beyond.

Vision for Chelmsford

Key statistics:

Consultation point	Yes	No	Comments	Total number of responses
Vision for Chelmsford	7	5	21	21

Summary of Representations – main issues and suggested changes:

- Support (Essex County Council, Anglian Water, Broomfield Parish Council, Chignal Parish Council, North Chelmsford Villages Community Group, Dandara, Basildon Borough Council, Dominus Chelmsford Limited, CNG Fuels Limited, Sport England, Wates Developments and Hammonds Estates LLP)
- Avoid repetition by translating into a broader statement around sustainable growth and addressing the climate and ecological emergency (Anglian Water)
- Add two additional bullet points to celebrate, conserve and enhance the City’s rural hinterland, and to maximise the opportunities of the countryside for healthy leisure activities, tranquillity and wellbeing (Broomfield Parish Council)
- Expand to encompass providing better village bus services and improving the safety of rural roads to encourage cycling and walking. Rural employment

sites should be accessible by sustainable means of transport (Chignal Parish Council)

- Expand to support our vibrant urban centres and very rural areas. Add new bullet on the health benefits of environmental tranquillity (North Chelmsford Villages Community Group)
- Explain how the bullet points relate to the vision and strategic priorities and will be used in future decision making (Hill Residential Ltd, Higgins Group, Dandara)
- Include reference to Green Belt (Higgins Group)
- Expand to refer to guiding growth towards a more sustainable community (Rosehart Properties Ltd, Croudace Homes)
- Amend to support opportunities to decarbonise the HGV sector (CNG Fuels Limited)
- Hammonds Farm is separated from the City by the A12 and contrary to the Vision. There are also questions over its deliverability (Dandara Eastern)
- Expand bullet 2 to support the logistics sector (Greystoke CB)
- The plan vision and our vision for Hammonds Farm strongly align. Enhance by referring to safety in bullet 10, the creation of new forms of connectivity in bullet 5, and by clarifying what is meant by modal shift (Wates Developments and Hammonds Estates LLP)
- Expand bullet 9 to refer to multifunctional green/blue infrastructure (Essex County Council)
- Expand bullet 9 to include reference to police facilities (Essex Police)
- Add new bullet to deliver Biodiversity Net Gain and wider environmental net gains, that forms an important component of nature recovery (Essex County Council)
- Do not support. Vision should acknowledge that development needs are to be met in full, including for housing (Richborough, Obsidian Strategic Asset Management)
- Various comments from landowners/developers suggesting that their proposed development sites will accord with the preferred Vision.

CCC response to the comments made
Brief explanation added of how the bullet points relate to the Vision.
Protection of the Green Belt is addressed by Strategic Policy S1.
Reference added to facilities alongside infrastructure relating to police, ambulance and fire and rescue.
Safety, the creation of new forms of connectivity, modal shift and Biodiversity Net Gain are adequately addressed elsewhere in the Plan.
The Council has considered the suitability of alternative development strategies and sites to accommodate development as part of the plan preparation process. Some areas/sites proposed for development by developers/landowners have been rejected as part of this process.

Spatial Principles

Key statistics:

Consultation point	Yes	No	Comments	Total number of responses
Strategic Policy S1 - Spatial Principles	27	11	59	59

Summary of Representations – main issues and suggested changes:

- Support expressed (Essex County Council, Anglian Water, Chelmer Housing Partnership (CHP), Cliffords Group Ltd, Tritton Farming Partnership LLP, Cliffords Group Ltd, Dominus Chelmsford Limited, Dandara Eastern, Wates Developments and Hammonds Estates LLP, Mr J Bolingbroke, Bloor Homes (Eastern), C J H Farming Ltd, Chignal Parish Council, Miscoe Enterprises Ltd, Tritton Farming Partnership LLP, Dandara Eastern, This Land, Hill Farm (Chelmsford) Ltd, A.G. & P.W.H Speakman, The Bucknell Family, Crest Nicholson, Dandara, Richborough, Pigeon (Sandon) Ltd, Daniel James Developments, Chris & Helen Copping, Martin Grant Homes)
- Support all except e. The settlement hierarchy is not a robust basis for identifying sustainable development locations. Amend to enable settlements outside the Green Belt to protect or create local services through targeted development, where appropriate (Broomfield Parish Council)
- Part c - Brownfield land may have high value for invertebrates and ecological surveys should be carried out to inform allocations and planning decisions (Natural England)
- Providing housing should be given more prominence and weight in the plan (Chelmer Housing Partnership (CHP))
- Disagree/concern expressed to part b. A Green Belt review is required to identify sustainable development opportunities in the Green Belt (Hill Residential Ltd, Higgins Group, Vistry Group, Whirledge & Nott, Croudace Homes, Martin Grant Homes)
- Include reference to the presumption in favour of sustainable development (Martin Grant Homes)
- Amend e to include identifying sustainable growth opportunities within the Green Belt which respect the development pattern and settlement hierarchy (Whirledge & Nott, Croudace Homes)
- Expand to also include service settlements e.g., Ford End which is proposed for new development (Dandara)
- Hammonds Farm is contrary to the principles (Obsidian Strategic, Dandara Eastern)
- The former BAE site should be allocated as a Special Policy Area (SPA) to guide its future redevelopment (Rosehart Properties Ltd)
- Place more emphasis on previously developed land (Dominus Chelmsford Limited)
- Expand h to include low carbon transport related infrastructure close to strategic transport junctions (CNG Fuels Limited)

- Plan proposals and site allocations fail to apply the principles in practice (Dandara Eastern, Vistry Group)
- Swap paras. 4.15 and 4.16 or merge h and i. Actively engaging with partners in 4.16 should apply to all new development not just significant new greenfield housing development (Wates Developments and Hammonds Estates LLP)
- Recommend an additional principle around integrating strategic green infrastructure with ecological networks and the wider landscape to deliver multiple environmental, social and economic benefits (Essex County Council)
- Object to plan reliance on the proposed garden communities, raising concerns over delivery in the early years of the plan period and disproportionately skewing new growth up to 2041 (Crest Nicholson)
- Expand supporting text of h and i to include references to police facilities (Essex Police)
- Various comments from landowners/developers suggesting that their proposed development sites will accord with the preferred Spatial Principles
- Do not agree. Need to include protection of Grade 2 agricultural land
- Parts a, h and I – for the policy to succeed it needs a strategy to link SWF to Chelmsford by regular public transport.

CCC response to the comments made
The Council can meet its development requirements without needing to undertake a Green Belt review. This approach accords with National Planning Guidance.
Additional references to providing police facilities have been added to other parts of the plan including the Vision and Strategic Priorities – no further changes considered necessary.
Reasoned Justification for Principles h and i to remain as written, as these are most applicable to the Spatial Principles they sit under. It should be noted that the Spatial Principles are not presented in any order of priority.
Integration of strategic green infrastructure is more appropriately dealt with under strategic policies including S4, S9, S16 and site allocation policies.
Other proposed development sites are dealt with in the consideration of Strategic Policy S7, and addressed by the Pre-Submission Integrated Impact Assessment.
The Settlement Hierarchy is just one of a number of considerations for the Spatial Strategy, along with the Vision and Spatial Principles, and is considered to be a robust approach.
The Council has considered the suitability of alternative development strategies and sites to accommodate development as part of the plan preparation process. Some areas/sites proposed for development by developers/landowners have been rejected as part of this process.

Creating Sustainable Development

This section of the consultation document sets out Strategic Policies which underpin and guide the Spatial Strategy by addressing climate change, promoting social inclusion, conserving and enhancing the historic and natural environment and safeguarding community assets.

Strategic Policy S2 – Addressing Climate Change and Flood Risk

Key statistics:

Consultation point	Yes	No	Comments	Total number of responses
Strategic Policy S2 – Addressing Climate Change and Flood Risk	13	5	36	36

Summary of Representations – main issues and suggested changes:

- Support expressed for policy (Natural England, Anglian Water Services Ltd, Crest Nicholson, This Land, Essex County Council, Wates Developments and Hammonds Estates LLP, Obsidian Strategic Asset Management Ltd, C J H Farming Ltd, Chelmsford & Central Essex RSPB Local Group, Sport England, Chris & Helen Copping, Pigeon (Sandon) Ltd)
- Add direct reference to our Green Infrastructure Framework and recognition of Green Infrastructure’s role in strengthening climate change resilience (Natural England)
- Ensuring new development minimises flooding impact should be more ambitious towards delivering resilient growth and addressing opportunities for new strategic development to provide betterment in terms of flood risk (Anglian Water Services Ltd)
- Support expressed but emission reduction targets should consider the forthcoming 2025 Future Homes Standards (FHS) and not set a policy expectation that cannot be delivered and create viability issues. Review the viability assessment to consider Ministerial Statement ‘Local Energy Efficiency Standards Update’ and Government’s appraisal of the FHS. Amend policy to ‘encourage’ net zero emissions ‘as encouraged’ by DM31 (Chelmsford Garden Community Consortium, Vistry Group)
- Support expressed but optimise housing densities to reflect additional costs and constraints of Net-Zero carbon new homes on developers (Dominus Chelmsford Limited)
- Concern that net zero requirements is being applied retrospectively to existing allocated sites (Hopkins Homes Ltd)
- Requirements go beyond current policy and guidance, may impact viability and deliverability of residential development, are not justified by the evidence base (Whirledge & Nott, Hopkins Homes Ltd) and are inappropriate as standards will change/evolve over the plan period (Hill Residential Ltd, Higgins Group, Dandara, Dandara Eastern). Policy requirements should instead be ambitions and applied flexibly (Croudace Homes, Whirledge & Nott)
- Do not support. Exceeding Building Regulations Part F and L is unsound. Relying on building regulations should be considered a policy reasonable alternative as it is the preferred approach by government (Home Builders Federation)

- The South East Marine Plan policies such as SE-EMP-1 should be used as evidence to support the local plans policies (Marine Management Organisation)
- Add reference to the South East Marine Plan remit and requirements for marine licences (Marine Management Organisation)
- Recommend reference to the marine/coastal/intertidal element of the policy area, particularly where both terrestrial and marine habitats have the potential to be impacted by the policy (Marine Management Organisation)
- Reference the name of the future flood resilience scheme in the policy (Environment Agency)
- Add additional bullet to assist the delivery of net gain for biodiversity that will restore our ecosystems and deliver mitigation and adaptation benefits (Essex County Council)
- Include actions to repair and increase the sea wall height around South Woodham Ferrers by 2041
- Policies should set out appropriate nature-based solutions for climate mitigation and adaptation such as woodland or wetland creation or peatland restoration. Consider the Climate Change Adaptation Manual, Carbon Storage and Sequestration by Habitat and National biodiversity climate change vulnerability model (Natural England)
- Addressing climate change must be compatible with other planning objectives including housing delivery (Gladman Developments Ltd)
- Add support for the decarbonisation of the road freight industry (CNG Fuels Limited)
- Support expressed but amend to direct growth to sustainable settlements to reduce travel by private car and promote active travel modes of transport, and to locations served by new strategic infrastructure including the Chelmsford North East Bypass (Bloor Homes (Eastern))
- Policy should support viable housing delivery and allow for site-specific Viability Assessment at the planning application stage (Bloor Homes (Eastern))
- The Exception Test should describe that 100% of the built development (for vulnerable uses) at Hammonds Farm is in Flood Zone 1, outside of the floodplain. The new Garden Community will incorporate measures to mitigate flood risk both within and off-site in all flood zones (Wates Developments and Hammonds Estates LLP)
- There is a discrepancy between the Environment Agency Peak Rainfall allowance and the SFRA 1. According to the Environment Agency, Table 4-2 in the SFRA Level 2 should be in accordance with the table submitted alongside this comment (Wates Developments and Hammonds Estates LLP)
- Various comments from landowners/developers suggesting that their allocated or proposed development sites will accord with this policy
- Plan does not acknowledge CO2 emissions from the construction industry
- Plan must contain a policy requiring all new development, where practical, to install solar panels on roofs.

CCC response to the comments made
Reference to Natural England's Green Infrastructure Framework has not been included in Policy S2 as it is covered elsewhere in the Local Plan, notably section 3.
Biodiversity Net Gain is addressed in other plan policies, notably Policy S4 and DM16 – it is not necessary to duplicate references in Policy S2.
Additional bullet to restore our ecosystems and deliver mitigation and adaptation benefits has been included.
The South East Marine Plan has been used as evidence to inform the Pre-Submission plan policies.
Additional references to the South East Marine Plan remit and requirements for marine licences have been added to Section 1. As the plan is read as a whole, no further reference is considered necessary.
Policy DM31 requires all new development to have rooftop solar photovoltaic (PV) panels.
Amendments made to the policy and Reasoned Justification referencing integrated water management techniques.
Whilst a named flood resilience cannot be stated at this time, reference has been added to a 'future flood resilience scheme'.
Amendments made to the Reasoned Justification to include a reference to latest technical guidance, including the Environment Agency's and CIRIA.
The Council has considered the suitability of alternative development strategies and sites to accommodate development as part of the plan preparation process. Some areas/sites proposed for development by developers/landowners have been rejected as part of this process.

Strategic Policy S14 - Health and Wellbeing

Key statistics:

Consultation point	Yes	No	Comments	Total number of responses
Strategic Policy S14 - Health and Wellbeing	14	2	30	30

Summary of Representations – main issues and suggested changes:

- Support policy and welcome reference to Sport England Active Design Principles (Sport England)
- Support expressed (Essex County Council, Anglian Water, Mid and South Essex Integrated Care Board (ICB), Wates Developments and Hammonds Estates LLP, Cliffords Group Ltd, Hill Farm (Chelmsford Ltd), Dominus Chelmsford Ltd)
- Amend to reference that tranquil landscapes can support mental health and wellbeing (Broomfield Parish Council)
- Define what is meant by an initial assessment to make the text clear that all larger scale developments should be the subject of a health impact assessment (Mid and South Essex Integrated Care Board (ICB))
- A site level HIA would repeat the plan IIA. HIAs may only be appropriate for larger unallocated sites where the impacts may not have been fully considered through the plan HIA (Home Builders Federation)

- Policy needs to be flexible, not every development will achieve each requirement given site constraints and characteristics. Add clarity on how a decision maker balances requirements when judging development proposals (Hill Residential Ltd and Higgins Group)
- Concern that requirements e.g., Livewell Development Accreditation Scheme, Sport England and National Design Guide Active Design principles are outside of the Local Plan process and subject to change without the same consultation and examination as other requirements (Hill Residential Ltd)
- Concern on how the viability of the policy has been considered (Hill Residential Ltd)
- Concern about the level of engagement needed with health care providers and identifying and delivering requirements in a timely manner to not delay developments (Hill Residential Ltd and Higgins Group)
- Suggest amendments to provide consistency and links with further guidance such as the Chelmsford Health and Wellbeing Plan, interconnectivity between the wider determinants of health, adaptable housing, Essex Design Guide and supplementary guidance (A New Development Model for Essex, October 2023) and Chelmsford Food Plan (2023) (Essex County Council)
- Policy does not address the needs of older people
- Healthcare facilities need to meet the needs of new communities.

CCC response to the comments made
Policy is designed to ensure that health and wellbeing is promoted within new development, rather than to identify existing places/areas which may help support mental health and wellbeing e.g. tranquil landscapes.
Reasoned Justification amended to clarify what and when HIAs will be required and to recommend early engagement with the Council and Essex County Council to inform decisions on development proposals
Reasoned Justification amended to provide consistency and links with further guidance such as the Chelmsford Food Plan (2023).
Site level HIAs will provide more detail on the health and wellbeing impacts of specific development projects.
The Pre-Submission Local Plan is supported by an updated Viability Assessment 2024.
Other plan policies seek to ensure that new development is supported by healthcare facilities, where appropriate, including site allocation policies and S9.
Policy DM1 ensures that the plan provides for a mix of housing including for older people.
No requirement to contribute towards priorities in the Essex Joint Health and Wellbeing Strategy added, as this document is subject to change and outside the control of CCC.
Bullet 8 is specifically about access to nature, reference to services and facilities would be inappropriate.
Other proposed amendments are not considered necessary/ appropriate/ or workable.

Strategic Policy S15 – Creating Successful Places

Key statistics:

Consultation point	Yes	No	Comments	Total number of responses
Strategic Policy S15 – Creating Successful Places	1	2	11	11

Summary of Representations – main issues and suggested changes:

- Support as a key priority. Could refer to stewardship as well as place-keeping (Wates Developments and Hammonds Estates LLP)
- The policy aligns with developer’s own development principles and is supported (Dominus Chelmsford Limited)
- Add a reference to the importance of providing the right amount and type of employment and business opportunities, particularly in larger developments and garden communities (Essex County Council)
- Considerations are suggested to minimise fire risk and spread of fire, ensure safe access, and reduce risks to water sources (Essex County Fire and Rescue Service)
- Concern that the policy could pose an unnecessary planning burden on functional development and do not support design codes which will be inflexible in some circumstances (CNG Fuels Ltd)
- This policy is already covered by S14 (bullet 3) (Dandara Eastern) and repeats the NPPF (Dandara, Higgins Group, Hill Residential).

CCC response to the comments made
Stewardship is an example of place keeping – so the specific reference is considered to be necessary.
Providing the right amount and type of employment opportunities is already addressed in Plan policies including site allocation policies – no further references are necessary.
Fire risk is covered by Building Regulations and other legislation, which does not need to be repeated in the Plan.

Strategic Policy S3 – Conserving and Enhancing the Historic Environment

Key statistics:

Consultation point	Yes	No	Comments	Total number of responses
Strategic Policy S3 – Conserving and Enhancing the Historic Environment	6	1	10	10

Summary of Representations – main issues and suggested changes:

- Support (Historic England, Dominus Chelmsford Limited, C J H Farming Ltd, This Land, Pigeon (Sandon) Ltd)
- Recommend use of the South East Marine Plan policies as evidence to support the plan policies (Marine Management Organisation)

- Do not support. Delete 'rare' in reference to the canal water feature at Boreham House in para. 5.36 as this is misleading (CNG Fuels Limited)
- Policy wording should state the specific designated heritage assets on site and nearby, and specific mitigation measures identified in site Heritage Impact Assessments. Where there are impacts policies should read: "Development should conserve or where appropriate enhance the significance of heritage assets including any contribution made to their significance by their settings. Appropriate mitigation measure including ... will be required (Historic England).

CCC response to the comments made
Additional references to the South East Marine Plan remit and marine licences have been added to Section 1. As the plan is read as a whole, no further reference is considered necessary.
It is rare to have a linear canal water feature at Boreham House. It is unique to Essex and the only other known early eighteenth-century example is Shotover in Oxfordshire. The description as 'rare' is therefore justified.
Heritage Impact Assessments were undertaken and published alongside the Preferred Options Local Plan. Site policies consider significance of designated and non-designated heritage assets.

Strategic Policy S4 – Conserving and Enhancing the Natural Environment

Key statistics:

Consultation point	Yes	No	Comments	Total number of responses
Strategic Policy S4 – Conserving and Enhancing the Natural Environment	8	6	31	31

Summary of Representations – main issues and suggested changes:

- Support for the policy (Environment Agency, Natural England, Wates Developments and Hammonds Estates LLP, Chelmsford and Central Essex RSPB Local Group, CJH Farming Ltd, Pigeon (Sandon) Ltd)
- The policy ambition for 20% BNG is welcomed (Anglian Water Services Ltd)
- Suggest referencing other relevant evidence documents and the Local Nature Recovery Strategy and Networks (Essex County Council, Anglian Water Services Ltd)
- Add a reference to our Local Character Landscapes study, which highlights important and distinctive rural landscapes which should be valued and protected (Chignal Parish Council)
- Local Plan could draw on policies in the South East Inshore Marine Plan (Marine Management Organisation)
- The importance of the underlying aquifer/groundwater resource should be noted, with references added to pollution and protection guidance (Environment Agency)

- Make the distinction between public green spaces and wildlife habitats, with greater focus on integrating biodiversity rather than segregation; planting and biodiversity features should use native species; and call for riparian corridors to maintain a buffer zone for public space rather than private gardens (Environment Agency)
- RAMS contributions are welcomed, but additional accessible greenspace may also be required (Natural England)
- Contributions are no longer required to be secured towards recreational mitigation measures at Hatfield Forest SSSI/NNR (Natural England)
- Protection of best and most versatile agricultural land should be strengthened to support food security and shorten supply routes (Broomfield Parish Council)
- Opposition to a requirement for 20% BNG on the Garden Community Sites as it exceeds national requirements, and has not taken the cumulative effect of this and required tree planting into account (Bellway Homes Ltd)
- Concerns about the deliverability of 20% BNG on large greenfield sites; the policy should be more flexible to express this as a target and not a requirement (Whirledge and Nott, Croudace Homes, Vistry Group)
- Clarification of the BNG provision is needed, e.g. is delivery per phase or for overall development; offsite provision may be more appropriate so greater flexibility is suggested (Chelmsford Garden Community Consortium)
- The requirement for 10% BNG on most development is welcomed; a higher percentage of BNG would need robust evidence (Obsidian Strategic Asset Management, Dandara Eastern, Dandara, Hill Residential Ltd, Dominus Chelmsford Limited)
- Higher BNG requirements should take account of viability considerations, and a take more realistic view of the costs than assumed in the evidence base, which appear to be too low (Dandara Eastern).

CCC response to the comments made
References added to other relevant evidence documents and the Local Nature Recovery Strategy.
The plan is supported by its own landscape evidence base.
The South East Marine Plan has been used as evidence to inform the Pre-Submission plan policies.
10% BNG is a national requirement. 20% BNG for the Garden Community allocations has been subject to viability testing and is deliverable.
References to contributions towards recreational mitigation measures at Hatfield Forest SSSI/NNR have been removed as they are no longer required.
The distinction between public green spaces and wildlife habitats, biodiversity integration, use of native species and riparian corridor a buffer zones added to DM16. As the plan is read as a whole, no further reference is considered necessary.
Additional accessible greenspace is addressed in the Reasoned Justification and relevant site policies - no further reference is considered necessary.

Strategic Policy S5 – Protecting and Enhancing Community Assets

Key statistics:

Consultation point	Yes	No	Comments	Total number of responses
Strategic Policy S5 – Protecting and Enhancing Community Assets	8	1	15	15

Summary of Representations – main issues and suggested changes:

- Support for the policy as it recognises the importance of sports and leisure facilities in new development and the need to secure new provision through planning obligations or CIL (Sport England)
- The proposal that existing community assets will need to be protected from inappropriate changes of use or redevelopment is supported as this is necessary for meeting current and future community needs (Sport England)
- Support for the policy (Dominus Chelmsford Limited, Cliffords, Hill Farm (Chelmsford) Ltd, Dandara/Dandara Eastern, Obsidian Strategic)
- Add references in policy and para. 5.59 to safe and cohesive communities and the protection of police facilities (Essex Police)
- Policy could be extended to community coastal assets using the South East Marine Plan policies as evidence (Marine Management Organisation)
- Support for the provision of sufficient, quality community facilities but the policy should be more flexible to avoid unjustified delays to vital reinvestment in health facilities and services for the community. The disposal of no longer suitable or redundant healthcare sites and properties helps to fund new or improved services (NHS Property Services Ltd).

CCC response to the comments made
Reasoned Justification amended to refer to safe and cohesive communities and the protection of police uses.
Policy covers a wide range of community assets – listing all types of assets is not considered necessary.
The policy is consistent with national planning policy, and appropriately covers healthcare facilities.

How will Future Development Growth be Accommodated?

This section of the consultation document sets out Strategic Policies which underpin and guide the Spatial Strategy including policies related to securing infrastructure and delivering growth.

How will Future Development Growth be Accommodated? (paragraph 6.1)

Key statistics:

Consultation point	Yes	No	Comments	Total number of responses
Paragraph 6.1	0	0	1	1

Summary of Representations – main issues and suggested changes:

- Add that the strategic policies in this section secure ‘facilities’ as well as infrastructure (Essex Police).

Strategic Policy S6 – Housing and Employment Requirements

Key statistics:

Consultation point	Yes	No	Comments	Total number of responses
Strategic Policy S6 – Housing and Employment Requirements	19	24	74	74

Summary of Representations – main issues and suggested changes:

- Support/some support for requirements and approach (Essex County Council, Basildon Borough Council, Rochford District Council, Brentwood Borough Council, Castle Point Council, Anglian Water Services Ltd, Broomfield Parish Council, S J R Farming, Hawridge Land, Dominus Chelmsford Limited, Obsidian Strategic Asset Management Ltd, Dandara Eastern, Cliffords Group Ltd, Wates Developments and Hammonds Estates LLP, Vistry Group, C J H Farming Ltd, Seax Development, Miscoe Enterprises Ltd, Home Builders Federation, This Land, Hill Farm (Chelmsford) Ltd, Van Diemans Property Company, Mrs A Mossman, A.G. & P.W.H Speakman, The Bucknell Family, Redrow Homes & Speakman Family, Crest Nicholson, Whirledge & Nott, Croudace Homes, Dandara, Pigeon (Sandon) Ltd, Daniel James Developments, Woosington One, Welbeck Strategic Land V Limited)
- Support supply buffer (Broomfield Parish Council, Wates Developments and Hammonds Estates LLP, Dandara)
- Use some supply buffer to target affordable homes for local people in perpetuity e.g., through a Community Land Trust (Broomfield Parish Council)
- Expand para 6.16 for employment growth and skills capacity to aim to match levels of housing growth to help reduce out commuting (Essex County Council)
- Request whether Chelmsford can accommodate any of their unmet housing need (Castle Point Council and Southend-on-Sea City Council)
- Amend Part A to read ‘at least’ 1,000 net new homes (Mrs A Mossman)
- Use updated annual housing requirement (913 as stated in Turley, March 2024) and give high priority to bring empty properties back into use (Danbury Parish Council)
- Explore a higher housing requirement to meet all the housing needs of the area’s residents including those living in unsuitable accommodation and newly forming households (Tritton Farming Partnership LLP)
- Need to consider how the ageing population affects housing needs as there is a significant growing need for more specialist housing units (Opus Little Waltham Developments Ltd)

- Housing for older people should have its own requirements and standalone policy (McCarthy Stone)
- Include requirements for elderly persons within the policy. Allocated sites will not meet needs alone (Mrs Mary Rance)
- Increase requirements above the minimum Standard. Reasons cited include to deliver greater choice and more affordable housing, address the housing crisis, reduce reliance on windfall sites, help meet neighbouring area's unmet needs, past housing delivery records and the significant new infrastructure coming to the area (Hill Residential Ltd, Tritton Farming Partnership LLP, Higgins Group, Gladman Developments Ltd, Bloor Homes (Eastern), Richborough, Martin Grant Homes)
- Expand Table 1 to reflect the amendments made to the yields of existing allocations and increase supply buffer to 20% to address in part an historic under delivery of affordable housing (Richborough)
- Need a more balanced/diverse pool of allocations, including small-medium sites (Martin Grant Homes) which are not/less constrained by infrastructure burdens rather than relying on Garden Communities (Richborough, Welbeck Strategic Land V Limited)
- Based on previous delivery rates, apply a non-implementation rate to allow for an element of under-implementation (Obsidian Strategic Asset Management Ltd), allocate more housing sites (Dandara, Welbeck Strategic Land V Limited) and identify Green Belt and non-Green Belt reserve sites (Newell Properties Development Ltd)
- No evidence that windfalls will continue to come forward given likely declining opportunities within built up areas. Affordable housing delivery will likely be lower than required. There is no assessment of the potential for double counting with the 3,745 homes that have permission and are capable of being built out in the next 5 years and beyond (Martin Grant Homes)
- The Duty to Co-operate Statement is unclear on what co-operation has taken place in relation to housing delivery and any unmet housing needs (Obsidian Strategic Asset Management Ltd)
- Plan needs to allocate more sites that could deliver more quickly based on previous housing delivery records and given Hammonds Farm will come forward later in the plan period (Dandara Eastern, Welbeck Strategic Land V Limited)
- Until the Gypsy and Traveller Accommodation 2024, we are unable to comment on numbers (IBA Planning Ltd, Vistry Group)
- Reconsider if the large strategic allocations will meet Gypsy and Travellers and Travelling Showpeople needs within a reasonable timescale. Confirm if the Gypsy and Traveller Accommodation Assessment includes Roselawn Farm in the baseline (IBA Planning Ltd)
- Do not support/object to policy (IBA Planning Ltd, Vistry Group, Chelmsford Garden Community Consortium, Mrs Mary Rance, McCarthy Stone, Little Baddow, Boreham, Danbury and Sandon Parish Council Cross Working Group)
- The evidence base and planning logic for Hammonds Farm is questionable (Dandara Eastern)

- No need to allocate sites 16a and 16b and their potential benefits do not outweigh the significant adverse impacts. Alternative locations with less harmful impacts have not been properly considered. Hammonds Farm is not needed to address the area's housing requirements (as recommended by the Strategic Housing Needs Assessment). Existing employment allocations and commitments can meet minimum employment requirements, so Junction 18 of the A12 employment allocation is not needed (Little Baddow, Boreham, Danbury and Sandon Parish Council Cross Working Group)
- As Little Boyton Hall Farm Rural Employment Area (Location 15) is inaccessible by bus, walking or cycling it will lead to an increase in congestion on local roads (Chignal Parish Council)
- Spatial Strategy should support the rural and City economy and Chelmsford's status as a regional hub for employment (Hill Farm (Chelmsford) Ltd, Van Diemans Property Company)
- Encourage development of existing employment sites in sustainable locations given long lead-in times for large strategic site allocations (Rosehart Properties Ltd)
- Scenario 3 of the Employment Land Review (ELR) 2023 does not fully account for the planned growth in the economically active population
- The employment requirements are insufficient to meet the growing need of logistics in the area, given the locational advantages on the A12 corridor and the shift to larger warehouses and greater automation. In line with national policy, an objective assessment of the requirements of the logistics sector across the sub-region is required (Greystoke CB)
- Need to consider sites for employment in rural areas (The Bucknell Family)
- Spatial Strategy lacks a proportionate, district wide distribution of growth and infrastructure (Whirledge & Nott, Croudace Homes)
- Extend plan period to 2042/3 to allow for any timetable slippage and increase developments requirements accordingly (Gladman Developments Ltd, Greystoke CB)
- Various comments from landowners/developers promoting their proposed development sites will accord with the proposed Spatial Strategy
- There should be a high priority to bring empty properties back into use
- Support housing requirements
- Do not agree. An additional 4,000 homes are unnecessary, unsustainable, and make compliance with the Vision impossible.

CCC response to the comments made
Policy updated to reflect the proposed transitional arrangements for housing need and use of the new Standard Method to set housing figures and annual targets.
Policy updated to reflect the Gypsy and Traveller Accommodation Assessment (GTAA) 2024 which has been published.
Policy updated to reflect the Employment Land Review Focused Update 2024 which considers the most up-to-date assumptions and data regarding future economic growth prospects for Chelmsford between 2022 and 2041.
This plan seeks to meet and where appropriate exceed the minimum employment requirements over the plan period.

The size and type of housing, including that for new households and older people, is set out in policy DM1, and it is not appropriate to include it here.
Do not amend Reasoned Justification as employment growth and skills capacity is addressed in Policy S8 and reducing out commuting is not a plan requirement.
References to the employment evidence are included within the policy.
CCC has engaged with Castle Point Council and Southend-on-Sea City Council through the Duty to Co-operate and advised that Chelmsford cannot accommodate any of their unmet housing need.
Site allocation policies have been amended to require contributions towards police facilities.
See relevant site allocation policies for responses to site specific comments.
The Council has considered the suitability of alternative development strategies and sites to accommodate development as part of the plan preparation process. Some areas/sites proposed for development by developers/landowners have been rejected as part of this process.

Strategic Policy S7 – The Spatial Strategy

Key statistics:

Consultation point	Yes	No	Comments	Total number of responses
Strategic Policy 7 – The Spatial Strategy	21	32	144	144

Summary of Representations – main issues and suggested changes:

- Support/broad support expressed (Essex County Council, Anglian Water Services Ltd, Richard Speakman, Hawridge Land, Hallam Land Management, Cliffords Group Ltd, Gladman Developments Ltd, Wates Developments and Hammonds Estates LLP, Mr J Bolingbroke, C J H Farming Ltd, Seax Development, North Chelmsford Villages Community Group, Miscoe Enterprises Ltd, Cliffords Group Ltd, A.G. & P.W.H Speakman, The Bucknell Family, Redrow Homes & Speakman Family, Dandara, Pigeon (Sandon) Ltd, Daniel James Developments, Welbeck Strategic Land V Limited)
- Most new allocations will come forward from 2029 which will enable alternative wastewater treatment solutions to be developed where capacity is constrained (Anglian Water Services Ltd)
- Mostly support but using the Settlement Hierarchy to allocate future development is not effective or sustainable in practice. Delete references to the Settlement Hierarchy in the policy (Broomfield Parish Council)
- Delete requirement for GS9a to make a financial contribution to the Chelmsford North East Bypass as it is not needed (Essex County Council)
- Amend paras 6.43 and 6.49 and site policies to read that SGS6, 7, 8, 16a and 16b will help to deliver strategic infrastructure including the Chelmsford North East Bypass (Essex County Council)
- Amend para 6.24, bullet 1 to read ‘Sustainable urban extensions of Chelmsford, Great Leighs and South Woodham Ferrers for new housing and employment’ (Essex County Council)

- Add to all site policies infrastructure requirements to ensure wastewater treatment and disposal is available, including any required mitigation with the sewerage network (Environment Agency)
- After 'infrastructure' in line 2 of the penultimate paragraph add 'and facilities' (Essex Police)
- Site allocations and their respective policies need to be informed by Heritage Impact Assessments (Historic England)
- Reconsider if the large strategic allocations will meet Gypsy and Travellers and Travelling Showpeople needs within a reasonable timescale. Confirm if the Gypsy and Traveller Accommodation Assessment includes Roselawn Farm in the baseline (IBA Planning Ltd)
- Support rejection of Chatham Green and to expansion of SGS2 and SGS8 (Broomfield Parish Council)
- Expand reasons for rejecting expansion of Broomfield village to include landscape capacity and sensitivity, risk of settlement coalescence and primary school capacity concerns (Broomfield Parish Council)
- Agree with dismissal of alternative development sites (Wates Developments and Hammonds Estates LLP)
- Clarify in reasonable alternative text that significant expansion of North East Chelmsford is proposed during the plan period to 2041 (Wates Developments and Hammonds Estates LLP)
- There are no overriding constraints to the allocation of land at Junction 17 A12 (Greystoke CB)
- Enlarge Little Boyton Hall Rural Employment Area (Growth Site 15) and allocate for E(g)(i-ii) alongside B2 and B8 (C J H Farming Ltd)
- Requirements for masterplans on strategic sites should be on a site-by-site basis to reflect issues such as land use and landownership (C J H Farming Ltd, Pigeon (Sandon) Ltd)
- Object to 10 Traveller pitches for SGS6 (Chelmsford Garden Community Consortium) and additional travelling showpeople plot (Vistry Group)
- Unable to comment on Gypsy and Traveller requirements in absence of the Gypsy and Traveller Accommodation 2024 (Chelmsford Garden Community Consortium, Vistry Group)
- Reinstate adopted plan wording for around 1,200 new homes and around 1,000sqm of business floorspace for SGS10 (Vistry Group)
- Do not support/opposition expressed for policy (IBA Planning Ltd, Obsidian Strategic, Dominus Chelmsford Limited, Bloor Homes (Eastern), Vistry Group, Tritton Farming Partnership LLP, Dandara Eastern, This Land, Crest Nicholson, Mr Paul Hopkins, Richborough, ARU, Little Baddow, Boreham, Danbury and Sandon Parish Council Cross Working Group, Mr and Mrs Andrew Parker, Mrs Fiona McCallum, Taylor Wimpey, Martin Grant Homes, Croudace Homes, Barratt David Wilson (Eastern Counties))
- Increase the housing requirement to help deliver more homes (Hallam Land Management), ensure development needs are met (Farming Partnership LLP, Newell Properties Development Ltd) and to address uncertainties with windfall sites (Urban Provincial, Martin Grant Homes)

- Proposed allocations fall short of housing requirements (Opus Little Waltham Developments Ltd)
- Housing trajectory is unrealistic without more allocations including within the Green Belt (Newell Properties Development Ltd)
- Existing allocated large-scale sites are not meeting the time-scales as predicted in the draft Plan (Dandara)
- The 20% buffer is largely formed by dwellings which are potentially undeliverable in the Plan period (Martin Grant Homes)
- Projected housing supply in the first five years is too ambitious and needs to be revised. Confirm status of allocated sites rolled forward to demonstrate delivery (Martin Grant Homes)
- Provide evidence to explain (i) how the preferred options were selected and (ii) the availability of services, functional relationships and sustainability used to inform the Settlement Hierarchy (Martin Grant Homes)
- Amend Settlement Hierarchy to read 'Chelmsford Urban Area'
- Allocate more small/medium housing and employment sites (Opus Little Waltham Developments Ltd, Richard Speakman, H R Philpot & Sons, Hill Farm (Chelmsford) Ltd, Van Diemans Property Company, Dandara, Mrs Carolyn Morling, Mr James Gardner, Bellway Strategic Land, Martin Grant Homes) including housing sites under 1ha (Tritton Farming Partnership LLP)
- Allocate a greater variety of site sizes cross more parts of the plan area including in/on the edge of Chelmsford Urban Area and in/around villages e.g., to ensure a more balanced distribution of growth and support rural areas and (Bloor Homes (Eastern), Seax Development, Gladman Developments Ltd, S J U 2016 discretionary settlement trustees, Dominus Chelmsford Limited, Hill Residential Ltd, Higgins Group, Miscoe Enterprises Ltd, Tritton Farming Partnership LLP, Bellway Homes Ltd, H R Philpot & Sons, Cliffords Group Ltd, Mr Graham Weal, A.G. & P.W.H Speakman, The Bucknell Family, Crest Nicholson, Mrs Carolyn Morling, Mr James Gardner, Taylor Wimpey, Martin Grant Homes, Barratt David Wilson (Eastern Counties))
- Provide Almshousing to help meet local affordable housing needs (Seax Development, Miscoe Enterprises Ltd)
- Provide housing for the elderly to meet local needs (J & T Wardrop and the Wardrop Trust)
- Plan needs a co-living policy (Highgate Capital Ltd)
- Review the Green Belt to identify the most sustainable strategy and sustainable Green Belt releases (Obsidian Strategic, Vistry Group, Mrs R Armstrong and Mr B Howard, H R Philpot & Sons, Newell Properties Development Ltd, Whirlledge & Nott, Croudace Homes, Taylor Wimpey, Martin Grant Homes, J & T Wardrop and the Wardrop Trust, Barratt David Wilson (Eastern Counties))
- Not undertaking a Green Belt Review has led to unsustainable development patterns e.g., increased journey times to the City Centre, a lack of community infrastructure in areas and poor cohesivity with existing communities (Barratt David Wilson (Eastern Counties))

- Allocate additional/expand existing employment sites (including in the Green Belt) to provide flexibility and support existing employment areas/businesses (S J R Farming, Hill Farm (Chelmsford) Ltd, Saxtons 4x4)
- Policies S7, S8 and S11 should more clearly support rural businesses changing, expanding, adapting and improving to avoid disagreements at planning application stage (Strutt & Parker)
- Review of the role of the Green Wedge to promote active travel corridors and improve accessibility of the Green Wedge to areas of wildlife/ecological value (Cliffords Group Ltd)
- Review the Green Wedge to establish areas of land that serve little contribution to the role and function of the Green Wedge and to identify the most sustainable development options (Miscoe Enterprises Ltd, Hill Farm (Chelmsford) Ltd, Mr Graham Weal, The Bucknell Family, Mr Paul Hopkins)
- Plan is too reliant on large strategic sites (e.g. Garden Communities) making it inflexible/unreliable. There are delivery and viability risks/issues with such sites, long lead in times and the housing trajectory is over ambitious (Urban Provincial, Opus Little Waltham Developments Ltd, Richard Speakman, Hill Residential Ltd, Obsidian Strategic, Tritton Farming Partnership LLP, Bloor Homes (Eastern), Dandara, Bellway Homes Ltd, This Land, Dandara, Martin Grant Homes, Bellway Strategic Land, Martin Grant Homes, Croudace Homes, Welbeck Strategic Land V Limited, Barratt David Wilson (Eastern Counties))
- Concern/objection to Hammonds Farm allocation. Comments cited include previously scored poorly, physically and spatially detached from Chelmsford, requires significant infrastructure investment and too optimistic modal shift targets. More sustainable, accessible locations have been dismissed (Dandara, Bellway Homes Ltd, This Land, Bellway Strategic Land, Croudace Homes, Barratt David Wilson (Eastern Counties), Gladman Developments Ltd, Vishal Sharma)
- Council has ignored its evidence base (Croudace Homes) including by selecting Hammonds Farm over better performing sites (Mr and Mrs Andrew Parker)
- SGS16a and b are not needed to meet the area's housing and employment requirements; are in unsustainable and inaccessible locations; would have significant adverse impacts that cannot be adequately mitigated including on flood risk, highway network, landscape, heritage, loss of agricultural land, wildlife, ecology and minerals safeguarding; are situated within a highly sensitive setting; would significantly impact multiple Parishes and contradict relevant 'made' and emerging Neighbourhood Plans, and are premature as the land is a potential new area for a 'National Landscape' designation (Little Baddow, Boreham, Danbury and Sandon Parish Council Cross Working Group, Croudace Homes)
- There is large-scale public objection to Hammonds Farm and there have been no changes since the plan adoption to warrant removing the land's current level of high protection (Little Baddow, Boreham, Danbury and Sandon Parish Council Cross Working Group)

- The proposed benefits of the Hammonds Farm development (e.g. new country park) do not outweigh the harm; the Council's evidence base is questionable/unsound and not all impacts have been properly assessed. More sustainable options to SGS16a and have been rejected without proper interrogation including the continued expansion of NEC, smaller-scale allocations across the Settlement Hierarchy and Green Belt development through a review. A landscape assessment, heritage assessment, flood risk statement and transport technical note are submitted alongside the representation (Little Baddow, Boreham, Danbury and Sandon Parish Council Cross Working Group)
- Hammonds Farm would be a long-term option and commencing before completion of North East Chelmsford will split available infrastructure funding and market interest. The Spatial Strategy fundamentally departs from the adopted Local Plan and 'made' Neighbourhood Plans, and the rationale for this 'U'-turn is unclear and unjustified (Little Baddow, Boreham, Danbury and Sandon Parish Council Cross Working Group)
- Separation between Chelmsford and Danbury would largely disappear with Hammonds Farm contrary to the Spatial Principles (The Danbury Society)
- Hybrid Spatial Strategy options were not part of the consultation (The Danbury Society)
- Constraints at SGS6 and Great Leighs SGS7 (e.g. heritage, Critical Drainage Area) could delay delivery (Wates Developments Limited, Urban Provincial)
- Splitting the Settlement Hierarchy by Outside and Within the Green Belt is not justified and fails to reflect development opportunities across the plan area (Hill Residential Ltd, Higgins Group)
- South Woodham Ferrers should be its own category in the hierarchy given its scale and service provision
- Delete requirement for proposals within Special Policy Areas to be considered against an approved masterplan as education priorities date quickly requiring regular costly updates. Instead assess proposals against prevailing plan policies (ARU)
- Spatial Strategy should specifically recognise the needs of the logistics sector in Chelmsford (Greystoke CB)
- Increase capacity of GS17b to at least 30 dwellings in line with the SHELAA (Mrs A Mossman)
- Expand allocations 3b, 3c and 3d at East Chelmsford (Redrow Homes & Speakman Family)
- Expand 14b for 50 homes (Dandara)
- 20 units at 11c fails to make effective use of land. Allocate for more homes to help deliver improvements to local services and facilities (Welbeck Strategic Land V Limited)
- Increase allocation for Danbury. Question suitability of allocating through the Neighbourhood Plan which is not time-controlled risking delayed site delivery (Richborough)
- Provide more flexibility on growth outside settlement limits (Park View Group)

- Various comments from landowners/developers/promoters promoting that their proposed development sites should be allocated in the Spatial Strategy and added to the Key Diagram
- Various comments disagreeing with the Council's SHELAA 2024 site assessment methodology and/or scoring of their submitted sites
- The A132/B1012 Improvements fail to consider the increase in traffic flows from the development to the east of SWF
- The Secretary of State regarded about 1000 homes acceptable for SGS10
- Better to build on brownfield land or the edge of large towns
- Consider traffic impacts of RHS Hyde Hall Special Policy Area which will be improved/enlarged causing increased traffic on Willow Grove
- Support expressed including protection of the Green Wedge and Green Belt
- Opposition expressed e.g., development proposals will spoil the countryside, adversely impact on road safety and congestion
- Build on brownfield land or the edge of large towns
- Opposition expressed to Hammonds Farm allocation. Reasons include it is not properly evidenced or justified; loss of agricultural land; more sustainable locations are available; lack of existing infrastructure; landscape, biodiversity and heritage impacts, increased traffic impacts and congestion; no guarantee that the development and infrastructure can be delivered in the time scale; shortage of GPs; pollution; detached from Chelmsford; not close to new and existing transport infrastructure such as the new bypass; would require disproportionate investment in highways infrastructure, and lack of existing utility provision
- There is no advantage to Hammonds Farm over North East Chelmsford
- Hammonds Farm should not be the sole major growth area
- Need to undertake a Green Belt Review to identify sustainable new housing Green Belt settlements to sustain their vitality and services
- Unclear why expansion of North East Chelmsford is no longer deliverable since the Issues and Options consultation
- There is nothing to prevent mineral extraction and housing development in North East Chelmsford over the plan period
- Plan is premature as Labour propose 'grey belt' land which could be a better alternative to Hammonds Farm
- Re-distribute growth around planned new infrastructure i.e. North East Chelmsford and away from Hammonds Farm
- Concerns about 14a and 14b e.g., loss of agricultural land and flood risk
- Question classification of Ford End as a Service Settlement as it lacks services including a shop
- Opposition expressed to SGS2 and SGS3
- Consider growth east of Great Baddow, north of Writtle village, and land surrounding Galleywood and Danbury instead of proposed spatial strategy
- Large solar farms should be designated and shown as semi industrial on Local Plan diagrams.

CCC response to the comments made

Wording added to Settlement Hierarchy to clarify that 'Chelmsford' includes its Urban Area such as Chelmer Village, Great Baddow and Springfield.
The Settlement Hierarchy ranks settlements according to their size, function, characteristics and sustainability. It is one of many factors used to inform where development is most sustainable and informs planning decisions so is retained.
Reference to exception sites in the Policy expanded to include affordable and community-led developments.
Reference to 'sustainable urban extensions' in the Reasoned Justification expanded to clarify these include extensions at Great Leighs and South Woodham Ferrers, as well as Chelmsford.
Reasoned Justification updated to reflect latest predicted losses of Grade 2 and Grade 3 agricultural land as a result of development in the Plan.
Requirement for GS9a to make a financial contribution to the Chelmsford North East Bypass deleted as evidence shows it would be unreasonable to require this site to contribute to this.
Reasoned Justification amended to refer to SGS6, 7a, 7b, 7c and 8 helping to deliver strategic infrastructure including Section 1a of the Chelmsford North East Bypass.
All numbers and locations updated to reflect latest housing, employment and Gypsy and Traveller numbers and site allocations.
Site policies have been amended to ensure wastewater treatment and disposal is available, including any required mitigation with the sewerage network.
Reference to the need for police facilities has been added to Policy S9 and relevant site policies. The Plan should be read as a whole, so it is not necessary to duplicate in this Policy.
Heritage Impact Assessments were published alongside the Preferred Options Local Plan and have been used to inform site allocation policies.
Large strategic allocations will meet Travelling Showpeople needs in full with delivery on some sites within the first five years of the Plan.
The 2024 Gypsy and Traveller Accommodation Assessment includes Roselawn Farm in the baseline and is published as part of the evidence base.
Due to the lack of available and suitable alternative sites for Gypsies, Travellers and Travelling Showpeople, and the need to build cohesive and inclusive communities, the most appropriate way to meet these needs is through larger strategic site allocations.
Information on reasonable alternatives that have been considered and rejected is contained within the Spatial Strategy Topic Paper, Preferred Options Consultation Document and IIA.
The housing supply includes a small supply buffer, and the Council can demonstrate a Five Year Housing Land Supply which will be monitored through the Authority Monitoring Report throughout the Plan period. Housing figures are 'around' and allow for more units to come forward if sites can accommodate them in a sustainable manner. For these reasons no further housing allocations are required.
The Housing Trajectory and timings within it are considered deliverable as established through the Council's Five Year Housing Land Supply Methodology (April 2024). The Trajectory is updated annually, and the Pre-Submission Local Plan uses the latest available Housing Site Schedule (April 2024).
The site allocations, with the addition of existing permissions and windfall sites as set out in the April 2024 Housing Site Schedule, creates a good range of site sizes to assist in delivery of sites to meet housing needs over the Plan period.

The Council can meet its development requirements without needing to undertake a Green Belt review. This approach accords with National Planning Guidance.
The 'small sites' (under 1ha) are an important part of the Plan to ensure delivery of a variety of sites in a timely manner, and to meet NPPF requirements to provide 10% of small sites. The enlargement of these sites would be likely to put greater pressure on local facilities and infrastructure which could make such sites unsuitable for development.
Policy DM1 has been amended to introduce a new requirement for 10% market housing for Older Persons on greenfield sites of more than 500 dwellings.
There is no requirement or local need for the Plan to include a co-living policy.
The employment allocations alongside existing commitments are expected to meet the identified employment needs. The use of 'around' employment floorspace figures in specific site allocation policies allows for an appropriate degree of flexibility in provision. DM4 protects, and allows for expansion of, existing employment uses – the Plan should be read a whole, so it is not necessary to repeat in Policy S7.
Suitable brownfield sites have been allocated within the Urban Area. There are not sufficient brownfield sites to meet the Local Plan's development requirements so greenfield sites must be allocated.
The requirement for Masterplans for strategic sites and SPAs goes beyond just land use and ownership and are required to ensure wider community and stakeholder engagement at an early stage of the planning process. Reference to these being approved before a planning application is submitted has been amended to require them to be approved before a planning application is determined. It is noted that a masterplan for ARU was approved in 2024.
Policies DM8 and DM11 provide support for the growth and expansion of rural businesses – no need to add further details to Strategic Policies.
The SHELAA has been updated to inform the Pre-Submission Local Plan and any appropriate changes or updates have been made.
It is not necessary to allocate specific sites for renewable energy production as the suite of policies within the Plan allow for such developments to come forward. A number of planning applications for such large-scale development, including a large DCO for 'Longfield Solar Farm' have been approved in the Council's administrative area, demonstrating that the policies are sufficient to allow for such development to come forward and that there is no specific need to allocate sites.
See relevant site allocation policies for responses to site specific comments.
The Council has considered the suitability of alternative development strategies and sites to accommodate development as part of the plan preparation process. Some areas/sites proposed for development by developers/landowners have been rejected as part of this process.

CCC responses to site allocation consultation comments appear under the relevant specific site policy. For example, see page 113 for CCC responses to Hammonds Farm (SGS16a).

Strategic Policy S8 - Delivering Economic Growth

Key statistics:

Consultation point	Yes	No	Comments	Total number of responses
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Strategic Policy 8 - Delivering Economic Growth	8	1	22	22
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Summary of Representations – main issues and suggested changes:

- Policy is broadly supported (Gladman, C J H Farming Ltd, Van Diemans Property Company, Wates Development and Hammonds Estates LLP)
- Bullet 1 should also refer to active modes of transport (Essex County Council)
- Add a new bullet supporting regional growth sector priorities and clustering of economic activity (Essex County Council)
- Add reference in para 6.58 to the need for an appropriate mix of uses to reflect market need (Essex County Council)
- Amend para 6.59 to remove the reference to South East Local Enterprise Partnership and include a reference to the Local Skills Improvement Plan (Essex County Council)
- Paragraph 6.62 should refer to the importance of the strategic sites and Garden Communities creating the agglomeration for economic development (Essex County Council)
- Reference ECC’s Developers Guide to infrastructure contributions in the Reasoned Justification. Para 6.63 should reflect the need for Employment and Skills Plans to be agreed by the LPA and ECC ahead of agreeing S.106 Agreements (Essex County Council)
- Concerns expressed that the SGS15 scored lowest in average sustainable accessibility in the Transport Impact Appraisal (Chignal Parish Council)
- In accordance with the NPPF and PPG, the policy should be amended to reference the logistics sector (Greystoke CB)
- Additional smaller employment sites should be allocated to further diversify Chelmsford’s economy (Hill Farm (Chelmsford) Ltd, Van Diemans Property Company)
- Add an additional bullet to refer to low carbon transport infrastructure (CNG Fuels Ltd)
- The South East Marine Plan policies such as SE-EMP-1 should be used as evidence to support the local plans policies (Marine Management Organisation).

CCC response to the comments made
Various amendments to strengthen and update the policy including references to active and sustainable modes of transport and support for regional growth sector priorities and clustering of economic activity.
The policy includes B8 development as stated in Reasoned Justification – no further change considered necessary.
Additional references to the South East Marine Plan have been added to Section 1 (Introduction) of the plan. As the plan is read as a whole, it is not considered necessary to repeat this in Policy S8.
The policy already refers to the sectors which will be nurtured - reiterating this in the Reasoned Justification in relation to strategic sites would be duplication.

The plan will allow for a range of different employment uses to come forward, where appropriate – there is no evidence to justify a specific reference to low carbon transport infrastructure.

The policy for SGS15 Little Boyton Hall Farm requires a range of measures to promote active travel safe to the site.

The plan allocates a range of employment sites to meet the employment floorspace requirements in the Policy S6 – no further allocations required.

Strategic Policy S16 – Connectivity and Travel

Key statistics:

Consultation point	Yes	No	Comments	Total number of responses
Strategic Policy 16 – Connectivity and Travel	14	2	26	26

Summary of Representations – main issues and suggested changes:

- Support for the policy (Essex County Council, Sport England, Wates Developments and Hammonds Estates LLP, Cliffords Group Ltd, Dandara / Dandara Eastern, Gladman Developments Ltd, Hill Residential, Dominus Chelmsford Ltd, CJH Farming Ltd, The Bucknell Family, Chris & Helen Copping, Pigeon (Sandon) Ltd, Daniel James Developments
- Welcome further text relating to Bio/CNG and alternative fuels (CNG Fuels)
- Add a reference to how the policy can support the LCWIP routes through physical provision or financial contributions (Essex County Council)
- Include actions to remove barriers to travel for vulnerable users (Essex County Council)
- Encourage the plan to take account of the challenging targets for mode share and road safety as already in place in London (Transport for London)
- Walkable neighbourhood principles may not always be achievable, particularly for logistics development (Greystoke CB)
- Clarification sought on definition and thresholds for major and strategic development (ARU)
- Add reference to development proposals having regard to the principles in Active Design as well as the Essex Design Guide as the Walkable Communities Principle provides guidance on practical measures for implementing walkable neighbourhoods (Sport England)
- Include reference to the modal hierarchy, distinguish between the bullets points in Part A and clarify alternatives for commercial vehicles (Wates Developments and Hammonds Estates LLP)
- Concerns about future traffic and impact on Great Baddow and the Baddow bypass
- There needs to be greater provision for disabled parking close to the shops in the City Centre, and better public transport
- Better public transport is needed particularly from Chelmer Village to Springfield and Beaulieu Park.

CCC response to the comments made
Strategic Policy S1 includes the modal hierarchy – the plan should be read as a whole, so it is not necessary to repeat it in Policy S16.
The bullet points under Section A seek to achieve different measures to achieve active and sustainable transport and are retained.
Reasoned Justification describes alternatives for commercial vehicles – no further change considered necessary.
Reasoned justification amended to include a wider definition of vulnerable users.
Reference to how development can support the delivery of LCWIP routes added to the Reasoned Justification.
The definition and thresholds for major and strategic development in the policy are appropriate – no further change considered necessary.
Reference to the London Plan is noted. The Chelmsford Local Plan includes targets for mode share and seeks to improve safety and connectivity.
Reference added to development proposals having regard to the principles in Active Design.
Walkable neighbourhood principles are already addressed adequately in the policy – no further change considered necessary.

Strategic Policy S9 – Infrastructure Requirements

Key statistics:

Consultation point	Yes	No	Comments	Total number of responses
Strategic Policy 9 – Infrastructure Requirements	23	3	48	48

Summary of Representations – main issues and suggested changes:

- Support for the policy (Sport England, Environment Agency, Gladman, Anglian Water, Tritton Farming Partnership LLP, Dominus Chelmsford Limited, Whirledge and Nott, Croudace Homes, Vistry Group)
- The list of transport infrastructure measures should better reflect the correct user hierarchy prioritisation of sustainable modes (Wates Developments and Hammonds Estates LLP)
- The policy fails to specifically address the potential impacts of sites 16a and 16b on Danbury, combined with planned housing growth in Maldon, South Woodham Ferrers and Danbury, and the potential new power station. Modelling has already shown that mitigation is needed for Eves Corner and Well Lane junctions, without additional growth (Danbury Parish Council)
- Add active and sustainable travel to education and health facilities (Essex County Council)
- Separate Chelmsford North East Bypass and new Park and Ride sites bullets, refer to bypass phasing and future actions, and separate bus priority and inter-urban public transport bullets (Essex County Council)
- Update route-based strategies for the A414 and A132, including requirements for physical or financial contributions where development adds traffic (Essex County Council)

- Provide evidence to support the strategy for the A132, it is close to capacity and improvements may not deliver the required improvements
- Support principle of a sustainable bridge connection from Site 16a directly into Sandon Park and Ride but some qualifying text is needed (Wates Developments and Hammonds Estates LLP)
- There are opportunities to improve the National Cycle Network in the area, namely improvements to NCN1 and an additional route the junction 19 which would link to Beaulieu Station and North Chelmsford, as well as providing a link to the countryside for leisure cyclists and is a better alternative to the existing cycle route (Cycling UK)
- Would not support buses through the Park and Ride site, and would prefer a connection nearby (Essex County Council)
- The supporting text refers to new development creating demand for cycling, rail and road use only. The wording should be updated to include reference to walking and buses (Wates Developments and Hammonds Estates LLP)
- Clarify the supporting text to evidence the requirement and timing for the Chelmsford North East Bypass (CNEB) Phases 1b and 2. The requirement appears to be associated primarily with background increases in traffic using the A12, rather than trips from Hammonds Farm (Wates Developments and Hammonds Estates LLP).
- Support for the conclusion of the Transport Impact Appraisal of Preferred Spatial Approach (March 2024) that by maximising the potential for sustainable accessibility to and from the site along the A12 corridor, the impact on the strategic highway network should not be considered severe – rather than a requirement to ensure that background traffic flows along the A414 are not unreasonably delayed by the addition of development trips as stated elsewhere in the appraisal (Wates Developments and Hammonds Estates LLP)
- Include a reference to the Chelmer Waterside access bridge, to be consistent with Strategic Policy S17 (Essex County Council)
- The Army and Navy improvements are wider than the junction itself and include connecting routes (Essex County Council)
- Further assessment work is underway on some road locations, and we will work with the Council on appropriate mitigation if necessary (Highways England)
- Any new Park and Ride site for West Chelmsford should be outside the Green Belt (Writtle Parish Council)
- There is a need for joint working between South Essex authorities to improve sustainable travel connectivity north-south, particularly for access to jobs; and to address implications and opportunities arising from Thames Freeport (Castle Point Council)
- Changes to the strategic road network should be considered in the context of potential impacts on the wider network, including the A12 in London (Transport for London)
- Concerns about future traffic and impact on Great Baddow and the Baddow bypass
- Add provision of 5G mobile service to the utilities section (Essex County Council)

- Encourage opportunities to enhance and establish green infrastructure along sustainable transport and the Public Rights of Way networks (Essex County Council)
- Include a policy reference to incorporating urban greening (Natural England)
- Strengthen reference to the capacity of foul drainage and waste water treatment to address pollution prevention (Chelmsford & Central Essex RSPB Local Group)
- Add further text relating to low carbon refuelling facilities (CNG Fuels)
- Rephrase policy to be consistent with Policy DM16, and to clarify that bespoke mitigation measures, where appropriate, would be in addition to RAMS contributions (Natural England).
- Add references to the requirement for a range of developer funded police facilities to provide for effective community safety, cohesion and policing to create sustainable new communities (Essex Police)
- The Cathedral School is at full capacity and would need to expand to two form entry to meet demand, but a strategic approach is required to include independent schools in overall longer-term education planning and funding as part of a cohesive strategy (The Cathedral School)
- All the required infrastructure should be set out in each site policy to make it clearer what they are expected to provide (Dandara, Hill Residential Ltd) and clearly linked to proposed growth
- It is unclear how infrastructure will be delivered, implemented and funded (Higgins Group)
- Policy should address the need to mitigate impacts on primary, community, acute and ambulance service capacity (Mid and South Essex Integrated Care Board (ICB))
- Lack of hospital capacity, with sufficient car parking, and GP capacity is an issue
- If we cannot provide the infrastructure, we should not build the houses and there should be legal requirements to ensure that schools, GPs, cycle routes, bus lanes are provided
- Evidence documents refer to uncertainty in forecasting forward beyond 2041 and therefore do not test more than 3,000 dwellings at East Chelmsford Garden Community (Hammonds Farm) (Wates Developments and Hammonds Estates LLP).

CCC response to the comments made
It is not necessary to list transport infrastructure by order of the modal hierarchy – no further change considered necessary.
Cross-boundary issues related to sustainable travel connectivity north-south, and to address Thames Freeport are addressed in Section 1 of the plan (or Introduction) – the plan should be read as a whole, so it is not necessary to repeat them here.
Qualifying text relating to the bridge connection from Site 16a is provided in the site policy (SGS16a).
Reasoned Justification refers to new development creating demand for measures to encourage sustainable travel choices which includes for walking and buses.
Reasoned Justification amended to reflect the latest position regarding the funding for the Chelmsford North East Bypass (CNEB). With section 1a being funded by the Housing Infrastructure Fund, followed by section 1b and section 2,

<p>which are anticipated to be subject to a future round of Department for Transport/Major Road Network funding combined with developer contributions and will be delivered at a later date.</p>
<p>Reference to 'emergency services infrastructure' replaced with "Police, ambulance and fire and rescue facilities" for completeness. Adding additional references to policing and police facilities would add unnecessary duplication.</p>
<p>Requirements for developer funded police facilities is addressed in the Infrastructure Delivery Plan and such detail is not appropriate within a Strategic Policy – no further change considered necessary.</p>
<p>Policy already contains a specific section on utilities which includes foul drainage and waste water treatment. Requirements for utilities is addressed in the Infrastructure Delivery Plan and relevant site allocation policies informed by the Water Cycle Strategy including SGS7a– no further change considered necessary.</p>
<p>It is not necessary to list other examples of sites that Beaulieu Park rail station will encourage sustainable travel to – no further change considered necessary.</p>
<p>The requirement for 'Improvements to the Improvements to the Army and Navy Junction' has been expanded to include the routes connecting to the junction as part of a sustainable transport package.</p>
<p>For completeness, reference to the A1016 has been added to 'New foot/cycle bridge across A131'.</p>
<p>Reference to new and improved active and sustainable travel routes has been expanded to include reference to 'bridges' to reflect additional items identified by the updated IDP. The need for such routes to connect to education and health centres has also been added to this bullet point.</p>
<p>The need for a new active and sustainable route and bridge over the A12 from East Chelmsford Garden Community to connect to Sandon Park and Ride has been amended to connect 'close' to the Park and Ride.</p>
<p>Reasoned Justification amended to refer to 5G mobile connectivity.</p>
<p>The requirement for bus priority measures has been expanded to also include 'bus services' and has been separated into two bullet points from the requirement for 'Improvements to inter-urban public transport'.</p>
<p>Measures to promote the greening of sustainable transport and Public Rights of Way is outside the scope of this Policy and is addressed by Policy S4 – no further change considered necessary.</p>
<p>Reasoned Justification updated to reflect the latest position with regards to the CNEB, Route Based Strategies for Mid Essex and Local Transport Plan.</p>
<p>The provision of new lock and replacement of weir gates at Chelmer Waterside, the provision of serviced moorings along the River Chelmer, and cemetery space and crematorium provision have been added to the policy requirements to reflect additional items identified by the updated IDP.</p>
<p>The IDP sets out how infrastructure will be delivered, implemented and funded so it is not necessary to repeat this detail in the policy - no further change considered necessary.</p>
<p>Contributions towards addressing cumulative recreational pressure on SSSIs has been added as a policy requirement to reflect the site specific policies requiring this.</p>
<p>Reasoned Justification updated to require major developments to provide suitable alternative and accessible natural greenspace on-site, in addition to financial contributions in accordance with the adopted RAMS Supplementary Planning Document.</p>

Strategic Policy S10 – Securing Infrastructure and Impact Mitigation

Key statistics:

Consultation point	Yes	No	Comments	Total number of responses
Strategic Policy 10 – Securing Infrastructure and Impact Mitigation	11	2	28	28

Summary of Representations – main issues and suggested changes:

- Supportive of the policy (Environment Agency, Anglian Water, Vistry Group, Chelmsford Garden Community Consortium, Essex County Council, NHS Property Services Ltd, Wates Developments and Hammonds Estates LLP)
- Include reference to ‘facilities’ within the policy and Reasoned Justification (Essex Police)
- Include reference to green and ‘blue’ infrastructure (Essex County Council)
- Amend ‘emergency services’ to ‘police, ambulance and fire and rescue facilities’ (Essex Police)
- Delete second policy paragraph as it should not be for a development, especially for one that has been allocated in the local plan, to subsequently demonstrate that there is sufficient capacity within local infrastructure to support that development (Home Builders Federation)
- Any reliance placed on planning obligations to fund infrastructure need to consider how much growth is being directed to locations that relate to such infrastructure, and whether such growth is sufficient to provide the requisite funding (Tritton Farming Partnership LLP)
- New housing sites necessitate developer funded police and healthcare facilities to be provided. Further changes are set out by Essex Police throughout the Plan (Essex Police, Mid and South Essex Integrated Care Board)
- Policies S9 and S10 should address the need to mitigate impacts on primary, community, acute and ambulance service capacity (Mid and South Essex Integrated Care Board)
- Greater clarity is sought within the evidence base with regards to specific details on the infrastructure being required for each site and how that will be secured. At present there is no link between Policy S9 and Policy S10 which should explain which infrastructure is relevant to which site and how delivery will be secured (Whirlledge & Nott, Croudace Homes)
- Include reference to the fact the IDP is a living document that will continue to be updated in the Reasoned Justification (Essex County Council)
- Supportive of the reference to ‘flood protection’ in the Reasoned Justification (Environment Agency).

CCC response to the comments made

Last sentence of the policy regarding the need to ensure that the cumulative impact of planning policy, standards and infrastructure requirements do not render most sites and development identified in the Local Plan unviable and therefore undeliverable has been moved to the Reasoned Justification.

Definition of infrastructure expanded to include green and 'blue' infrastructure.
Reasoned Justification expanded to clarify that the Infrastructure Delivery Plan is a 'living' document that will be reviewed to ensure the most up-to-date information is used to inform the planning application process.
All site allocation policies have been updated to clarify that financial contributions for infrastructure listed in the site policy and Policy S9 will be sought in accordance with Policy S10.

Strategic Policy S11 – The Role of the Countryside

Key statistics:

Consultation point	Yes	No	Comments	Total number of responses
Strategic Policy 11 – The Role of the Countryside	8	4	29	29

Summary of Representations – main issues and suggested changes:

- Support policies which prevent development on the land between the A12 Bypass and the Green Belt, even if the Green Belt boundary changes (Essex Local Access Forum)
- Preserve agricultural land within the Green Belt between Chelmsford and south of the A12 as a breathing space for inhabitants
- Amend policy to align with Council's response to the climate and ecological emergency to add significant material weight to developments that assist in delivering net zero emissions (CNG Fuels)
- Add more protection for the rural villages to prevent encroachment from larger settlements (Sandon Parish Council)
- Undertake a Green Wedge review (The Bucknell Family, Cliffords Group Ltd, Vistry Group, Obsidian Strategic Asset Management Ltd, Miscoe Enterprises Ltd and Hill Farm (Chelmsford) Ltd)
- Policy should be more flexible to allow sustainable development to come forward outside of defined built-up areas (Gladman Developments Ltd)
- Support principle of Green Wedges but no need for a specific Green Wedge Policy (Obsidian Strategic Asset Management Ltd)
- Support reference to Landscape Character Assessments, Historic Landscape Characterisation Study, Sensitivity and Capacity Assessments evidence base (Chignal Parish Council)
- Support policy (Writtle Parish Council)
- Question whether all areas of Green Belt serve the five key purposes as the context and role of these areas has evolved, particularly, land south of Chelmsford (Little Baddow, Boreham, Danbury and Sandon Parish Council Cross Working Group)
- A Green Belt Review should be undertaken (Little Baddow, Boreham, Danbury and Sandon Parish Council Cross Working Group, Newell Properties Development Ltd, Hill Residential Ltd, Vistry Group, Higgins Group)

- Amend to refer to the Essex Green Infrastructure Strategy (2020) and the Essex Green Infrastructure Standards Technical Guidance, Essex Green Infrastructure Standards Non-Technical Guidance and the Local Nature Recovery Strategy (Essex County Council)
- Suggests policy wording in relation to rural economic development, with particular regard to existing businesses in rural locations, is clarified and more supportive of growth, expansion and diversification to avoid different interpretations at planning application stage (Strutt and Parker)
- Consider a small-scale alteration to the Green Wedge boundary and an extension to Widford Employment Area (Saxtons 4x4)
- Comments from landowners/developer suggesting alternative development sites are taken forward.

CCC response to the comments made
Plan seeks to prevent the encroachment of growth into undeveloped areas and the coalescence of existing built-up areas – no further changes needed.
Development growth in the Green Belt has been discounted as there is sufficient and suitable land is available outside the Green Belt to meet the development needs in a sustainable way. It would also undermine national planning policy. A Green Belt Review is not required.
The Green Wedge is a locally important designation. Changes to the Green Wedge boundaries to allow development growth has been discounted as there is sufficient and suitable land elsewhere to meet development needs in a sustainable way. No Green Wedge Review is required, and the deletion of Green Wedge policies would be inappropriate.
Other policies in the plan adequately deal with net zero carbon, Green Wedge and Rural Area development including DM8 and DM31. The plan should be read as a whole, so further provision in S11 would be duplication.
CCC has prepared its own Green Infrastructure Strategy and Action Plan for the plan area – it is not necessary to also refer to the Essex-wide documents.
Reasoned Justification amended to clarify that reference is made to the spatial role and function of land.
A range of alternative development sites have been considered and rejected when developing the Spatial Strategy. More information is set out in the IIA, Spatial Strategy Topic Paper and Preferred Options Local Plan.

Strategic Policy S12 – Role of City, Town and Neighbourhood Centres

Key statistics:

Consultation point	Yes	No	Comments	Total number of responses
Strategic Policy S12 – Role of City, Town and Neighbourhood Centres	0	0	3	3

Summary of Representations – main issues and suggested changes:

- Support the distinction of centres with Chelmsford City Centre listed first (which is contrary to Policy S7) (Dominus Chelmsford Limited)
- Consider adding Hammonds Farm Neighbourhood Centre to the list of centres identified in para. 6.125 (Essex County Council)
- The policy lacks a reference to the benefits of/need for appropriate residential uses on upper floors in the city centre/designated centres (Dominus Chelmsford Limited/ Highgate Capital Limited).

CCC response to the comments made

As Hammonds Farm has not yet been built, the exact scale and location of a neighbourhood centre is currently unknown, so no change is proposed.

Strategic Policy S17 adequately covers the opportunities for residential uses on upper floors in Part C: Living in the City Centre. Residential use on the upper floors of designated centres is also covered by Policy DM5.

Strategic Policy S17 – Future of Chelmsford City Centre

Key statistics:

Consultation point	Yes	No	Comments	Total number of responses
Strategic Policy S17 – Future of Chelmsford City Centre	6	1	9	9

Summary of Representations – main issues and suggested changes:

- Proposals for flood defences and flood management are welcome. The supporting text could include encouragement for developers to liaise with the Chelmsford Flood Resilience Partnership (The Environment Agency)
- Support for innovative and sustainable approaches, long-term resilience, nature-based solutions and natural flood management (Anglian Water Services Ltd)
- Support for policy approach, and specifically for The Meadows with some enhancements to text proposed (Dominus Chelmsford Limited)
- Amend text to refer to Park and Ride as part of bus connections (Essex County Council)
- Opportunity corridors supported – suggest amendment to reflect availability of planning tool for urban greening, and provide clarification of appropriate land uses (Essex County Council)
- The Meadows was only built in 1992 and does not need to be rebuilt, the proposal is unsustainable
- Proposals for The Meadows should include health facilities.

CCC response to the comments made

The policy has been redrafted to reduce its length and remove repetition. Detail that was contained within Part F. is now largely contained in the relevant site policies SGS1a and SGS1w.

Part D. Bullet 2, reference to Park and Ride has been added.

Figure 15, Area 5, has been updated to include the allocation of Andrews Place (SGS1cc).

Reference to the Chelmsford Flood Resilience Partnership is made in Strategic Policy S9. The plan should be read as a whole, so further provision in S17 would be duplication.

Strategic Policy S13 – Monitoring and Review

Key statistics:

Consultation point	Yes	No	Comments	Total number of responses
Strategic Policy S13 – Monitoring and Review	4	0	6	6

Summary of Representations – main issues and suggested changes:

- Support for policy (Richborough, Vistry Group, Higgins Group, Hill Residential Group, Gladman)
- Add a commitment for the future review to be completed and adopted within five years to ensure a rolling up-to-date Local Plan (Richborough)
- A full review is always necessary over a focussed review (Hill Residential Ltd).

CCC response to the comments made

No changes have been made as the policy meets the necessary requirements and sets a date for a future review.

Where Will Development Growth be Focused?

This section of the consultation document provides the site policies for delivering the Spatial Strategy.

Section 7 – Where Will Development Growth be Focused? (Paragraph 7.1 to 7.6)

Consultation point	Yes	No	Comments	Total number of responses
Section 7 - Where Will Development Growth be Focused? (Paragraph 7.1 to 7.6)	0	0	3	3

Summary of Representations – main issues and suggested changes:

- Recommend policy wording relating to the capacity of water recycling centres is included in all site allocation policies (Environment Agency)
- Suggest adding reference to police facilities (Essex Police)
- Suggest change to the name of this area to better reflect its location (Dominus Chelmsford Limited).

CCC response to the comments made
Reference to the capacity of water recycling centres added to the relevant policies for affected sites at SGS7 and SGS10.
Plan text adjusted to refer to emergency services facilities.

Growth Area 1 – Central and Urban Chelmsford (paragraph 7.7-7.11 and Figure 16)

Key statistics:

Consultation point	Yes	No	Comments	Total number of responses
Chelmsford Urban Area (paragraph 7.7 - 7.11 and Figure 16)	2	0	11	11

Summary of Representations – main issues and suggested changes:

- Support the approach to use brownfield land (Basildon Borough Council), the role of this area in the strategy (Gladman) and the opportunity for green/blue and natural infrastructure (Anglian Water Services Ltd)
- Suggest additional wording to ensure early discussions with developers (Anglian Water Services Ltd)
- Suggested wording changes to reflect education provision and delivery, and provision of bus services (Essex County Council)
- Additional site proposed for consideration for a co-living scheme (Highgate Capital Limited)
- Opposed to removal of car parks to allow for development

- Concern for the level of public service provision and securing promised infrastructure.

CCC response to the comments made
Support to using brownfield land noted.
Wording has been altered throughout Section 7 to clarify land and provision of primary and early years and childcare facilities, where this is a site policy requirement.
Contributions for bus services may not always be appropriate, depending on location, so this is covered through the requirement for development to maximise opportunities for active and sustainable travel for relevant site policies.
Plan is supported by an updated evidence base including an updated Infrastructure Delivery Plan.
Allocated sites are supported by the evidence base including Housing Capacity in Chelmsford City Centre and Urban Area. The NPPF promotes the use of brownfield sites for new homes and other identified needs and the car parks allocated in the Local Plan are promoted for redevelopment – no changes.

Location 1 – Chelmsford Urban Area (paragraph 7.12)

Key statistics:

Consultation point	Yes	No	Comments	Total number of responses
Chelmsford Urban Area (paragraph 7.12)	0	0	1	1

Summary of Representations – main issues and suggested changes:

- Suggest wording changes to reflect opportunities for active and sustainable travel (Essex County Council).

CCC response to the comments made
Reference to active and sustainable travel has been included.

Strategic Growth Site Policy 1a - Chelmer Waterside

Key statistics:

Consultation point	Yes	No	Comments	Total number of responses
Strategic Growth Site Policy 1a - Chelmer Waterside	4	0	9	9

Summary of Representations – main issues and suggested changes:

- Clarification sought on costs of any relocation and adequacy of width of waterside margin (Chelmsford Canoe Club)
- Suggest adding reference to police facilities (Essex Police)
- Early engagement will be required on sewer constraints (Anglian Water Services Ltd)

- Amend text to include a flood risk and management requirement and potential financial contributions (Environment Agency)
- Add reference to the role of multifunctional green infrastructure in water management (Essex County Council)
- The Cathedral School is at full capacity and would need to expand to meet demand, and a strategic approach is required (The Cathedral School)
- Additional site proposed for consideration in the allocation area, for co-living scheme (Highgate Capital Limited).

CCC response to the comments made
Reference added in the Reasoned Justification to the presence of a large diameter sewer through site CW1d.
The Policy and the Reasoned Justification have been adjusted to refer to facilities alongside infrastructure, and to police, ambulance and fire and rescue.
An additional bullet has been added for the requirement for financial contributions towards provision of a new lock and replacement weir gates.
Flood risk is covered within the Policy and at Para. 7.15.
CCC will continue to work closely with ECC as the Local Education Authority on the plan to ensure that education requirements are met.

Strategic Growth Site Policy 1w – Meadows Shopping Centre and Meadows Surface Car Park

Key statistics:

Consultation point	Yes	No	Comments	Total number of responses
Strategic Growth Site Policy 1w – Meadows Shopping Centre and Meadows Surface Car Park	1	3	14	14

Summary of Representations – main issues and suggested changes:

- Additional text suggested in relation to education contributions, parking, pedestrian and cycle routes (Essex County Council)
- A Heritage Impact Assessment should be undertaken before the next consultation stage (Historic England)
- Amend text to include a flood risk and management requirement and potential financial contributions (Environment Agency)
- Suggest adding reference to police facilities (Essex Police)
- Consider sewer assets and easements, and the need for maintenance access, which should shape the layout (Anglian Water Services Ltd)
- Consider on-site health care facilities to meet growing needs (Mid and South Essex Integrated Care Board)
- Support allocation but propose greater development density and a higher number of homes (Dominus Chelmsford Limited)
- Do not agree with building homes here, it is not a sustainable option to demolish it

- Opposed to the removal of car parks to allow for development, and active travel should feature
- Concerns expressed about loss of shops and jobs, the centre has good occupancy and could be revamped for shopping
- Proposals for The Meadows should include health and education facilities.

CCC response to the comments made
Additional bullet added to the Policy and Reasoned Justification to require safeguarding of access for maintenance of foul and surface water drainage infrastructure, and the presence of a wastewater pumping station on the site.
Flood risk is covered within the Policy and through a link to Policy S10 at Para. 7.40.
Clarification made to bullet relating to loss of car parking, and enhancement of bus services.
An additional bullet has been added for the requirement for financial contributions towards provision of a new lock and replacement weir gates.
The Policy and Reasoned Justification adjusted to refer to facilities alongside infrastructure, and to police, ambulance and fire and rescue.
The site policy requires financial contributions to education provision and/or onsite provision of other community facilities including healthcare provision.
The site policy requires proposals to seek to retain an equivalent amount of commercial floorspace compared to the existing shopping centre.
Allocated sites are supported by the evidence base including Housing Capacity in Chelmsford City Centre and Urban Area. The NPPF promotes the use of brownfield sites for new homes and other identified needs and the car parks allocated in the Local Plan are promoted for redevelopment – no changes.

Strategic Growth Site Policy 1b – Former St Peter’s College, Fox Crescent

Key statistics:

Consultation point	Yes	No	Comments	Total number of responses
Strategic Growth Site Policy 1b – Former St Peter’s College, Fox Crescent	1	0	9	9

Summary of Representations – main issues and suggested changes:

- Support for the policy requirement to provide or make financial contributions to sport, leisure and recreation facilities, and for commuted sums in lieu of loss of open space (Sport England)
- Add reference to police facilities (Essex Police)
- Add reference to specialised supported housing (Essex County Council)
- Change wording relating to how special schools are referred to (Essex County Council)
- Add additional text in relation to green infrastructure (Essex County Council).

CCC response to the comments made
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The Policy and Reasoned Justification have been adjusted to refer to facilities alongside infrastructure, and to police, ambulance and fire and rescue.
An additional bullet has been added to outline the requirement for inclusion of 60 units of specialist residential housing.
Bullet 3 - the wording around special schools has been clarified.
Text added in relation to green infrastructure.

Strategic Growth Site Policy 1x – Former Kay Metzeler Premises, Brook Street

Key statistics:

Consultation point	Yes	No	Comments	Total number of responses
Strategic Growth Site Policy 1x – Former Kay Metzeler Premises, Brook Street	2	0	7	7

Summary of Representations – main issues and suggested changes:

- The Cathedral School is at full capacity and would need to expand to meet demand, and a strategic approach is required (The Cathedral School)
- A Heritage Impact Assessment should be undertaken before the next consultation stage (Historic England)
- Add a reference to police facilities (Essex Police)
- Consider sewer assets and easements, and the need for maintenance access, which should shape the layout (Anglian Water Services Ltd)
- Add additional text in relation to green infrastructure and nature recovery networks (Essex County Council).

CCC response to the comments made
This site is no longer available for development and will not be allocated.

Strategic Growth Site Policy 1d – Riverside Ice and Leisure Land, Victoria Road

Key statistics:

Consultation point	Yes	No	Comments	Total number of responses
Strategic Growth Site Policy 1d – Riverside Ice and Leisure Land, Victoria Road	2	0	11	11

Summary of Representations – main issues and suggested changes:

- The Cathedral School is at full capacity and would need to expand to meet demand, and a strategic approach is required (The Cathedral School)
- Amend text to include flood risk and management requirement and potential financial contributions (Environment Agency)
- Suggest adding reference to police facilities (Essex Police)

- Consider sewer assets and easements, and the need for maintenance access, which should shape the layout (Anglian Water Services Ltd)
- Add additional text in relation to pedestrian and cycle links, and active and sustainable travel (Essex County Council)
- Opposed to the removal of car parks to allow for development.

CCC response to the comments made
Additional bullet added to the Policy to require safeguarding of access for maintenance of foul and surface water drainage infrastructure, and the presence of a wastewater pumping station on the site.
Additional bullet added to the Policy to require provision of SuDs and flood risk management.
The Policy and Reasoned Justification have been adjusted to refer to facilities alongside infrastructure, and to police, ambulance and fire and rescue.
An additional bullet has been added for the requirement for financial contributions towards provision of a new lock and replacement weir gates.
CCC will continue to work closely with ECC as the Local Education Authority on the plan to ensure that education requirements are met.
Allocated sites are supported by the evidence base including Housing Capacity in Chelmsford City Centre and Urban Area. The NPPF promotes the use of brownfield sites for new homes and other identified needs and the car parks allocated in the Local Plan are promoted for redevelopment – no changes.

Strategic Growth Site Policy 1e – Civic Centre Land, Fairfield Road

Key statistics:

Consultation point	Yes	No	Comments	Total number of responses
Strategic Growth Site Policy 1e – Civic Centre Land, Fairfield Road	0	0	5	5

Summary of Representations – main issues and suggested changes:

- Add reference to police facilities (Essex Police)
- Consider sewer assets and easements, and the need for maintenance access, which should shape the layout (Anglian Water Services Ltd)
- Add additional text in relation to active and sustainable travel, and Chelmsford Transport Interchange Project (Essex County Council)
- Opposed to the removal of car parks to allow for development.

CCC response to the comments made
Additional bullet added to the Policy to require safeguarding of access for maintenance of foul and surface water drainage infrastructure.
The Policy and Reasoned Justification have been adjusted to refer to facilities alongside infrastructure, and to police, ambulance and fire and rescue.
A proposed Chelmsford Transport Interchange Project is considered to be at too early a stage to be included in this iteration of the Plan.

Allocated sites are supported by the evidence base including Housing Capacity in Chelmsford City Centre and Urban Area. The NPPF promotes the use of brownfield sites for new homes and other identified needs and the car parks allocated in the Local Plan are promoted for redevelopment – no changes.

Strategic Growth Site Policy 1f – Eastwood House Car Park, Glebe Road

Key statistics:

Consultation point	Yes	No	Comments	Total number of responses
Strategic Growth Site Policy 1f – Eastwood House Car Park, Glebe Road	0	0	5	5

Summary of Representations – main issues and suggested changes:

- Add additional text in relation to green infrastructure and nature recovery networks (Essex County Council)
- Consider sewer assets and easements, and the need for maintenance access, which should shape the layout (Anglian Water Services Ltd)
- Add reference to police facilities (Essex Police)
- Opposed to the removal of car parks to allow for development.

CCC response to the comments made

Additional bullet added to the Policy to require safeguarding of access for maintenance of foul and surface water drainage infrastructure.

The Policy and Reasoned Justification have been adjusted to refer to facilities alongside infrastructure, and to police, ambulance and fire and rescue.

Text added in relation to green infrastructure.

Allocated sites are supported by the evidence base including Housing Capacity in Chelmsford City Centre and Urban Area. The NPPF promotes the use of brownfield sites for new homes and other identified needs and the car parks allocated in the Local Plan are promoted for redevelopment – no changes.

Strategic Growth Site Policy 1y – Land Between Hoffmanns Way and Brook Street (Marriages Mill)

Key statistics:

Consultation point	Yes	No	Comments	Total number of responses
Strategic Growth Site Policy 1y – Land Between Hoffmanns Way and Brook Street (Marriages Mill)	2	0	5	5

Summary of Representations – main issues and suggested changes:

- Add additional text in relation to green infrastructure and nature recovery networks (Essex County Council)

- Add reference to police facilities (Essex Police)
- Include reference to removal of modern buildings and retaining a link to the nearby Grade II listed Marconi 1912 Building (Historic England)
- The Cathedral School is at full capacity and would need to expand to meet demand, and a strategic approach is required (The Cathedral School).

CCC response to the comments made
The Policy and Reasoned Justification have been adjusted to refer to facilities alongside infrastructure, and to police, ambulance and fire and rescue.
Text added in relation to green infrastructure.
Bullets under 'historic and natural environment' amended to include the requirement for the removal of modern buildings, and retaining a visual link with the 1912 Building.
CCC will continue to work closely with ECC as the Local Education Authority on the plan to ensure that education requirements are met.

Policy GR1 – Growth Sites in Chelmsford City Centre/Urban Area

Key statistics:

Consultation point	Yes	No	Comments	Total number of responses
Policy GR1 – Growth sites in Chelmsford City Centre/Urban Area	2	0	10	10

Summary of Representations – main issues and suggested changes:

- Support for requirements to make contributions towards new/enhanced sport, leisure and recreation facilities (Sport England)
- Add additional text in relation to active and sustainable travel, and additional bullet for sites to enhance existing pedestrian and cycle routes (Essex County Council)
- Add additional text in relation to green infrastructure and nature recovery networks (Essex County Council)
- Sustainable drainage systems should be a consideration on all proposed development sites, and aligned with green and blue infrastructure provision wherever possible (Anglian Water Services Ltd)
- Add reference to police facilities (Essex Police)
- Concerned about traffic generation in the City Centre, public transport, sustainable travel and car clubs should be considered
- Other sites could also be considered such as Andrews Place (Chelmer Housing Partnership (CHP)).

CCC response to the comments made
Policy amended to include the requirement for suitable SuDS and flood risk management.
The latest highway modelling does not consider the overall impact on the local or strategic highway network will be severe.

The Policy and Reasoned Justification have been adjusted to refer to facilities alongside infrastructure, and to police, ambulance and fire and rescue.

Text added in relation to active and sustainable travel.

Text added in relation to green infrastructure.

Growth Site Policy 1g – Chelmsford Social Club, Springfield Road

Key statistics:

Consultation point	Yes	No	Comments	Total number of responses
Growth Site Policy 1g – Chelmsford Social Club, Springfield Road	0	0	0	0

No comments.

CCC response to the comments made

No changes.

Growth Site Policy 1h – Ashby House Car Parks, New Street

Key statistics:

Consultation point	Yes	No	Comments	Total number of responses
Growth Site Policy 1h – Ashby House Car Parks, New Street	0	0	1	1

Summary of Representations – main issues and suggested changes:

- Opposed to the removal of car parks to allow for development.

CCC response to the comments made

Allocated sites are supported by the evidence base including Housing Capacity in Chelmsford City Centre and Urban Area. The NPPF promotes the use of brownfield sites for new homes and other identified needs and the car parks allocated in the Local Plan are promoted for redevelopment – no changes.

Growth Site Policy 1i – Rectory Lane Car Park West

Key statistics:

Consultation point	Yes	No	Comments	Total number of responses
Growth Site Policy 1i – Rectory Lane Car Park West	0	0	1	1

Summary of Representations – main issues and suggested changes:

- Opposed to the removal of car parks to allow for development.

CCC response to the comments made

Allocated sites are supported by the evidence base including Housing Capacity in Chelmsford City Centre and Urban Area. The NPPF promotes the use of brownfield sites for new homes and other identified needs and the car parks allocated in the Local Plan are promoted for redevelopment – no changes.

Growth Site Policy 1z – Granary Car Park, Victoria Road

Key statistics:

Consultation point	Yes	No	Comments	Total number of responses
Growth Site Policy 1z – Granary Car park, Victoria Road	2	3	8	8

Summary of Representations – main issues and suggested changes:

- A Heritage Impact Assessment should be undertaken due to proximity to Grade II listed Springfield Water Mill (Historic England)
- The Cathedral School is at full capacity and would need to expand to meet demand, and a strategic approach is required (The Cathedral School)
- Scale of development should be much more modest due to its location, such as a small terrace to mirror existing nearby houses
- Retain site as City open space; this natural open space should be protected
- Concerns about increased strain on local infrastructure including education
- Previous proposals have not been financially viable
- Opposed to the removal of car parks to allow for development; it is a very important and convenient car park for the nearby hotel, sports events, shopping.

CCC response to the comments made

Bullet 7 amended to include layout, height and design considerations to reduce visual impact on the setting of the Grade II listed Springfield Water Mill.

The site is informed by a Heritage Impact Assessment published alongside the Preferred Options Consultation Document.

The plan is informed by a wide range of evidence base reports including an updated Infrastructure Delivery Plan, Viability Assessment, Housing Capacity in Chelmsford City Centre and Urban Area and Open Space Assessment.

CCC will continue to work closely with ECC as the Local Education Authority on the plan to ensure that education requirements are met.

Allocated sites are supported by the evidence base including Housing Capacity in Chelmsford City Centre and Urban Area. The NPPF promotes the use of brownfield sites for new homes and other identified needs and the car parks allocated in the Local Plan are promoted for redevelopment – no changes.

Growth Site Policy 1k – Former Chelmsford Electrical and Car Wash, Brook Street

Key statistics:

Consultation point	Yes	No	Comments	Total number of responses
Growth Site Policy 1k – Former Chelmsford Electrical and Car Wash, Brook Street	0	0	0	0

No comments.

CCC response to the comments made
No changes. However, the site policy has been updated to reflect that a planning application has been submitted.

Growth Site Policy 1aa – Coval Lane Car Park

Key statistics:

Consultation point	Yes	No	Comments	Total number of responses
Growth Site Policy 1aa – Coval Lane Car Park	0	1	4	4

Summary of Representations – main issues and suggested changes:

- Scale of development should be much more modest to be in keeping with surrounding development
- Concerns about increased traffic from new development
- Development should be conditional on provision of a further Park and Ride site at Widford
- Opposed to the removal of car parks to allow for development; loss of parking may impact on West End businesses; there is not enough on-street parking to accommodate the local residents' needs
- Cumulative effect of other nearby development should be considered including office to housing conversions at Paragon House.

CCC response to the comments made
The consequential change of adding SuDS and flood risk management to the over-arching Policy GR1 means that the bullet is deleted from this policy.
The plan is informed by a wide range of evidence base reports including an updated Infrastructure Delivery Plan, Viability Assessment, Transport Modelling, Housing Capacity in Chelmsford City Centre and Urban Area and Open Space Assessment.
The latest highway modelling does not consider the overall impact on the local or strategic highway network will be severe.
Policy S9 states that additional Park and Ride facilities will be considered in West Chelmsford.
Site policy already requires the development character, scale and layout to have regard and respond to the site's surrounding context.

Allocated sites are supported by the evidence base including Housing Capacity in Chelmsford City Centre and Urban Area. The NPPF promotes the use of brownfield sites for new homes and other identified needs and the car parks allocated in the Local Plan are promoted for redevelopment – no changes.

Growth Site Policy 1l – BT Telephone Exchange, Cottage Place

Key statistics:

Consultation point	Yes	No	Comments	Total number of responses
Growth Site Policy 1l – BT Telephone Exchange, Cottage Place	0	0	0	0

No comments.

CCC response to the comments made

No changes.

Growth Site Policy 1m – Rectory Lane Car Park East

Key statistics:

Consultation point	Yes	No	Comments	Total number of responses
Growth Site Policy 1m – Rectory Lane Car Park East	0	0	1	1

Summary of Representations – main issues and suggested changes:

- Opposed to the removal of car parks to allow for development.

CCC response to the comments made

Allocated sites are supported by the evidence base including Housing Capacity in Chelmsford City Centre and Urban Area. The NPPF promotes the use of brownfield sites for new homes and other identified needs and the car parks allocated in the Local Plan are promoted for redevelopment – no changes.

Growth Site Policy 1n – Waterhouse Lane Depot and Nursery

Key statistics:

Consultation point	Yes	No	Comments	Total number of responses
Growth Site Policy 1n – Waterhouse Lane Depot and Nursery	0	0	0	0

No comments.

CCC response to the comments made

No changes.

Growth Site Policy 1o – Church Hall Site, Woodhall Road

Key statistics:

Consultation point	Yes	No	Comments	Total number of responses
Growth Site Policy 1o – Chelmsford Social Club, Church Hall Site, Woodhall Road	0	0	0	0

No comments.

CCC response to the comments made

The site has been built-out as is therefore deleted from the plan.

Growth Site Policy 1p – British Legion, New London Road

Key statistics:

Consultation point	Yes	No	Comments	Total number of responses
Growth Site Policy 1p – British Legion, New London Road	0	0	0	0

No comments.

CCC response to the comments made

No changes.

Growth Site Policy 1q – Land rear of 17-37 Beach's Drive

Key statistics:

Consultation point	Yes	No	Comments	Total number of responses
Growth Site Policy 1q – Land rear of 17-37 Beach's Drive	0	0	1	1

Summary of Representations – main issues and suggested changes:

- Add reference to safe and convenient pedestrian and cycle access (Essex County Council).

CCC response to the comments made

Reference to safe and convenient pedestrian and cycle access added.

Additional bullet added for the layout to have regard to the presence of a wastewater pumping station on the site.

Growth Site Policy 1r – Garage Site, St Nazaire Road

Key statistics:

Consultation point	Yes	No	Comments	Total number of responses
Growth Site Policy 1r – Garage Site, St Nazaire Road	0	0	1	1

Summary of Representations – main issues and suggested changes:

- Add reference to providing a safe and convenient pedestrian link (Essex County Council).

CCC response to the comments made

Reference to safe and convenient pedestrian access added.

Growth Site Policy 1bb – Glebe Road Car Park

Key statistics:

Consultation point	Yes	No	Comments	Total number of responses
Growth Site Policy 1bb – Glebe Road Car Park	0	1	3	3

Summary of Representations – main issues and suggested changes:

- A Heritage Impact Assessment should be undertaken due to location in the West End Conservation Area (Historic England)
- Opposed to the removal of car parks to allow for development; this is the only overnight car park; there is already not enough parking for local residents
- Concern that overlooking and noise will be an issue.

CCC response to the comments made

The consequential change of adding SuDS and flood risk management to the over-arching Policy GR1 means that the bullet is deleted from this policy.

Bullet 4 amended to define the local context of 2-3 storeys, and that services should be screened from the streetscene.

The site is informed by a Heritage Impact Assessment published alongside the Preferred Options Consultation Document.

Allocated sites are supported by the evidence base including Housing Capacity in Chelmsford City Centre and Urban Area. The NPPF promotes the use of brownfield sites for new homes and other identified needs and the car parks allocated in the Local Plan are promoted for redevelopment – no changes.

Policy DM29 requires development proposals to not be overbearing or result in result in excessive noise.

Growth Site Policy 1s – Garage Site and Land, Medway Close

Key statistics:

Consultation point	Yes	No	Comments	Total number of responses
Growth Site Policy 1s – Garage Site and Land, Medway Close	0	0	0	0

No comments.

CCC response to the comments made
No changes.

Growth Site Policy 1t – Car Park r/o Bellamy Court, Broomfield Road

Key statistics:

Consultation point	Yes	No	Comments	Total number of responses
Growth Site Policy 1t – Car Park r/o Bellamy Court, Broomfield Road	0	0	1	1

Summary of Representations – main issues and suggested changes:

- Opposed to the removal of car parks to allow for development.

CCC response to the comments made
Allocated sites are supported by the evidence base including Housing Capacity in Chelmsford City Centre and Urban Area. The NPPF promotes the use of brownfield sites for new homes and other identified needs and the car parks allocated in the Local Plan are promoted for redevelopment – no changes.

Growth Site Policy 1u – Rivermead, Bishop Hall Lane

Key statistics:

Consultation point	Yes	No	Comments	Total number of responses
Growth Site Policy 1u – Rivermead, Bishop Hall Lane	0	0	1	1

Summary of Representations – main issues and suggested changes:

- Add reference to provision of new bridges for safe and convenient connections to the pedestrian and cycle network (Essex County Council).

CCC response to the comments made

The site has been built-out as is therefore deleted from the plan.

Growth Site Policy 1v – Railway Sidings, Brook Street

Key statistics:

Consultation point	Yes	No	Comments	Total number of responses
Growth Site Policy 1v – Railway Sidings, Brook Street	0	0	1	1

Summary of Representations – main issues and suggested changes:

- Add reference to provision of safe and convenient pedestrian and cycle routes (Essex County Council).

CCC response to the comments made

Reference to safe and convenient pedestrian and cycle access added.

Location 2 – West Chelmsford

Strategic Growth Site Policy 2 – West Chelmsford

Key statistics:

Consultation point	Yes	No	Comments	Total number of responses
Strategic Growth Site Policy 2 – West Chelmsford	3	2	20	20

Summary of Representations – main issues and suggested changes:

- Add reference to ‘multifunctional’ green infrastructure to ensure consistency throughout the Plan (Essex County Council)
- Minor policy change suggested to reflect the provision of a primary school and early years nursery (Essex County Council)
- Add reference to active and sustainable modes of transport, where alternatives to the private car are prioritised, and financial contributions towards bus services (Essex County Council)
- Provide safe and convenient pedestrian and cycle connections, links to the urban area and accessibility for bus services (Essex County Council)
- Provide a safe traffic free environment around school pedestrian entrances having regard to the requirements set out in ECC’s Developers’ Guide to Infrastructure Contributions (Essex County Council)
- Support for requirements to make contributions towards new/enhanced sport, leisure and recreation facilities, and inclusion of these facilities in the masterplan (Sport England)
- Add reference to police facilities (Essex Police)

- Concerns of the impact from development on local services such as Writtle GP surgery (Good Easter Parish Council)
- Unclear what healthcare provision is envisaged as part of the proposed neighbourhood centre; a new GP surgery could be provided here (Good Easter Parish Council)
- Concerns about the potential traffic impact on Roxwell Road/A1060, a proportion of the traffic should be able to use Chignall Road via Trent Road/Avon Road (Good Easter Parish Council)
- The proposed multi-user crossing will cause further congestion, although its purpose and intended users is not clear (Good Easter Parish Council)
- Buses will be delayed by traffic queues without space to provide a bus lane
- The commitment to CIL funding is welcome, and assurance is sought that this will not change in future (Writtle Parish Council).

CCC response to the comments made
Text relating to provision of education has been updated to reflect ECC requirements, and types of provision have been clarified.
Reference to traffic free environments around school entrances are considered too detailed for the Policy but would be dealt with at masterplanning or planning application stage.
The latest highway modelling does not consider the overall impact on the local or strategic highway network will be severe.
Provision of a new stand-alone early years and childcare nursery removed from supporting on-site development and site infrastructure requirements to reflect latest ECC position regarding need.
Requirement for pedestrian and cycle connections expanded to ensure these are 'safe and convenient'.
Additional requirements for a 'new dedicated pedestrian and cycle links to the existing urban area' and the need to 'provide well-connected and integrated internal road layouts which allow good accessibility for bus services' added to policy to reflect the removal of a bus link via Avon Road.
Policy and Reasoned Justification updated to expand reference to 'multifunctional' green infrastructure to ensure consistency across the Plan.
Policy and Reasoned Justification updated to expand reference to 'active and sustainable transport to ensure consistency across the Plan.
Site infrastructure requirements updated to include reference to Police, ambulance and fire and rescue facilities.
The necessary contributions to healthcare are covered by site infrastructure requirements. Full details of what these may be will be informed through the planning application process and advice of NHS Mid and South Essex Integrated Care Board.

Location 3 – East Chelmsford

Strategic Growth Site Policy 3a – East of Chelmsford, Manor Farm

Key statistics:

Consultation point	Yes	No	Comments	Total number of responses
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Strategic Growth Site Policy 3a – East of Chelmsford, Manor Farm	2	1	16	16
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Summary of Representations – main issues and suggested changes:

- Support policy requirements including for development to provide or make financial contributions to new or enhanced sport, leisure and recreational facilities (Sport England)
- Add to policy requirements for a foul drainage strategy and SuDs as part of a multifunctional green and blue infrastructure delivery framework should an alternative development strategy be taken forward for this site (Anglian Water Services Ltd)
- Support the allocation ((Hopkins Homes Ltd)
- Para. 7.135 – The site has no existing or planned access for horse riders and any proposals could conflict with the residential area and country park users (Hopkins Homes Ltd)
- Do not support Para. 7.141 - Requirement for a Minerals Resource Assessment is inconsistent with Policy S8 of the Minerals Local Plan which exempts land already allocated in adopted plans (Hopkins Homes Ltd)
- Ensure any need for minerals extraction is factored into the housing trajectory to allow for the potential delays to delivery (Hopkins Homes Ltd)
- In absence of any justification, with reference to the CIL Regulations, delete the requirement to fund the creation of a visitors' centre at Sandford Mill (Hopkins Homes Ltd)
- Requirements for financial contributions for education, community and healthcare, sports, leisure and recreation duplicate S9 and S10. If retained in the policy, amend to state that contributions will be “appropriate and proportionate” (Hopkins Homes Ltd)
- A new plan policy is required to address the cumulative recreational pressure on Blakes Wood and Lingwood Common SSSI, Woodham Walter Common SSSI, Danbury Common SSSI and other wildlife sites from increased levels of recreational pressure arising from the new residents at Growth Sites 16a, 3a and 13 (Natural England)
- Add to SGS3a and d policies that active travel connections should be to existing and proposed development areas within East of Chelmsford and at East Chelmsford Garden Community (Wates Developments and Hammonds Estates LLP)
- Expand SGS3a and d to require appropriate measures to enable public transport access to and from the site, and to ensure public transport strategy proposals integrate with existing and proposed development areas within East Chelmsford and at the East Chelmsford Garden Community (Wates Developments and Hammonds Estates LLP)
- Amend Historic and Natural Environment, bullet 4 to refer to ‘multifunctional’ green infrastructure (Essex County Council)
- Amend Movement and Access bullet to refer to ‘safe and convenient’ pedestrian and cycle connections (Essex County Council)

- Amend Site infrastructure requirements bullet 7 to 'Provision of a new northwest safe and convenient pedestrian/cycle link through the Country Park to provide a connection to future off-site cycle links.' (Essex County Council)
- For consistency with other parts of the plan refer to 'active and sustainable travel' in para. 1 of the policy (Essex County Council)
- Object to site for multiple reasons including potential contamination of land, flood risk, housing density and positioning, education and medical care, biodiversity and traffic impacts (Great Baddow Parish Council)
- Under 'Site infrastructure requirements' expand bullet point 10 to refer to police facilities as required by Essex Police (Essex Police)
- Support proposal to improve the cycle crossing of the River Chelmer at Sandon Mill (Cycling UK)
- Include requirement for a more direct cycle route to the city centre which follows Essex Yeomanry Way to the Army and Navy (Cycling UK)
- It appears that the extension to Sandon Park and Ride is now intended to serve Hammonds Farm development
- The SGS3a masterplan should consider pollution sampling from the former nearby landfill site and the nuclear bunker
- The Local Plan is undermined by speculative applications such as the proposed warehouse development at Sandon
- There aren't enough trained professionals to staff the new infrastructure needed e.g. schools
- Unsustainable to build new homes close to the flood plain adjacent to the Army and Navy
- Proposed new developments will increase flooding potential.

CCC response to the comments made
Policy S9 already requires developments to provide foul drainage infrastructure.
The site policy already requires flood mitigation measures including SuDS.
Various site policy adjustments have been made including deletion of horse-riding reference as there are no existing or planned access points for horse riders; new requirements to address the cumulative recreational pressure on nearby SSSIs; new requirement for multifunctional green infrastructure; new requirements for active and sustainable travel and connections with East Chelmsford Garden Community and, new requirement for financial contributions towards Police, ambulance and fire and rescue facilities.
Requirements for financial contributions are informed by the plan evidence base including the updated Infrastructure Delivery Plan.
A Minerals Resource Assessment remains a policy requirement.
The plan is informed by a wide range of evidence including a Strategic Flood Risk Assessments and Sequential and Exception Testing.
The Council cannot prevent planning applications from being submitted.
The site already has an approved masterplan.
The site policy already requires safe and convenient pedestrian and cycle connections.
The latest highway modelling does not consider the overall impact on the local or strategic highway network will be severe.

Strategic Growth Site Policy 3b – East of Chelmsford, Land North of Maldon Road (Employment)

Key statistics:

Consultation point	Yes	No	Comments	Total number of responses
Strategic Growth Site Policy 3b – East of Chelmsford, Land North of Maldon Road (Employment)	0	0	10	10

Summary of Representations – main issues and suggested changes:

- Expand policy to require the development to prepare a strategy for responding to the National Grid Electricity Transmission plc (NGET) overhead transmission lines within the site which demonstrates how the NGET Design Guide and Principles have been applied at the masterplanning stage and how the impact of the assets has been reduced through good design (National Grid Electricity Transmission)
- Under ‘Site infrastructure requirements’ expand bullet point 5 to refer to police facilities as required by Essex Police (Essex Police)
- Replace Site Infrastructure Requirements, bullet 1 with ‘New 56 place stand-alone early years and childcare nursery (Use Class E(f)) on 0.13 hectares of suitable land allocated for education and childcare use (Essex County Council)
- Support allocation (Redrow Homes & Speakman Family)
- Amend Movement and Access bullet 3 to refer to ‘safe and convenient’ pedestrian and cycle connections (Essex County Council)
- Amend para. 7.151 to refer to ‘safe and convenient cycle/footway’ (Essex County Council)
- Amend Historic and Natural Environment, bullet 3 to refer to ‘multifunctional’ green infrastructure (Essex County Council).

CCC response to the comments made

Various site policy adjustments have been made including a new requirement to prepare a strategy for responding to the National Grid Electricity Transmission plc (NGET) overhead transmission lines; revised requirement for a 56 place stand-alone early years and childcare nursery; new requirement for multifunctional green infrastructure, and new requirements for active and sustainable travel connections and, new requirement for financial contributions towards Police, ambulance and fire and rescue facilities.

Strategic Growth Site Policy 3c – East of Chelmsford, Land South of Maldon Road

Key statistics:

Consultation point	Yes	No	Comments	Total number of responses
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Strategic Growth Site Policy 3c – East of Chelmsford, Land South of Maldon Road	0	0	5	5
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Summary of Representations – main issues and suggested changes:

- Amend Movement and Access bullet 3 to refer to ‘safe and convenient’ pedestrian and cycle connections (Essex County Council)
- Given that SGS3c and SGS3d are at planning application stage, the policy should not include additional infrastructure requirements e.g., a Pegasus crossing unless some flexibility is given (Redrow Homes & Speakman Family)
- Support allocation, but expand the site allocation (Redrow Homes & Speakman Family)
- Object to site for multiple reasons including potential contamination of land, flood risk, housing density and positioning, education and medical care, biodiversity and traffic impacts (Great Baddow Parish Council).

CCC response to the comments made
Various site policy adjustments have been made including new requirements for safe and convenient pedestrian and cycle connections.
It is right that the site policy has been updated since the adoption of the Local Plan. Requirements are informed by the plan evidence base including the IDP.
The latest highway modelling does not consider the overall impact on the local or strategic highway network will be severe.
Objections to the site are noted. The plan allocation is rolled over from the adopted plan and is supported by evidence. Matters such as housing positioning are considered at planning application stage.

Strategic Growth Site Policy 3d – East of Chelmsford, North of Maldon Road

Key statistics:

Consultation point	Yes	No	Comments	Total number of responses
Strategic Growth Site Policy 3d – East of Chelmsford, North of Maldon Road	0	0	6	6

Summary of Representations – main issues and suggested changes:

- Amend Movement and Access bullet 3 to refer to ‘safe and convenient’ pedestrian and cycle connections (Essex County Council)
- Amend para. 7.176 to read 'A safe and convenient cycle/footway should connect the site to Sandon Park and Ride to the east to maximise use of the existing Park and Ride site (Essex County Council)
- Amend Historic and Natural Environment, bullet 3 to refer to ‘multifunctional’ green infrastructure (Essex County Council)

- Support allocation but given that SGS3c and SGS3d are at planning application stage, the policy should not include additional infrastructure requirements e.g., a Pegasus crossing unless some flexibility is given (Redrow Homes & Speakman Family).

CCC response to the comments made

Various site policy adjustments have been made including requirements for safe and convenient cycle/footway connections and multifunctional green infrastructure.

It is right that the site policy has been updated since the adoption of the Local Plan. Requirements are informed by the plan evidence base including the IDP.

Location 4 – Growth Site Policy 4 – Land North of Galleywood Reservoir

Key statistics:

Consultation point	Yes	No	Comments	Total number of responses
Growth Site Policy 4 – Land North of Galleywood Reservoir	0	0	4	4

Summary of Representations – main issues and suggested changes:

- For consistency with other parts of the plan, strengthen references to active travel in policy and para 7.190 (Essex County Council)
- Policy text should require multifunctional green infrastructure (Essex County Council).
- The viability and deliverability of this site is questioned as it has been allocated for over four years (Park View Group).

CCC response to the comments made

Policy adjustments include strengthened requirements for safe and convenient pedestrian and cycle connections and to provide multifunctional green infrastructure.

The site has planning permission and is expected to be delivered between 2025 and 2026.

Location 5 – Growth Site Policy 5 – Land Surrounding Telephone Exchange, Ongar Road, Writtle

Key statistics:

Consultation point	Yes	No	Comments	Total number of responses
Growth Site Policy 5 – Land Surrounding Telephone Exchange, Ongar Road, Writtle	1	0	4	4

Summary of Representations – main issues and suggested changes:

- Support allocation. The site is expected to be surplus to operational requirements (as a telephone exchange) by 2031. Adjust boundary to fully reflect our land ownership and ensure deliverability (Telereal Securitised Property GP Limited)
- Use a minimum or indicative capacity of 25 to enable a future planning application to determine the exact quantum, layout, form, mix and tenure of new homes (Telereal Securitised Property GP Limited)
- Amend policy to enable a future planning application to be informed by an arboricultural impact assessment with regards to the potential retention of trees on site (Telereal Securitised Property GP Limited)
- Policy text in relation to infrastructure requirements should be modified to be appropriate and proportionate (Telereal Securitised Property GP Limited)
- For consistency with other policies, amend to strengthen references to active travel (Essex County Council)
- Split bullet 1 under Site Development Principles into two for consistency with other site policies (Essex County Council)
- Policy text should require multifunctional green infrastructure (Essex County Council).

CCC response to the comments made
Site boundary has been reduced to reflect the land promoted for development.
The use of the 'around' housing figure would allow for a higher density development to be brought forward where this conforms with other policies in the Plan as a whole.
Various site policy adjustments have been made including requirements for safe and convenient cycle/footway connections, to provide multifunctional green infrastructure, to provide new and enhanced cycle routes and footpaths where appropriate, and to include reference to an arboricultural impact assessment.

Growth Area 2 – North Chelmsford (paragraphs 7.200-7.205 and Figure 17)

Key statistics:

Consultation point	Yes	No	Comments	Total number of responses
Growth Area 2 – North Chelmsford (paragraphs 7.200-7.205 and Figure 17)	2	1	9	9

Summary of Representations – main issues and suggested changes:

- Support for the importance of North East Chelmsford and Chelmsford Garden Community in delivering significant levels of growth (Cliffords Group Ltd, Daniel James Developments)
- Support for inclusion of Little Boyton Hall (C J H Farming Ltd)
- Excluding development at Boreham is a missed opportunity (Gladman)

- There is currently no right of way through the Green Wedge from Broomfield, so reference to this should be removed (Broomfield Parish Council).

CCC response to the comments made
It is appropriate to retain the reference to using the Green Wedge for sustainable travel to reflect local aspirations for active travel connectivity.
Figures have been updated to reflect the revised Spatial Strategy.
Development in Boreham village has been considered but rejected due to for example, the impact on the local road network and landscape capacity and sensitivity concerns.

Location 6 – North East Chelmsford (Chelmsford Garden Community)

Strategic Growth Site Policy 6 – North East Chelmsford (Chelmsford Garden Community)

Key statistics:

Consultation point	Yes	No	Comments	Total number of responses
Strategic Growth Site 6 – North East Chelmsford Garden Community	7	0	31	31

Summary of Representations – main issues and suggested changes:

- Support for the policy (Cliffords Group Ltd, Hallam Land Management)
- Support the policy subject to detailed proposed amendments to wording including replacing 20% biodiversity with 10%, and replacing a new Country Park with three new destination parks and (Vistry Group, Chelmsford Garden Community Consortium)
- Support for measures to encourage physical activity and new or enhanced sport, leisure and recreation facilities (Sport England)
- Support for the inclusion of a country park and green infrastructure, and 20% BNG (Natural England)
- An assessment of what is being provided as suitable alternative natural greenspace is needed (Natural England)
- The distinction between public green spaces and wildlife habitats could be made, with greater focus on integrating biodiversity rather than segregation; planting and biodiversity features should use native species; and would like riparian corridors to maintain a buffer zone for public space rather than private gardens (Environment Agency)
- Ensure that sufficient flood risk measures are incorporated and, where possible, as part of multi-functional green and blue infrastructure; and nature based solutions to provide environmental gains, rather than carbon intensive 'grey infrastructure' mitigation (Anglian Water Services Ltd)
- Refer to 'multifunctional' green infrastructure to ensure consistency throughout the Plan (Essex County Council)
- Make a reference to active and sustainable travel (Essex County Council)

- Strengthen the supporting text to reference the importance of the innovation park, the critical success factors needed, skills and the employment mix (Essex County Council)
- Clarify the wording relating to the quantity and type of education provision (Essex County Council)
- Provide a safe traffic free environment around school pedestrian entrances having regard to the requirements set out in ECC's Developers' Guide to Infrastructure Contributions (Essex County Council)
- Policy should require renewable and low carbon energy schemes, rather than just encourage them (Essex County Council)
- Stewardship principles are supported. Add additional bullets requiring stewardship activities to be in place for the first housing occupations and for an Asset Schedule of ownership and responsibility for community assets to be prepared (Essex County Council)
- Add to the end of para. 7.216 "Appropriate funding will also need to be made for police facilities to provide for community safety, cohesion and policing as required by Essex Police." (Essex Police)
- Ten Gypsy and Traveller plots have already been provided through the adopted Local Plan; there is now sufficient provision within this community, and it would be desirable to consider locations elsewhere (Chelmsford Garden Community Council)
- Additional land proposed at Domsey Lane, Cranham Road, and Wheelers Hill (Daniel James Developments, Hallam Land Management).

CCC response to the comments made
The Policy and Reasoned Justification have been adjusted to refer to facilities alongside infrastructure, and to police, ambulance and fire and rescue.
Text relating to provision of education has been updated to reflect ECC requirements, and types of provision have been clarified. Reference to traffic free environments around school entrances are considered too detailed for the Policy but would be dealt with at masterplanning or planning application stage.
The distinction between public green spaces and wildlife habitats is now covered by updates to Policy DM16; but has also been added to the Reasoned Justification for this policy.
Policy amended to include reference to capacity for wastewater treatment and disposal, and safeguarding of access for the maintenance of foul and surface water drainage infrastructure.
References to safe and convenient travel have been included.
Reference to multifunctional green infrastructure has been added.
The references to country parks have been replaced with Destination Parks.
Stewardship requirements have been clarified, but an asset schedule will be part of stewardship arrangements and does not need to be included in the Policy.
Travelling Showpeople provision is now required instead of Gypsy and Traveller provision, in line with the revised Spatial Strategy.
Referring to only 10% BNG for new Garden Communities would be inconsistent with Policy DM16, which requires 20% BNG on these sites. The Local Plan is supported by the plan evidence base including an updated Viability Assessment.
A number of initiatives are underway in relation to employment uses and labour and skills, the suggested amendments are considered too detailed for this Policy.

The encouragement of appropriate development of renewable, low carbon and decentralised energy schemes within the site policy has been amended to state where these are deliverable and do not give rise to environmental or other amenity impacts. However, this remains something that will be encouraged and not required as there is insufficient evidence or policy to require this on site.

Location 7 – Great Leighs

Strategic Growth Site Policy 7a – Great Leighs – Land at Moulsham Hall

Consultation point	Yes	No	Comments	Total number of responses
Strategic Growth Site 7a – Great Leighs – Land at Moulsham Hall	2	3	19	19

Summary of Representations – main issues and suggested changes:

- Support for the policy (Environment Agency)
- Policy requirement to provide or make financial contributions to new or enhanced sport, leisure and recreational facilities is welcomed (Sport England)
- Policy change suggested to reflect Essex Police (Essex Police)
- Make reference to ‘multifunctional’ green infrastructure to ensure consistency throughout the Plan (Essex County Council)
- Policy change suggested to clarify wording for the primary school provision and childcare facilities (Essex County Council)
- Provide additional safe and convenient pedestrian and cycle connections to Great Leighs village, and ensure good accessibility for buses (Essex County Council)
- Add a reference to active and sustainable travel (Essex County Council)
- Provide a safe traffic free environment around school pedestrian entrances having regard to the requirements set out in ECC’s Developers’ Guide to Infrastructure Contributions (Essex County Council)
- There are woodlands on or in proximity to several allocations including those at Great Leighs, including Ancient Semi Natural Woodland, Plantations on Ancient Woodland Sites and Priority Habitat Woodland. Decisions should be made in line with paragraph 186 (c) of the NPPF. Council is also referred to information in Natural England and Forestry Commission’s Standing Advice on Ancient Woodland (Forestry Commission England)
- Phasing conditions may be needed to align development with Anglian Water’s investment plans (Environment Agency)
- The policy does not mention the site location is within the RAMS zone of influence, meaning that an assessment of suitable alternative natural greenspace may be needed (Natural England)
- Clarify wording in relation to the capacity of Great Leighs Water Recycling Centre (Anglian Water)
- Further land is promoted adjacent to the site (Harris Strategic Land Ltd)

- The policy should include a clear requirement for buffer habitat to protect the Essex Wildlife Trust Phyllis Currie Nature Reserve and a financial contribution towards mitigating increased recreational impacts (Essex Wildlife Trust).

CCC response to the comments made
Policy wording has been amended to clarify the requirement for sufficient wastewater capacity and disposal. This leaves the reference to phasing conditions, and further references to constraints, as unnecessary.
Text relating to provision of education has been updated to reflect ECC requirements, and types of provision have been clarified. Reference to traffic free environments around school entrances are considered too detailed for the Policy but would be dealt with at masterplanning or planning application stage.
Requirement for pedestrian and cycle connections expanded to ensure these are 'safe and convenient'.
Policy and Reasoned Justification updated to expand reference to 'multifunctional' green infrastructure to ensure consistency across the Plan.
Policy and Reasoned Justification updated to expand reference to 'active and' sustainable transport to ensure consistency across the Plan.
Site infrastructure requirements updated to include reference to Police, ambulance and fire and rescue facilities.
The requirement for a habitat buffer is already covered by the Policy and Reasoned Justification.
The requirement for RAMS contributions has been removed from all site policies and is covered by Policy S4 and DM16. Policy S4, S9 and DM16 collectively cover an updated requirement for relevant major developments to provide suitable alternative and accessible natural greenspace on-site, in addition to financial contributions in accordance with the adopted RAMS Supplementary Planning Document – no change considered necessary to the site policy.
Policies S4 and DM17 protects sites of international, national, regional and local nature conservation importance including Ancient Woodlands.

Strategic Growth Site Policy 7b – Great Leighs – Land East of London Road

Consultation point	Yes	No	Comments	Total number of responses
Strategic Growth Site 7b – Great Leighs – Land East of London Road	0	0	12	12

Summary of Representations – main issues and suggested changes:

- Add a reference to active and sustainable travel, and that bus enhancements should be funded by the developer (Essex County Council)
- Provide additional safe and convenient pedestrian and cycle connections to Great Leighs village, especially for older persons (Essex County Council)
- Add reference to 'multifunctional' green infrastructure to ensure consistency throughout the Plan (Essex County Council)
- Seek clarification on the affordable housing and specialist residential accommodation mix (Essex County Council)

- Policy changes suggested to reflect Essex Police (Essex Police)
- There are woodlands on or in proximity to several allocations including those at Great Leighs, including Ancient Semi Natural Woodland, Plantations on Ancient Woodland Sites and Priority Habitat Woodland. Decisions should be made in line with paragraph 186 (c) of the NPPF. Council is also referred to information in Natural England and Forestry Commission's Standing Advice on Ancient Woodland (Forestry Commission England)
- Phasing conditions may be needed to align development with Anglian Water's investment plans (Environment Agency)
- Clarify wording in relation to the capacity of Great Leighs water recycling centre (Anglian Water)
- The policy does not mention the site location is within the RAMS zone of influence, meaning that an assessment of suitable alternative natural greenspace may be needed (Natural England).

CCC response to the comments made
Policy wording has been amended to clarify the requirement for sufficient wastewater capacity and disposal. This leaves the reference to phasing conditions, and further references to constraints, as unnecessary.
Requirement for pedestrian and cycle connections expanded to ensure these are 'safe and convenient'.
Policy and reasoned Justification updated to expand reference to 'multifunctional' green infrastructure to ensure consistency across the Plan.
Site infrastructure requirements updated to include reference to Police, ambulance and fire and rescue facilities.
Policy and reasoned Justification updated to expand reference to 'active and' sustainable transport to ensure consistency across the Plan.
The policy sets out that the site will be required to provide affordable housing - no change considered necessary to the site policy.
The requirement for RAMS contributions has been removed from all site policies and is covered by Policy S4 and DM16. Policy S4, S9 and DM16 collectively cover an updated requirement for relevant major developments to provide suitable alternative and accessible natural greenspace on-site, in addition to financial contributions in accordance with the adopted RAMS Supplementary Planning Document – no change considered necessary to the site policy.
Policies S4 and DM17 protects sites of international, national, regional and local nature conservation importance including Ancient Woodlands.

Strategic Growth Site Policy 7c – Great Leighs – Land North and South of Banters Lane

Consultation point	Yes	No	Comments	Total number of responses
Strategic Growth Site 7c – Great Leighs – Land North and South of Banters Lane	0	1	13	13

Summary of Representations – main issues and suggested changes:

- Support for the allocation (Landvest and Harding Homes)
- Add a reference to active and sustainable travel, and that bus enhancements should be funded by the developer (Essex County Council)
- Provide additional safe and convenient pedestrian and cycle connections to Great Leighs village, especially for older persons (Essex County Council)
- Add a reference to ‘multifunctional’ green infrastructure to ensure consistency throughout the Plan (Essex County Council)
- Policy change suggested to reflect Essex Police (Essex Police)
- There are woodlands on or in proximity to several allocations including those at Great Leighs, including Ancient Semi Natural Woodland, Plantations on Ancient Woodland Sites and Priority Habitat Woodland. Decisions should be made in line with paragraph 186 (c) of the NPPF. Council is also referred to information in Natural England and Forestry Commission’s Standing Advice on Ancient Woodland (Forestry Commission England)
- Clarify wording in relation to the capacity of Great Leighs Water Recycling Centre (Anglian Water)
- Phasing conditions may be needed to align development with Anglian Water’s investment plans (Environment Agency)
- The policy does not mention the site location is within the RAMS zone of influence, meaning that an assessment of suitable alternative natural greenspace may be needed (Natural England).

CCC response to the comments made
Policy wording has been amended to clarify the requirement for sufficient wastewater capacity and disposal. This leaves the reference to phasing conditions, and further references to constraints, as unnecessary.
Requirement for pedestrian and cycle connections expanded to ensure these are ‘safe and convenient’.
Policy and reasoned Justification updated to expand reference to ‘multifunctional’ green infrastructure to ensure consistency across the Plan.
Site infrastructure requirements updated to include reference to Police, ambulance and fire and rescue facilities.
Policy and reasoned Justification updated to expand reference to ‘active and’ sustainable transport to ensure consistency across the Plan.
Reasoned Justification amended to include any enhancements to bus services required to support the site needing to be funded by the developer.
The requirement for RAMS contributions has been removed from all site policies and is covered by Policy S4 and DM16. Policy S4, S9 and DM16 collectively cover an updated requirement for relevant major developments to provide suitable alternative and accessible natural greenspace on-site, in addition to financial contributions in accordance with the adopted RAMS Supplementary Planning Document – no change considered necessary to the site policy.
Policies S4 and DM17 protects sites of international, national, regional and local nature conservation importance including Ancient Woodlands.

Location 8 – Strategic Growth Site Policy 8 – North of Broomfield

Key statistics:

Consultation point	Yes	No	Comments	Total number of responses
Location 8 – Strategic Growth Site Policy 8 – North of Broomfield	7	0	33	33

Summary of Representations – main issues and suggested changes:

- Requirement to provide or make financial contributions to new or enhanced sport, leisure and recreational facilities and providing a coherent network of public open space, formal and informal sport, recreation and community space within the site is welcomed (Sport England)
- Address the missing link between Goulton Road and the start of the segregated cycle tracks on Broomfield Road as the current situation is a major barrier to active travel between the site and the city centre (Cycling UK)
- Need more religious facilities/community spaces including for Muslim population in North Chelmsford (Essex Muslim Centre)
- Policy change suggested to add ‘and police facilities as required by Essex Police’ (Essex Police)
- Refer to a robust traffic strategy for the local road network, in lieu of the hospital access road and to add flexibility about how the new health care facility could be achieved (Broomfield Parish Council)
- For consistency with other parts of the plan, strengthen references to active travel and refer to ‘safe and convenient’ pedestrian and cycle connections (Essex County Council)
- Amend to reflect ECC’s preferred wording for ‘new 56 place stand-alone early years and childcare nursery (Use Class E(f)) on 0.13 hectares of suitable land allocated for education and childcare use’, and refer to ‘nursery’ rather than ‘nursery school’ in supporting text (Essex County Council)
- Refer to ‘multifunctional’ green infrastructure to ensure consistency throughout the Plan (Essex County Council)
- Add individual bullets requiring financial contributions to the North East Bypass and education (Essex County Council)
- Amend reference to ‘good accessibility for buses’ rather than ‘bus priority measures’ (Essex County Council)
- The requirement for a health care facility could be met by a contribution for delivery on an alternative site (Broomfield Parish Council)
- Some allocations have woodland on/near to the site including Ancient Semi Natural Woodland, Plantations on Ancient Woodland Sites and Priority Habitat Woodland. Proposals should reduce any impact on irreplaceable habitat. Decisions should reference Natural England and Forestry Commission’s Standing Advice on Ancient Woodland – plus supporting Assessment Guide and “Keepers of Time” – Ancient and Native Woodland and Trees Policy in England (Forestry Commission England).

CCC response to the comments made

Various site policy adjustments have been made including reference to active and sustainable travel, multifunctional green infrastructure, financial contributions towards Police, ambulance and fire and rescue facilities and good accessibility for
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bus services. Amended requirement for financial contributions to delivery of Section 1a of the Chelmsford North East Bypass.
The latest highway modelling does not consider the overall impact on the local or strategic highway network will be severe.
Mitigation measures for the impact of development on the Main Road corridor will be included within a traffic assessment at planning application stage.
An alternative solution to delivering a healthcare facility is not relevant to the site allocation and would require a separate planning application.
Site policy already requires provision of pedestrian and cycle connections.
There are no specific proposals for a religious facility on this site. Policies and S9 and DM20 support the development of community facilities within the plan area.
The site policy includes requirements for a woodland buffer. Policies S4 and DM17 protects sites of international, national, regional and local nature conservation importance including Ancient Woodlands.

Location 9 – Growth Site Policy 9a – Waltham Road Employment Area

Key statistics:

Consultation point	Yes	No	Comments	Total number of responses
Location 9 – Growth Site Policy 9a – Waltham Road Employment Area	1	11	16	16

Summary of Representations – main issues and suggested changes:

- Support for the allocation which is in a suitable location and complimentary to the existing provision with no known constraints (LVJ Maldon Limited)
- The use of ‘around’ 3,500sqm is supported but flexibility is needed so that further land can be included to meet employment needs. Boundary should be enlarged to include land to the north (LVJ Maldon Limited)
- Designated heritage assets in and outside the Boreham Roman Road/Plantation Road Conservation Area are unlikely to be impacted (Historic England)
- For consistency with other parts of the plan, strengthen references to active travel in the policy (Essex County Council)
- The existing employment area is a bad example of town planning, an eyesore with larger industrial type operations and in an inappropriate location for employment space, and this proposal would make it worse (Boreham Conservation Society)
- Any additional highway works would adversely infringe on the rural setting of this country road
- Concern over the loss of prime agricultural land, increased flood risk and that the site lacks mains utilities (Boreham Conservation Society)
- Concerns it would generate additional traffic movements through Boreham (already approaching capacity) on top of those already proposed due to the A12 widening scheme (Boreham Conservation Society)

- Existing cycle and walkways are poorly maintained (Boreham Conservation Society)
- The size boundary appears much larger than necessary so could lead to uncontrolled development
- The proposal contradicts ECC's Boreham Traffic Mitigation Scheme
- The planned solar farm development and train station would generate additional traffic movements on top of those from this site
- The proposal would ruin the countryside adjacent to a local wildlife site
- Would lead to increased pollution, the existing employment area is already a nuisance to neighbours
- The existing employment area does not benefit the local community as occupiers are mainly large operators and all employees must travel by car.

CCC response to the comments made
The site allocation, quantum and boundary are supported by the plan evidence base including the Heritage Impact Assessment, traffic modelling, Strategic Flood Risk Assessment and Employment Land Review – no changes proposed.
Waltham Road Employment Area is a well-established site and its expansion will provide further rural inward investment opportunities and also reflect the aspirations of national policy to support the sustainable growth and expansion of business in rural areas.
Site policy adjusted to require safe and convenient pedestrian and cycle links.
The latest highway modelling does not consider the overall impact on the local or strategic highway network will be severe.

Location 14 – Ford End

Growth Site 14a – Land West of Back Lane, Ford End

Key statistics:

Consultation point	Yes	No	Comments	Total number of responses
Growth Site 14a – Land West of Back Lane, Ford End	1	17	20	20

Summary of Representations – main issues and suggested changes:

- Ford End is within Great Leighs Water Recycling Centre catchment area which has some capacity to accommodate flows from small scale growth. There are no Anglian Water assets within the indicated areas for growth at Ford End (Anglian Water)
- A Heritage Impact Assessment (HIA) would be beneficial to identify any necessary mitigation and enhancement measures. Amend policy is require a Heritage Impact Assessment with a planning application (Historic England)
- Object to the allocation. Concerns include access, flooding, heritage impacts and neighbour amenity (Great Waltham Parish Council)
- Policy changes suggested relating to education provision (Essex County Council)
- Support the allocation expressed

- Concerns expressed relating to loss of Grade 2 agricultural land, impacts on heritage assets, flood risk, limited pedestrian and cycle connections to the site and, noise, air and light pollution
- Proposal will increase traffic and congestion, previous requests for road calming measures were rejected by Essex Highways
- Lack of existing infrastructure to support the development including a suitable road network, local shops, school and utility capacity and public transport
- Unsuitable/unsafe access and egress to the site, including roads being too narrow for vehicles and pedestrians
- Concerns over impacts on settlement character and countryside
- The development will not contribute to the local economy
- There more suitable sites within the vicinity as set out in the SHELAA
- Impact on neighbour amenity owing to (amongst other matters) the ground levels being higher at the allocation site.

CCC response to the comments made
Following further consideration, this site has been removed from the plan and it is no longer considered deliverable given existing site constraints including poor pedestrian access and impact on heritage assets.
Heritage Impact Assessments were published alongside the Preferred Options Local Plan and have been used to inform site allocation policies.
The latest highway modelling does not consider the overall impact on the local or strategic highway network will be severe.

Growth Site 14b – Land South of Ford End Primary School

Key statistics:

Consultation point	Yes	No	Comments	Total number of responses
Growth Site 14b – Land South of Ford End Primary School	2	18	24	24

Summary of Representations – main issues and suggested changes:

- Support but allocate the whole site (5.37ha) for around 50 homes. This would deliver substantial benefits (Dandara Eastern)
- Support and consider a greater quantum on a single site rather than Growth Site 14a (Great Waltham Parish Council)
- Development should include appropriate access arrangements, traffic management, and mitigation and contributions towards education (Great Waltham Parish Council)
- Development would not affect any designated heritage assets (Historic England)
- Ford End is within Great Leighs Water Recycling Centre catchment area which has some capacity to accommodate flows from small scale growth. There are no Anglian Water assets within the indicated areas for growth at Ford End (Anglian Water)

- Policy changes suggested relating to education provision (Essex County Council)
- Support expressed for site
- Concerns expressed relating to loss of Grade 2 agricultural land, impacts on heritage assets, flood risk and drainage, limited pedestrian and cycle connections to the site and, noise, air and light pollution
- Proposal will increase traffic and congestion, previous requests for road calming measures were rejected by Essex Highways
- Lack of existing infrastructure to support the development including a suitable road network, local shops, school and utility capacity and public transport
- Unsuitable/unsafe access and egress to the site, including roads being too narrow for vehicles and pedestrians
- Concerns over impacts on settlement character and countryside
- The development will not contribute to the local economy
- There more suitable sites within the vicinity as set out in the SHELAA
- Impact on neighbour amenity owing to (amongst other matters) the ground levels being higher at the allocation site.
- The development will conflict with the school's current access arrangements, impacting on the safety of children
- Concerns that houses will overlook the school and impact on the safety of children.

CCC response to the comments made
The site allocation is supported by the plan evidence base including Strategic Flood Risk Assessments, Water Cycle Studies, Landscape Sensitivity and Capacity Study, new Air Quality Assessment and traffic modelling. The Small Sites Planning Briefs/Concept Framework 2024 considers that there are no overriding site constraints which mean that the site is unsuitable or undeliverable.
The 'small sites' (under 1ha) are an important part of the Plan to ensure delivery of a variety of sites in a timely manner, and to meet NPPF requirements to provide 10% of small sites. The enlargement of these sites would be likely to put greater pressure on local facilities and infrastructure which could make such sites unsuitable for development.
This allocation will provide housing on a site no larger than one hectare to help meet requirements in national planning policy - the site boundary is acceptable.
The site policy sets our development principles including access arrangements and infrastructure requirements including contributions towards education.
The use of the 'around' housing figure would allow for a higher density development to be brought forward where this conforms with other policies in the Plan as a whole.
The Reasoned Justification has been amended to recognise that speeding by vehicles on Main Road (B1008) is an issue and as such traffic calming should be provided as part of the development including speed reduction measures.
Ford End is a Service Settlement with a primary school and bus service making it suitable for small scale development.
The allocation will help to support the services and facilities in the village and help to maintain a diverse housing supply.
The site policy requires appropriate active and sustainable travel connections to be provided within the site with links into the wider network, including the primary

school. It also includes provision for appropriate improvements, as necessary, to the local and strategic road network.

The latest highway modelling does not consider the overall impact on the local or strategic highway network will be severe.

The plan has been changed to recognise that there is limited parking and drop-off at the primary school and that future access arrangements into the development site could exacerbate this issue. Therefore, the plan provides a new area of parking for the primary school's use adjacent to the site allocation. This is shown on the Draft Policies Map.

The site policy has been expanded to require development to be set back from Main Road (B1008) and to restrict the height of new development to two-storey.

The site policy requires the development to be appropriate to the character of the area.

To meet our development needs it is inevitable that some agricultural land will be used for development.

Location 15 – Little Boyton Hall Farm Employment Area

Key statistics:

Consultation point	Yes	No	Comments	Total number of responses
Location 15 – Little Boyton Hall Farm Employment Area	2	1	8	8

Summary of Representations – main issues and suggested changes:

- Existing and prospective tenants support the proposal. They respect for example, the location, provision of parking and landscaping (Christopher Philpot)
- Support but amend policy to optimise flexibility and deliverability of the site for example by removing the need for a masterplan or changing the timing of when it is required (CJH Farming Ltd)
- Expand the range of uses that can come forward, provide a flexible site capacity, and expand the allocation boundary (CJH Farming Ltd)
- Grade II listed Little Boyton Hall is adjacent to the site but impacts are considered unlikely. Amend policy text to ensure it is protected (Historic England)
- Add additional text in relation to green infrastructure (Essex County Council)
- For consistency with other parts of the plan, strengthen references to active travel (Essex County Council)
- Concerns expressed including loss of agricultural land, site is unsustainable, will be harmful to the landscape and adversely impact on views from the north which is largely ignored by the consultant (Chignal Parish Council)
- The site is near an Ancient Woodland. Consider direct and indirect effects of development during the construction and operational phases (Forestry Commission England)
- The site is very tranquil, is poorly served by public transport and difficult to cycle to, hence most users will drive

- Whilst the site is intended to be served from the A1060, occupiers might access from Chignal/Mashbury/High Easter where the lanes are in a very poor condition.

CCC response to the comments made
The plan requires masterplans all Strategic Growth Sites to inform the planning application process and to help ensure that the resulting development is amongst other considerations well designed and high quality.
The type of employment floorspace to be provided will help meet future needs as identified in the Employment Land Review 2024.
The site policy includes protection for the setting of Little Boyton Hall Grade II Listed Building.
Amendments have been made to strengthen references to active travel and to require 'multifunctional' green infrastructure.
To meet our development needs it is inevitable that some agricultural land will be used for development.
The site allocation is supported by the plan evidence base including a Landscape Sensitivity and Capacity Study 2024 and traffic modelling.
The site allocation requires the protection of the nearby Ancient Woodland Nightingale Wood.
The site allocation requires the provision of safe and convenient pedestrian and cycle connections and opportunities to maximise the provision of public transport.
The site allocation requires vehicular access to be via the existing site access road off the A1060.

Growth Area 3 – South and East Chelmsford (paragraphs 7.340-7.348 and Figure 18)

Key statistics:

Consultation point	Yes	No	Comments	Total number of responses
Growth Area 3 – South and East Chelmsford (Paragraphs 7.340-7.349 and Figure 18)	2	5	10	10

Summary of Representations – main issues and suggested changes:

- Support expressed (Pigeon (Sandon) Ltd, Cycling UK)
- In para. 7.341 add reference to 'multifunctional' green infrastructure to ensure consistency throughout the Plan (Essex County Council)
- Reword 'Site infrastructure requirements' sections in revised site policies to simply refer to school land requirements i.e. 'A new primary school (Use Class F1(a)) with co-located early years and childcare nursery (Use Class E(f)) on 2.1 hectares of suitable land allocated for education and childcare use' (Essex County Council)
- Expand para. 7.343 to refer to 'new' bus services as well as enhanced (Essex County Council)
- Amend para 7.345 to reflect that only Location 10 will provide improvements to the A132/B1012 Rettendon Turnpike Junction as development at Danbury

and Bicknacre will only provide site access and local walking and cycling improvements as appropriate (Essex County Council)

- Require financial contributions for provision of new and/or enhanced bus services in the 'Movement and Access / Site Infrastructure Requirements' sections of site policies (Essex County Council)
- Do not support. Need a Green Belt Review to identify a more sustainable distribution of new housing including within/around Key Service Settlements in the Green Belt (Whirlledge & Nott, Croudace Homes)
- Various comments from landowners/developers promoting their proposed development sites including within the Green Belt.

Main issues raised in relation to locations in Growth Area 3 appear under the specific sites e.g. SGS16a.

CCC response to the comments made
Various text amendments made including reference to 'multifunctional' green infrastructure and new bus services.
Site policies have been reworded in respect to school land requirements.
The amount of development required during the plan period 2022-2041 can be accommodated outside of the Green Belt so there is no need to carry out a Green Belt review. This accords with national policy and guidance.
The Council has considered the suitability of alternative development strategies and sites to accommodate development as part of the plan preparation process. Some areas/sites proposed for development by developers/landowners have been rejected as part of this process.

Location 16 – East Chelmsford

Strategic Growth Site 16a – East Chelmsford Garden Community (Hammonds Farm)

Key statistics:

<u>Consultation point</u>	<u>Yes</u>	<u>No</u>	<u>Comments</u>	<u>Total number of responses</u>
Strategic Growth Site 16a – East Chelmsford Garden Community (Hammonds Farm)	9	4410	4433	4448

It should be noted that in some cases, members of the public raised similar points to stakeholders listed in brackets. This is especially the case in relation to comments made by Little Baddow, Boreham, Danbury and Sandon Parish Council Cross Working Group to this Strategic Growth Site which have been replicated and amplified by many individuals. To avoid duplication, these comments have not been repeated in the public comments. However, this does not affect the consultation process as this report focuses on the main issues received rather than the number of representations to any individual section of the plan.

Summary of Representations – main issues and suggested changes:

- Supportive of Garden Communities and that they follow TCPA Garden City Principles, and recommend that East Chelmsford is progressed having regard to the key principles set out in the Essex Design Guide - Garden Communities (Essex County Council)
- Fully support the numbers and types of homes/employment proposed in the site allocation (Wates Developments and Hammonds Estates LLP)
- Support the introduction of new employment uses in the area that will help strengthen Chelmsford's economy (CNG Fuels)
- The delivery of Site 16b is conditional upon the masterplan of Site 16a, and consequently the expectation of delivery by 2030 maybe unrealistic (Greystoke CB)
- Identify in the policy that the Garden Community has potential to support an innovative and bespoke housing mix to assist in optimising delivery, and achieving Garden City Principles (Wates Developments and Hammonds Estates LLP)
- Inconsistent with two very recently adopted neighbourhood plans (Little Baddow Neighbourhood Plan (2023) and the Sandon Neighbourhood Plan (2023)) as well as with the Reg 15 Submission Version of the emerging Danbury Neighbourhood Plan (2024) (Croudace Homes)
- The site is not needed in the Plan, the housing numbers could be met by extending North East Chelmsford Garden Community
- Building more at North East Chelmsford Garden Community would be more suitable as it has the infrastructure in place already, and would preserve this rural area, its good quality farmland and protect the community here (Little Baddow Society, Danbury Parish Council)
- All of the previous five options included additional growth in North East Chelmsford Garden Community so why is development not going there
- The housing numbers are not needed until the end of the Plan period so it is premature to consider the site now
- Development should be on brownfield sites, not greenfield sites
- This is Green Belt land and should not be built on
- Green Belt land to the southwest of Chelmsford should be considered instead (Boreham Conservation Society, Barratt David Wilson (Eastern Counties))
- A continuation of development between Regiment Way and the route of the new NE Bypass to the West of Broomfield would be better (Boreham Conservation Society)
- The site is in an unsuitable location, detached from Chelmsford. Development would result in urban sprawl and there should be no development to the east of the A12 as it is a defensible boundary (Boreham Conservation Society, Richborough, This Land Ltd, Croudace Homes, Barratt David Wilson (Eastern Counties))
- Unacceptable loss of high grade agricultural land (Sandon Parish Council, Great Baddow Parish Council, CPRE Essex, Boreham Conservation Society, Danbury Parish Council)
- There is no evidence showing actual land quality, only general agricultural land classifications have been provided (Sandon Parish Council, Little Baddow, Boreham, Danbury and Sandon Parish Council Cross Working Group)
- Additional crime in the area

- The site was not selected in the current adopted Local Plan and nothing has changed for the reasons it was not selected then, so it should not go ahead now (This Land Ltd, Danbury Parish Council, Croudace, Barratt David Wilson (Eastern Counties))
- Support the allocation of sites for Gypsy, Traveller and Travelling Showpeople housing needs (Basildon Borough Council)
- No evidence that a Gypsy and Traveller site is needed, and this is not a suitable location for one
- Support for additional employment in the area
- ‘Supporting on-site development’, bullet 3 should be amended as it is premature to assume the school will be an all-through school. However, the primary and secondary school should be co-located to provide the option of an all-through school, but a statutory process is required to be followed to determine the type(s) of school(s) established (Essex County Council)
- ECC’s document ‘SEND Sufficiency Plan For Engagement Autumn 2023’ identifies a lack of special educational needs schools in the east of Essex. Due to the number of schools proposed at site 16a, consider a SEND school for children aged up to 16 years (and beyond if possible) on the site for the provision of children and young people in east Essex (Maldon District Council)
- No infrastructure is in place to support this development (roads, healthcare – GPs and Hospitals, dentists, education, waste water and sewerage, emergency services) (Boreham Conservation Society, Woodham Walter Parish Council, Danbury Parish Council)
- The amount of infrastructure required will delay the delivery timeframe for the site (This Land Ltd, Croudace Homes)
- The site policy does not plan sufficiently for the provision and use of shared space, community facilities (such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments (Great Baddow Parish Council)
- Policy should be more positive requiring the development to provide renewable, low carbon and decentralised energy schemes on site (Essex County Council)
- Supports in principle the Movement and Access requirements for the site to provide substantive active and sustainable travel connections to the Chelmsford Urban Area and key destinations (Essex County Council)
- Site requirements should be amended to help ensure wider connectivity to and from the site is achieved (Essex County Council)
- Include in the site infrastructure measures to ensure the community is highly walkable with safe and lit pathways which connect forming a walking and cycling network to surrounding areas such as Danbury, Little Baddow, Sandon and Great Baddow (Great Baddow Parish Council)
- There are opportunities to improve the National Cycle Network in the area, including improvements to NCN1 which has some significant issues deterring its use (Cycling UK)
- The proposed cycle route link to Boreham junction will be very important to provide an active travel link to Beaulieu Station, North Chelmsford and a link to the countryside for leisure cyclists and is a better alternative to the existing cycle route (Cycling UK)

- No suitable mitigation measures set out for transport/highways impacts (Little Baddow Society)
- The impact assessment indicates that the development in this location will cause issues on the A12 between J17 and J19, which National Highways has no plans to mitigate
- The proposed mitigation to reduce congestion on the A414 acknowledges that this will drive more rat-running through Little Baddow and Sandon, exacerbating an already significant problem
- Traffic congestion will impact wider Villages and areas such as Little Baddow, Great Baddow, Bicknacre, Danbury, Sandon and Boreham, Woodham Walter, as well as residents from Maldon (Sandon Parish Council, Great Baddow Parish Council, Chelmer Valley Landscape Group, Little Baddow Society, Boreham Conservation Society, Little Baddow Society, Little Baddow History Centre, Little Baddow, Boreham, Danbury and Sandon Parish Council Cross Working Group, Woodham Walter Parish Council, Danbury Parish Council)
- Unacceptable impact on the local (rat-running and congestion, including the A414 and Eves Corner) and strategic road (A12 capacity and junctions) networks with no evidence to support the proposal (Sandon Parish Council, Essex Waterways Ltd, Chelmer Valley Landscape Group, Little Baddow Society, Boreham Conservation Society, Little Baddow, Boreham, Danbury and Sandon Parish Council Cross Working Group, This Land Ltd, Woodham Walter Parish Council, Danbury Parish Council, Croudace Homes, Barratt David Wilson (Eastern Counties))
- Will result in delays along the A414 from Danbury for buses from SWF and Maldon unless dedicated bus lanes are factored into the road improvements along this section of the A414 (South Woodham Ferrers Residents Party, Danbury Parish Council)
- More traffic onto the A130/A12 causing further commuter delays at the Howe Green and Sandon junctions. There may also be negative effects on the use of the Sandon Park and Ride (South Woodham Ferrers Residents Party)
- Impact of wider projects including the Lower Thames crossing, A12 widening, Norwich to Tilbury Pylons, Bradwell power station on traffic flows has not been considered (Great Baddow Parish Council, Boreham Conservation Society)
- Impact of traffic using the new station has not been sufficiently accounted for in the traffic modelling (Sandon Parish Council)
- The impact of additional houses in North East Chelmsford Garden Community would be less on local roads and the A12 than this location
- No traffic modelling has taken place to support this site
- Traffic modelling evidence is insufficient and the impact of the proposed development on the main road network (A12 and A414) is highly likely to be severe (Little Baddow, Boreham, Danbury and Sandon Parish Council Cross Working Group, Danbury Parish Council)
- Impact of construction traffic on already congested local road network (Chelmer Village Council)
- Encourage ongoing discussions with the Public Transport Operator and the Local Highway Authority to assist with the continuing delivery of infrastructure in Growth Area 3 (Basildon Borough Council)
- Further evidence on how active travel corridors will be made safe and lit to encourage sustainable travel is required (Great Baddow Parish Council)

- Challenge the deliverability of sustainable travel opportunities to deliver a 60% modal share for active and sustainable transport, particularly to the two Stations. If not achieved the impact on the A12 cannot be effectively mitigated (Strutt and Parker Farms Ltd, Gladman Developments Ltd, This Land Ltd, Croudace Homes)
- Increased use of City Centre train station which is nearing capacity (Barratt David Wilson (Eastern Counties))
- Remove the word 'dedicated', from bullet point 6 under Movement and access, so that all avenues for providing car clubs with operators can be explored (Wates Developments and Hammonds Estates LLP)
- Agree with the policy requirement for significant new multifunctional green and blue infrastructure, and this should form the framework for delivering suitable SuDS and flood risk management and achieving 20% BNG (Anglian Water)
- Support that at least half the gross site area is multifunctional green and blue infrastructure, to provide sufficient space to maximise all opportunities including public access and amenity (Anglian Water)
- A distinction between public green spaces and habitats for wildlife should be explicitly clarified in the site policy (Environment Agency)
- While the Local Plan promotes habitat enhancement and biodiversity through measures like vegetation planting, and encourages designs that incorporate biodiversity features, we would like to see it specified that native species are used in all cases (Environment Agency)
- Add an explicit preference to retaining riparian corridors as public open space over private gardens. Include buffer zones alongside rivers reserved as public space, rather than private land that backs directly onto a river (Environment Agency)
- Supports the Historic and Natural Environment masterplanning principles to include conserve and enhance biodiversity and avoid adverse effects on the River Chelmer, and Old Hare Wood Local Wildlife Sites, Waterhall Meadows Essex Wildlife Trust Nature Reserve, and Long Spring Wood and Hall Wood ancient woodlands, and Blakes Wood and Lingwood Common SSSI. Also reference Danbury Common SSSI (National Trust)
- The site currently floods, and this will be made worse both within and around the site if built on. It could impact rivers if suitable waste water/sewerage facilities are not sufficient to deal with flooding and climate change impacting the health of waterway users as well as pollution to wildlife (Sandon Parish Council, Great Baddow Parish Council, Chelmer Valley Landscape Group)
- Insufficient modelling has been undertaken to review the full effects of flood risk, including future climate change and if this will adversely affect flooding (Great Baddow Parish Council, Chelmer Valley Landscape Group, Little Baddow Society, Boreham Conservation Society, Little Baddow, Boreham, Danbury and Sandon Parish Council Cross Working Group, Danbury Parish Council)
- Significant areas of the allocation lie within Flood Zone 2 and 3. The site allocation does not pass the sequential test as there are reasonably available sites appropriate for the proposed development in areas with a lower risk of flooding (Strutt and Parker Farms Ltd, Richborough, This Land Ltd, Tayor Wimpey)
- Pollution and harm to the river environment from the development, including the Chelmer and Blackwater Navigation Landscape Conservation Area

(Sandon Parish Council, Great Baddow Parish Council, Chelmer Valley Landscape Group, Little Baddow, Boreham, Danbury and Sandon Parish Council Cross Working Group, Woodham Walter Parish Council)

- Additional pressure on the Chelmer and Blackwater Navigation for recreational purposes including walking, cycling, canoeing, paddle-boarding and boating as well as visitor parking without any proposals to provide improvements or mitigation (Essex Waterways Ltd, Chelmer Valley Landscape Group)
- The proposed new bridge will split the development in half, be unduly prominent in the river valley, create noise and moving visual intrusion, and be detrimental to the character and appearance of the designated Chelmer and Blackwater Navigation Conservation Area and views from Boreham House. No amount of landscape enhancement will mitigate the harm it will cause (Essex Waterways Ltd, Chelmer Valley Landscape Group, Boreham Conservation Society)
- Impact on users' enjoyment of existing footpaths and rivers for recreation and pleasure
- Harm to the rural landscape and urbanisation of the area, including Waterhall Meadow, an ancient flood meadow (Sandon Parish Council, CPRE Essex, Little Baddow Society, Boreham Conservation Society, Essex Wildlife Trust, Danbury Parish Council, Croudace Homes)
- The impact on the landscape would be damaging and hard to mitigate (Little Baddow, Boreham, Danbury and Sandon Parish Council Cross Working Group)
- Increased air pollution
- Harm to the natural environment and protected areas of wildlife/habitats in the vicinity (Sandon Parish Council, CPRE Essex, Essex Wildlife Trust, Little Baddow, Boreham, Danbury and Sandon Parish Council Cross Working Group, Richborough)
- Harm to wildlife in the area and loss of habitat for species including, muntjac, bats, badgers, foxes, birds (Sandon Parish Council, Little Baddow Society, Boreham Conservation Society, Essex Wildlife Trust, Little Baddow, Boreham, Danbury and Sandon Parish Council Cross Working Group)
- There are several areas of Lowland Mixed Deciduous Woodland, which are Priority Habitat Woodland, within or adjacent to the site which need to be considered. Lowland Mixed Deciduous Woodlands are on the Priority Habitat Inventory, England. Fragmentation of woodland reduces its ecological value and woodlands can suffer loss or deterioration from development nearby (Forestry Commission England)
- Any planning application for major residential development should be required to include a robust assessment of the residual recreational impact of the development on the nearby SSSI's, local wildlife sites and ancient woodlands, and that mitigation measures are included where appropriate. This should consider cumulative development in the area (National Trust, Natural England, Essex Wildlife Trust, Little Baddow, Boreham, Danbury and Sandon Parish Council Cross Working Group, Richborough)
- The site has been submitted for consideration for it to be designated as an Area of Outstanding Natural Beauty/National Landscape and proposals for development are premature until this has been considered by Natural England (Little Baddow, Boreham, Danbury and Sandon Parish Council Cross Working Group, Danbury Parish Council, Croudace Homes)

- Undertake a Heritage Impact Assessment (HIA) in advance of Regulation 19 to determine whether the site is suitable for allocation, to inform its capacity, and to identify any necessary mitigation and enhancement measures. If the site is deemed suitable incorporate any mitigation and enhancement measures into the site policy (Historic England)
- Impact on heritage and archaeological assets in the area (Little Baddow Society, Little Baddow History Centre, Little Baddow, Boreham, Danbury and Sandon Parish Council Cross Working Group, Richborough)
- Maintain the character of and biodiversity along Graces Walk (Cycling UK)
- Agree with the principle of bullet 4 of Historic and Natural Environment, but adjust to reflect that all of the listed buildings are outside of the development's ownership, rendering it impossible to enhance the structures themselves (Wates Developments and Hammonds Estates LLP)
- The policy wording in relation to heritage assets utilises the statutory language of 'preservation'. Suggest a more appropriate term would be 'conservation', to reflect national planning policy (Wates Developments and Hammonds Estates LLP)
- Remove Church Lane as a 'Protected Lane' as the Protected Lanes Study for Chelmsford Borough Council: Summary Report 2009 states that it does not meet the 'protected lane' threshold (Wates Developments and Hammonds Estates LLP)
- It is not yet known whether the site contains a viable minerals resource that would require extraction prior to development (Little Baddow Society, Little Baddow History Centre, Little Baddow, Boreham, Danbury and Sandon Parish Council Cross Working Group, Croudace Homes, Taylor Wimpey)
- Ensure any Anglian Water assets within and adjacent to the site that may be affected by the development are reflected in the site policy including a requirement for appropriate safeguarding of suitable access for the maintenance of foul and surface water drainage infrastructure (Anglian Water)
- Expand policy to require the development to prepare a strategy for responding to the National Grid Electricity Transmission plc (NGET) overhead transmission lines present within the site which demonstrates how the NGET Design Guide and Principles have been applied at the masterplanning stage and how the impact of the assets has been reduced through good design (National Grid Electricity Transmission)
- Houses should not be built close to the pylons on site
- The National Grid Transmission Overhead Lines, UK Power Networks Overhead Lines and Cadent Local High Pressure Gas Mains constrain the site for development (This Land Ltd)
- Support the reference in 'Site infrastructure requirements' regarding early years, primary and secondary provision subject to some minor amended wording including adding a reference to accordance with Policy S10 (Essex County Council)
- Support for the provision of open spaces, sports, and physical activity provided in the policy (Sport England)
- Under the subheading 'site infrastructure requirements' and in bullet point 8 at the end add "and police facilities as required by Essex Police" (Essex Police)
- Uncertainty over the viability of the site in respect of the scale and cost of highways improvements that will be required (Strutt and Parker Farms Ltd, Richborough, Gladman Developments Ltd, Taylor Wimpey)

- The site is in multiple ownerships and therefore constraints associated with land values and timely delivery (Richborough)
- Support bullet points 1-3 of Site Infrastructure Requirements, but welcome further flexibility through additional text stating “or the equivalent land take needed to deliver the school places identified as needed by the Local Authorities with Responsibility for Education (LARE)”, given the requirement could flex over time. References to the education provider should be renamed as the Local Authorities with Responsibility for Education (Wates Developments and Hammonds Estates LLP)
- Support the principle of providing contributions towards the facilitation of necessary highway transport infrastructure under bullets 4 and 5 Site infrastructure requirements, but add clarity that the appropriate improvements will be defined by the Transport Assessment (Wates Developments and Hammonds Estates LLP)
- In relation to bullet 6 of Site Infrastructure Requirements clarification is sought in the wording that the definition of bus-based rapid transit refers only to the sustainable modes bridge over the A12, and does not require the provision of dedicated bus corridors throughout the development (Wates Developments and Hammonds Estates LLP)
- Bullet 8 of Site Infrastructure Requirements could be interpreted as open-ended, add additional wording so it reads “Provide and/or financial contributions to healthcare provision as required by the NHS Mid and South Essex Integrated Care Board to address the needs of the development.” (Wates Developments and Hammonds Estates LLP)
- Stewardship principles are supported and should be established early on with an asset schedule prepared to outline management and maintenance of assets (Essex County Council)
- Do not support the description of a masterplanning principle within Para. 7.224 (Section 3) that there should be a “choice of unimpeded route corridors within the developed area, able to carry rapid transit services”. Whilst bus priority is supported in principle, this could suggest a need for a continuous dedicated bus-only corridor through the site. The principle of bus priority and rapid transit can be achieved through a combination of measures (Wates Developments and Hammonds Estates LLP)
- Add a new line at the end of para. 7.362 as follows “Appropriate funding will also need to be made for police facilities to provide for community safety, cohesion and policing as required by Essex Police.” (Essex Police)
- Joint working between the Councils is needed to ensure there are no detrimental impacts on Basildon Borough and its residents from development in Growth Area 3 (Basildon Borough Council).

CCC response to the comments made
As the site is allocated as a new Garden Community and the largest new Strategic Allocation, an additional requirement for a Travelling Showpeople site for 13 serviced plots has been included to ensure the Plan seeks to meet the higher identified Travelling Showpeople’s needs identified by the updated GTAA.
The policy has been amended to clarify that the new Country Park will be primarily informal and natural in nature to better reflect the aspiration for this area set out in the Reasoned Justification – that the area is expected to retain and improve habitats for wildlife and provide new and enhanced recreational opportunities, including the waterways.

The policy now includes a requirement to provide necessary mitigation to address the cumulative recreational pressure on SSSIs in proximity to the site.
Danbury Common has been added as a SSSI to be conserved and enhanced, and to avoid adverse effects on within the policy requirements and Reasoned Justification.
Site infrastructure requirements and Reasoned Justification have been expanded to include contributions towards addressing cumulative recreational pressure on SSSIs in proximity to the site.
The Reasoned Justification has been expanded to explain that high quality semi-natural greenspaces of at least 12ha each should be provided to meet Natural England's 8ha/1000 new population metric and minimum circular dog-walking route on or off site of 2.3km which make use of existing Public Rights of Way and/or highways.
Reference to the precise uses of the multifunctional green and blue infrastructure being defined through the masterplanning process has been added to the Reasoned Justification. This now sets out that this will include delineating specific areas where wildlife and ecological areas are prioritised.
For clarity the policy requirements now require the area to the east of Sandon Brook notated on the Policies Map for Future Recreation/SuDS/Biodiversity should focus on informal recreation, natural and semi natural green infrastructure uses rather than formal sports recreation requiring floodlighting or significant servicing.
The need to provide visual and acoustic screening to the A12 and minimise the impact of lighting in particular within the employment areas has been added as a requirement to the policy.
The Reasoned Justification has been expanded to include buffer zones alongside rivers, reserved as public space, as part of compensatory measures to provide landscape enhancement as part of a scheme.
The Reasoned Justification has been expanded to note that the achievement of 20% biodiversity net gain on site will be subject to site constraints.
Reference to the need for the new Country Park to include high quality semi-natural greenspace to be used in conjunction with the existing PROW network to provide circular dog-walking routes of at least 2.3km has been added to the Reasoned Justification.
To reflect that it is as yet unknown if the school on site will be a through school or not the policy wording and Reasoned Justification amended to include a co-located primary and secondary school with early years and childcare nursery (with potential for a sixth form centre).
Reference to traffic free environments around school entrances are considered too detailed for the Policy but would be dealt with at masterplanning or planning application stage. No changes required.
Policy requirement and Reasoned Justification for new and enhanced pedestrian, cycle and where appropriate bridleway connections within the site expanded to ensure both the Reasoned Justification and policy requirement include reference to links to the River Chelmer Navigation, Little Baddow and Great Baddow.
Reference to a 'dedicated' car club for residents and businesses on site has been amended to ensure it is also available to wider users in the area.
The Council has undertaken various Heritage Impact Assessments to inform the Local Plan, with a specific assessment being undertaken for the Hammonds Farm site. The levels of harm identified within the Hammonds Farm Heritage Impact Assessment are considered to be justified. Whilst parts of the site are identified as being of high heritage value, other parts, particularly to the south are of variable or

lower heritage value. The heritage harms identified do not necessarily rule out the development, rather they need to be avoided, minimise or mitigated as part of the masterplan for the proposals. Reference to heritage assets which require consideration have been updated in the policy requirements and Reasoned Justification.

The requirement for a detailed Heritage Impact Assessment to be prepared has been added as a policy requirement as the site, particularly land to the north of Rumbolds Farm, Hammonds Road, contains a significant number and configuration of crop marks requiring further investigation. The Reasoned Justification sets out the requirements for such an assessment, and that once complete the evaluation will inform the location of development parcels and open space within the masterplan.

The Little Baddow, Danbury, Boreham Parish Councils response included a reference to Little Baddow Parish Councils proposals for three conservation areas to be designated; at Great Graces, St Marys Church and North Hill. Further work is being undertaken to explore a conservation area on North Hill by CCC. Conservation areas at Grace Graces and St Marys Church are not justified and the duty to preserve and enhance the setting of the various designated heritage assets at these sites is considered adequate.

Wording used in the description of how various heritage assets should be treated e.g. preserved/conserved etc, and their significance complies with National Policy and Guidance. No changes required.

The requirement for a sensitively designed new bridge to assist in preserving and enhancing the character or appearance of the Chelmer and Blackwater Navigation Conservation Area and its setting has been added to the policy.

The need to provide appropriate landscape buffers within the site to protect the settings of The Hammonds, Phillows and Rumbolds farmsteads which are within the site (the latter farmhouse being a non-designated heritage asset) has been added as a policy requirement.

Reference to Boreham has been added to the policy requirement to protect and celebrate landmark views, including those to Danbury, Little Baddow and Sandon Churches.

The need to provide substantial linear landscape buffers to retain the significance of the Hurrells Protected Lane and Graces Walk has been added as a policy requirement. Church Lane is identified within the 2010 Protected Lanes Study so is considered as such.

The requirement for heritage trails has been expanded to also require ecological trails to be delivered. The need to recognise and celebrate the site's rich historic, social and natural history through such trails has also been added to this policy requirement.

The Reasoned Justification has been expanded to ensure heritage, social history and natural environment celebration and interpretation plays a positive role in reinforcing local character and promoting heritage and understanding such as the works of renowned local nature writer J. A. Baker who has connections with this area.

The need for development on the eastern and northern margins of the site to be lower density and landscaped to reflect a transition to the open countryside beyond has been added as a policy requirement.

A further policy requirement to provide public art which contributes towards place creation and celebrates the historic, social and environmental context of the site and the local area has been added.

<p>The need for the layout of the site to provide a strategy for responding to the National Grid Electricity Transmission overhead transmission lines present within the site has been added as a policy requirement with further guidance on this included within the Reasoned Justification.</p>
<p>The design and layout of the site needing to incorporate appropriate safeguarding of suitable access for the maintenance of foul and surface water drainage infrastructure has also been added as a new policy requirement and set out in the Reasoned Justification.</p>
<p>Financial contributions to the delivery of the Chelmsford North East Bypass (CNEB) has been removed as a policy requirement as the full CNEB is not required to support the Local Plan growth. Contributions towards, or the provision of, other sections of the CNEB are a requirement of site SGS6, 7a, 7b, 7c and 8 as they are directly related to the need for these sections.</p>
<p>The policy requirement to provide a new active and sustainable route and bridge over the A12 to connect to Sandon Park and Ride has been amended for it to be 'close to' Sandon Park and Ride.</p>
<p>The policy requirement for traffic calming measures has been expanded to clarify that this is to deter traffic on local roads from using Church Road and now also includes reference to Plantation Road and Main Road in Boreham.</p>
<p>For clarity and consistence, reference to 'active' and sustainable transport has been added to the Reasoned Justification.</p>
<p>The Council commissioned Essex Highways to review and consider the key issues raised in the highway and transportation responses received to the consultation. This is given in Appendix 2 and includes a review of the Transport Technical Note, prepared by Stomor (June 2024) on behalf of Little Baddow, Danbury, Boreham Parish Councils. Essex Highways response has been used by CCC to understand and respond to matters of concern raised in this You Said We Did report and to inform the Pre-Submission Local Plan.</p>
<p>The highways modelling undertaken for the Local Plan is strategic and area-wide in nature. More detailed modelling to assess the impact of proposed development on the local road network and the detailed mitigation required to accommodate new trips associated with it, will be required and undertaken as part of the planning application process for allocated sites in the Local Plan.</p>
<p>Updated junction modelling has been undertaken as part of the Pre-Submission Local Plan Highways Modelling Appraisal. Early concept development accesses onto the wider road network are also included in the latest Local Plan Pre-Submission modelling, based on outline developer proposals.</p>
<p>Overall, the Pre-Submission Local Plan Highways Modelling Appraisal, undertaken by Essex Highways, concludes that by maximising the potential for sustainable accessibility to and from the sites along the A12 corridor, the impact on the strategic highway network should not be considered severe. However, continued discussions with National Highways will be necessary to best ensure that future development growth in Chelmsford can be supported by the strategic highway network over the long-term.</p>
<p>It is not within the practical scope of the Local Plan highways modelling to assess the scale of mitigation required along alternative sustainable corridors into the city centre from the Hammonds Farm site. However, the Local Plan transport modelling evidence base does recognise the need for a city centre sustainable access corridor study to be undertaken as part of the Hammonds Farm planning application, should proposals for a bus service to Beaulieu Rail Station be</p>

compromised by access difficulties at the Boreham Interchange. No changes required.
Site infrastructure requirement has been amended to require the provision or contributions towards other community facilities, including police, ambulance and fire and rescue facilities.
The encouragement of appropriate development of renewable, low carbon and decentralised energy schemes, and mass waste collection systems within the site policy has been amended to state where these are deliverable and do not give rise to environmental or other amenity impacts. However, this remains something that will be encouraged and not required as there is insufficient evidence or policy to require this on site.
As with the North East Chelmsford Garden Community a further policy requirement has been added to require stewardship activities to be in place in advance of the first housing occupations to ensure timely delivery of community development activities. Any further references to the requirements to stewardship arrangements will be determined through the relevant Stewardship Strategy, once agreed.
As with other site allocations where there may be mineral recourses a Minerals Recourse Assessment is required to be undertaken. An initial assessment has been undertaken and additional wording added to the Reasoned Justification which acknowledges that is a workable mineral resource that would be sterilised by the non-mineral development and thus the supporting statement to the application needs to demonstrate that the need for the built development is such that it outweighs the sterilisation of the mineral resource.
The plan is informed by an up to date and proportionate flood risk evidence base including Level 1 and 2 SFRAs and Sequential & Exception Test supported by detailed modelling. The flood risk reports make use the most recent national policy and legislation available at the time of writing (Autumn 2024, pre the 12 th December 2024 NPPF) and are informed by discussions with the Environment Agency, considers risks from all sources of flooding and include climate change modelling.
In response to the Flood Risk Summary Statement prepared by Stomor (June 2024) on behalf of Little Baddow, Danbury, Boreham Parish Councils, the Level 2 SFRA site summary table including the key messages section has been amended and updated. An updated site boundary has also been tested and included in the assessment.
The new SFRA Level 2 site summary table for 16a assessed the site allocation boundary included within the Pre-Submission Local Plan. Except for the bridge across the Chelmer approximately 400m east of the A12 and an access road, no development is proposed in Flood Zones 2 and 3. The bridge and access road are classed as 'essential infrastructure and are therefore included in the assessment. At planning application stage, the site-specific Flood Risk Assessment (FRA) produced by the applicant will need to demonstrate that the bridge and access road will not increase flood risk elsewhere. As a water compatible use, the Country Park has not been assessed for flood risk.
Being a large strategic allocation, the wider site includes an area of flood risk. As shown on the Policies Map, development will only be located in areas at least risk of flooding. The areas at higher risk of flooding will form the country park, which will largely be natural in character, and other open space.
As stated in the NPPF, the exception test is a method used to demonstrate that flood risk to people and property will be managed appropriately, where alternative

sites at a lower flood risk are not available. The exception test is applied following the sequential test. The Sequential and Exception Test for this site has been informed by the Level 2 SFRA and IIA and has been updated to reflect updated information, the revised site boundary and considerations of reasonable alternatives as part of the IIA. This has informed the Pre-Submission Local Plan.

The Local Plan is informed by an Air Quality Assessment 2024 which overall concludes that the impact of the Local Plan in 2041 can be considered negligible for all pollutants.

The need to conserve and enhance biodiversity and wildlife sites is covered by the Policy requirement to Conserve and enhance biodiversity and avoid adverse effects on the River Chelmer, and Old Hare Wood local wildlife sites, Waterhall Meadows Essex Wildlife Trust Nature Reserve, and Long Spring Wood and Hall Wood ancient woodlands, and Blakes Wood, Danbury Common, and Lingwood Common. In addition, Policy DM16 requires all developments to conserve and enhance the network of habitats, species and sites (both statutory and non-statutory, including priority habitats and species) of international, national and local importance commensurate with their status and give appropriate weight to their importance. Collectively these requirements will ensure all habitats are protected appropriately. No further changes required.

The use of native species in planting on sites is set out in Policy DM16. The Plan should be read as a whole so it is not necessary to repeat this in site policies. No changes required.

Natural England has confirmed to CCC that they are not taking on any additional new Area of Outstanding Natural Beauty (AONB) designation projects at the current time. They have also advised that there is no formal application process for National Park or National Landscape (AONB) designation and that any future search will be England-wide. As such, the site allocation is not considered premature and Natural England are not objecting to the site allocation in principle. A copy of the Natural England letter confirming their position in December 2023 is attached at Appendix 3.

A full Plan Viability Assessment has been undertaken which shows the site, with the required infrastructure identified, is viable to develop. No changes required.

Where relevant design guidance in the Neighbourhood Plans for Little Baddow, Sandon and Danbury will be used to assist in masterplanning and planning application process for the site. No changes required.

To meet our development needs it is inevitable that some agricultural land will be used for development.

The site a greenfield site but not 'Green Belt' land, where different planning policy and guidance applies.

Policy S7 tested a range of reasonable alternative options and sites. Alternative spatial strategies and sites for allocation in the Local Plan are covered in more detail within the Spatial Strategy Topic Paper and IIA.

The detailed mix of employment uses and size and type of units will be determined through the masterplan process. No changes required.

The Housing Trajectory and timings within it are established through the Council's Five Year Housing Land Supply Methodology (April 2024). The Trajectory is updated annually, and the Pre-Submission Local Plan uses the latest available Housing Site Schedule (April 2024).

The Council has considered the suitability of alternative development strategies and sites to accommodate development as part of the plan preparation process.

Some areas/sites proposed for development by developers/landowners have been rejected as part of this process.

Strategic Growth Site 16b – Land adjacent to A12 Junction 18 Employment Area

Key statistics:

Consultation point	Yes	No	Comments	Total number of responses
Strategic Growth Site 16b – Land adjacent to A12 Junction 18 Employment Area	5	4331	4337	4348

It should be noted that in some cases, members of the public raised similar points to stakeholders listed in brackets. This is especially the case in relation to comments made by Little Baddow, Boreham, Danbury and Sandon Parish Council Cross Working Group to this Strategic Growth Site which have been replicated and amplified by many individuals. To avoid duplication, these comments have not been repeated in the public comments. However, this does not affect the consultation process as this report focuses on the main issues received rather than the number of representations to any individual section of the plan.

Summary of Representations – main issues and suggested changes:

- Inconsistent with two very recently adopted neighbourhood plans (Little Baddow Neighbourhood Plan (2023) and the Sandon Neighbourhood Plan (2023)) as well as with the Reg 15 Submission Version of the emerging Danbury Neighbourhood Plan (2024)
- The site is not needed in the Plan, the housing numbers could be met by extending North East Chelmsford Garden Community
- Building more at North East Chelmsford Garden Community would be more suitable as it has the infrastructure in place already, and would preserve this rural area, its good quality farmland and protect the community here (Little Baddow Society, Danbury Parish Council)
- All of the previous five options included additional growth in North East Chelmsford Garden Community so why is development not going there
- The housing numbers are not needed until the end of the Plan period so it is premature to consider the site now
- Development should be on brownfield sites, not greenfield sites
- This is Green Belt land and should not be built on
- Green Belt land to the southwest of Chelmsford should be considered instead (Boreham Conservation Society)
- A continuation of development between Regiment Way and the route of the new NE Bypass to the West of Broomfield would be better (Boreham Conservation Society)
- The site is in an unsuitable location, detached from Chelmsford. Development would result in urban sprawl and there should be no development to the east of the A12 as it is a defensible boundary (Boreham Conservation Society)

- Unacceptable loss of high grade agricultural land (CPRE Essex, Boreham Conservation Society, Danbury Parish Council)
- There is no evidence showing actual land quality, only general agricultural land classifications have been provided (Little Baddow, Boreham, Danbury and Sandon Parish Council Cross Working Group)
- Additional crime in the area
- The site was not selected in the current adopted Local Plan and nothing has changed for the reasons it was not selected then, so it should not go ahead now (Danbury Parish Council)
- No evidence that a Gypsy and Traveller site is needed, and this is not a suitable location for one
- Support the cluster of employment opportunities coming forward at Locations 3, 16a and 16b that will help strengthen Chelmsford's economy (Wates Developments and Hammonds Estates LLP, CNG Fuels)
- Support for the range and types of uses in the allocation but consider it should be a minimum of 55,000 sqm, or state in the policy that more than 43,000 sqm will be supported where it can be successfully demonstrated as deliverable through the planning application processes (Pigeon (Sandon) Ltd)
- The site is in single ownership and there has been pre-application engagement so there is no need for the requirement for a masterplan in the policy. If the requirement remains request paragraph 7.386 is amended to read 'The development of the site will be subject of a masterplan agreed with the Council prior to the determination of a planning application' (Pigeon (Sandon) Ltd)
- Standardise the buildings within the site for sustainability and emphasise active travel movement to the site for employees from the local area (Great Baddow Parish Council)
- The site should provide employment for higher paid/skilled employment areas. In particular, Business Innovation Hub, Corporate Offices, Research and Development Centres, Co-Working Spaces, Incubators and Accelerators, High-Tech Manufacturing, commitments to apprenticeships and working with local schools to develop career pathways, and research and new methods of food production, to mitigate the decrease in agricultural land (Great Baddow Parish Council)
- Employment space should be closer to the City Centre with better transport links
- The employment space should be smaller than proposed
- Support for additional employment in the area
- Support Movement and Access bullet 2 that site access must be provided "in a manner that complements and does not prejudice access to East Chelmsford Garden Community (Hammonds Farm)" (Wates Developments and Hammonds Estates LLP)
- Site can come forward via an access which is completely independent of Hammonds Farm and does not prejudice access to Hammonds Farm. Notwithstanding, fully committed to working collaboratively with 16a to ensure site access arrangements and connections are deliverable in respect of both sites (Pigeon (Sandon) Ltd)
- Essex County Council's document 'SEND Sufficiency Plan For Engagement Autumn 2023' identifies a lack of special educational needs schools in the east of Essex. Due to the number of schools proposed at site 16a, consider

the development of a SEND school for children aged up to 16 years (and beyond if possible) to be located to the east of Chelmsford for the provision of children and young people in east Essex (Maldon District Council)

- Remove reference to early years and childcare nursery in paragraph 7.389 as there is not a policy requirement for one on this site (Essex County Council)
- No infrastructure in place to support this development (roads, healthcare – GPs and Hospitals, dentists, education, waste water and sewerage, emergency services) (Boreham Conservation Society, Woodham Walter Parish Council, Danbury Parish Council)
- There are opportunities to improve the National Cycle Network in the area, including improvements to NCN1 which has some significant issues deterring its use (Cycling UK)
- The proposed cycle route link to Boreham junction will be very important to provide an active travel link to Beaulieu Station, North Chelmsford and a link to the countryside for leisure cyclists and is a better alternative to the existing cycle route (Cycling UK)
- Site infrastructure requirements, bullet 1, amend to read ‘Provide safe and convenient pedestrian and cycle links to Sandon Park and Ride and to the east of the site, and routes associated with the East of Chelmsford allocations including East Chelmsford Garden Community (Hammonds Farm)’ (Essex County Council)
- Pedestrian and cycle links to the south are not necessarily the most desirable in terms of connectivity and desire lines for movement. The policy should allow for greater flexibility including exploring options for links to the east of the site to connect to the wider road and footpath network (Pigeon (Sandon) Ltd)
- No suitable mitigation measures set out for transport/highways impacts (Little Baddow Society)
- There should be an emphasis of active and sustainable travel for workers on the site (Great Baddow Parish Council)
- Concern over the impact on A12 Junction 18 and if congested traffic will use local roads (Great Baddow Parish Council)
- The impact assessment indicates that the development in this location will cause issues on the A12 between J17 and J19, which National Highways has no plans to mitigate
- The proposed mitigation to reduce congestion on the A414 acknowledges that this will drive more rat-running through Little Baddow and Sandon, exacerbating an already significant problem
- Encourage ongoing discussions with the Public Transport Operator and the Local Highway Authority to assist with the continuing delivery of infrastructure in Growth Area 3 (Basildon Borough Council)
- Traffic congestion will impact wider Villages and areas such as Little Baddow, Great Baddow, Bicknacre, Danbury, Sandon and Boreham, Woodham Walter, as well as residents from Maldon (Chelmer Valley Landscape Group, Little Baddow Society, Boreham Conservation Society, Little Baddow History Centre, Little Baddow, Boreham, Danbury and Sandon Parish Council Cross Working Group, Woodham Walter Parish Council, Danbury Parish Council)
- Unacceptable impact on the local (rat-running and congestion, including the A414 and Eves Corner) and strategic road (A12 capacity and junctions) networks with no evidence to support the proposal (Chelmer Valley

Landscape Group, Little Baddow Society, Boreham Conservation Society, Little Baddow, Boreham, Danbury and Sandon Parish Council Cross Working Group, Woodham Walter Parish Council, Danbury Parish Council)

- Will result in delays along the A414 from Danbury for buses from SWF and Maldon unless dedicated bus lanes are factored into the road improvements along this section of the A414 (South Woodham Ferrers Residents Party, Danbury Parish Council)
- More traffic onto the A130/A12 causing further commuter delays at the Howe Green and Sandon junctions. There may also be negative effects on the use of the Sandon Park and Ride (South Woodham Ferrers Residents Party)
- Impact of wider projects including the Lower Thames crossing, A12 widening, Norwich to Tilbury Pylons, Bradwell power station on traffic flows has not been considered (Boreham Conservation Society)
- The impact of additional houses in North East Chelmsford Garden Community would be less on local roads and the A12 than this location
- No traffic modelling has taken place to support this site
- Traffic modelling evidence is insufficient and the impact of the proposed development on the main road network (A12 and A414) is highly likely to be severe (Little Baddow, Boreham, Danbury and Sandon Parish Council Cross Working Group, Danbury Parish Council)
- The site currently floods, and this will be made worse both within and around the site if built on. This could impact rivers if suitable waste water/sewerage facilities are not sufficient to deal with flooding and climate change impacting the health of waterway users as well as pollution to wildlife (Chelmer Valley Landscape Group)
- Insufficient modelling has been undertaken to review the full effects of flood risk, including future climate change and if this will adversely affect flooding (Chelmer Valley Landscape Group, Little Baddow Society, Boreham Conservation Society, Little Baddow, Boreham, Danbury and Sandon Parish Council Cross Working Group, Danbury Parish Council)
- Significant areas of the allocation lie within Flood Zone 2 and 3. The site allocation does not pass the sequential test as there are reasonably available sites appropriate for the proposed development in areas with a lower risk of flooding
- Pollution and harm to the river environment from the development, including the Chelmer and Blackwater Navigation Landscape Conservation Area (Chelmer Valley Landscape Group, Little Baddow, Boreham, Danbury and Sandon Parish Council Cross Working Group, Woodham Walter Parish Council)
- Additional pressure on the Chelmer and Blackwater Navigation for recreational purposes including walking, cycling, canoeing, paddle-boarding and boating as well as visitor parking without any proposals to provide improvements or mitigation (Chelmer Valley Landscape Group)
- The proposed new bridge will split the development in half, be unduly prominent in the river valley, create noise and moving visual intrusion, and be detrimental to the character and appearance of the designated Chelmer and Blackwater Navigation Conservation Area and views from Boreham House. No amount of landscape enhancement will mitigate the harm it will cause (Essex Waterways Ltd, Chelmer Valley Landscape Group, Boreham Conservation Society)

- Impact on users' enjoyment of existing footpaths and rivers for recreation and pleasure
- Harm to the rural landscape and urbanisation of the area, including Waterhall Meadow, an ancient flood meadow (CPRE Essex, Little Baddow Society, Boreham Conservation Society, Danbury Parish Council)
- The impact on the landscape would be damaging and hard to mitigate (Little Baddow, Boreham, Danbury and Sandon Parish Council Cross Working Group)
- Increased air pollution
- Harm to the natural environment and protected areas of wildlife/habitats in the vicinity (CPRE Essex, Essex Wildlife Trust, Little Baddow, Boreham, Danbury and Sandon Parish Council Cross Working Group)
- Harm to wildlife in the area and loss of habitat for species including, muntjac, bats, badgers, foxes, birds (Little Baddow Society, Boreham Conservation Society, Little Baddow, Boreham, Danbury and Sandon Parish Council Cross Working Group)
- There are several areas of Lowland Mixed Deciduous Woodland, which are Priority Habitat Woodland, within or adjacent to the site which need to be considered. Lowland Mixed Deciduous Woodlands are on the Priority Habitat Inventory, England. Fragmentation of woodland reduces its ecological value and woodlands can suffer loss or deterioration from development nearby (Forestry Commission England)
- Any planning application for major residential development at the East Chelmsford Growth location should be required to include a robust assessment of the residual recreational impact of the development on the nearby SSSI's, local wildlife sites and ancient woodlands, and that mitigation measures are included where appropriate. This should take account of cumulative development in the area (Essex Wildlife Trust, Little Baddow, Boreham, Danbury and Sandon Parish Council Cross Working Group)
- The site has been submitted for consideration for it to be designated as an Area of Outstanding Natural Beauty/National Landscape and proposals for development are premature until this has been considered by Natural England (Little Baddow, Boreham, Danbury and Sandon Parish Council Cross Working Group, Danbury Parish Council)
- Supportive of the Historic and Natural Environment, and Design and Layout principles (Pigeon (Sandon) Ltd)
- A Heritage Impact Assessment (HIA) should be undertaken in advance of Regulation 19 to determine whether the site is suitable for allocation, to inform its capacity, and to identify any necessary mitigation and enhancement measures. If the site is deemed suitable, incorporate any mitigation and enhancement measures into the site policy (Historic England)
- Impact on heritage and archaeological assets in the area (Little Baddow Society, Little Baddow History Centre, Little Baddow, Boreham, Danbury and Sandon Parish Council Cross Working Group)
- It is not yet known whether the site contains a viable minerals resource that would require extraction prior to development (Little Baddow Society, Little Baddow History Centre, Little Baddow, Boreham, Danbury and Sandon Parish Council Cross Working Group)

- The site falls below the threshold for the need to carry out a Minerals Resource Assessment so remove requirement from the site policy (Essex County Council)
- Houses should not be built close to the pylons on site
- Support for the provision of open spaces, sports, and physical activity provided in the policy (Sport England)
- The delivery of Site 16b is conditional upon the masterplan of Site 16a, and consequently the expectation of delivery by 2030 maybe unrealistic (Greystoke CB)
- Buildings should be sustainably built (Great Baddow Parish Council)
- A Waste Infrastructure Assessment is not required as the affected area will fall outside of the proposed red line boundary for future planning applications (Pigeon (Sandon) Ltd)
- Joint working between the Councils is needed to ensure there are no detrimental impacts on Basildon Borough and its residents from development in Growth Area 3 (Basildon Borough Council).

CCC response to the comments made
This site is for an employment allocation and matters raised which relate to housing or other issues directly within or relating specifically to Site 16a are covered in the feedback for Site 16a.
The policy requirement to protect important views into and through the site from across the Chelmer Valley has been expanded to also include reference to Danbury Ridge.
The policy requirement to mitigate the visual impact of the development has been expanded to include the impact of lighting.
The policy requirement to provide for a mix of building sizes and styles including building design measures to soften visual impact has been expanded to ensure layout, scale, massing and materials are included in this consideration.
The Landscape Sensitivity and Capacity Study 2024 notes that the site has moderate overall landscape sensitivity rating, with a low landscape value rating, and medium to high overall capacity rating. The policy includes requirements to conserve and enhance the local landscape character and has been amended to identify further views to be protected and measures to soften the developments visual impact.
As with all other relevant site allocations the requirement for a masterplan to be agreed with the Council prior to the submission of a planning application has been amended to be required prior to the determination of a planning application.
All site allocation figure is 'around' and would allow for more units to come forward if the site can accommodate it in a sustainable manner. This is the approach used consistently through the Plan. No changes required.
The policy requirement to provide safe and convenient pedestrian and cycle connections has been expanded to include connection within the site and to the wider area including to local bus stops, Sandon Park and Ride, Woodhill Road, routes associated with the East of Chelmsford allocations including East Chelmsford Garden Community (Hammonds Farm) and Danbury and the east of the site.
The requirement for a Waste Infrastructure Assessment has been removed following advice from the Waste Authority (ECC), as the entrance to site 16B is not within 250m of the Waste Consultation Area for Sandon Quarry.

Suitable brownfield sites have been allocated within the Urban Area. There are not sufficient brownfield sites to meet the Local Plan's development requirements so greenfield sites must be allocated.
The site is allocated for the needs and uses as identified in the Council's Employment Land Review. For this site that is Use Classes E(g)(i-iii), B2 and B8. This site policy also allows for other appropriate ancillary employment generating uses so provides flexibility for a range of suitable uses. No changes required.
Reference to early years and childcare nursery in the Reasoned Justification has been removed as ECC has confirmed that there is not a requirement for one on this site.
The infrastructure necessary to support this site allocation is set out within the site policy and Policy S9. Relevant changes have been made to these policies based on the infrastructure needs identified in the updated IDP.
The Council undertook various Heritage Impact Assessments to inform the Local Plan, with a specific assessment being undertaken for the Hammonds Farm site and wider area which covers 16b. Reference to heritage assets which require consideration are included in the policy requirements and Reasoned Justification. No changes required.
CCC has raised the consideration of a special educational needs (SEND) school with ECC through the Duty to Cooperate. More certainty would be needed on the type of provision needed and the fit with ECC's overall strategy. Not enough detailed evidence to change the Plan currently, but CCC will review after Pre-Submission consultation.
Financial contributions to the delivery of the Chelmsford North East Bypass (CNEB) has been removed as a policy requirement as the full CNEB is not required to support the Local Plan growth. Contributions towards, or the provision of, other sections of the CNEB are a requirement of site SGS6, 7a, 7b, 7c and 8 as they are directly related to the need for these sections.
The Council commissioned Essex Highways to review and consider the key issues raised in the highway and transportation responses received to the consultation. This is given in Appendix 2 and includes a review of the Transport Technical Note, prepared by Stomor (June 2024) on behalf of Little Baddow, Danbury, Boreham Parish Councils. Essex Highways response has been used by CCC to understand and respond to matters of concern raised in this You Said We Did report and to inform the Pre-Submission Local Plan.
The highways modelling undertaken for the Local Plan is strategic and area-wide in nature. More detailed modelling to assess the impact of proposed development on the local road network and the detailed mitigation required to accommodate new trips associated with it, will be required and undertaken as part of the planning application process for developments identified as preferred sites in the Local Plan.
Updated junction modelling has been undertaken as part of the Pre-Submission Local Plan Highways Modelling Appraisal. Early concept development accesses onto the wider road network are also included in the latest Local Plan Pre-Submission modelling, based on outline developer proposals.
Overall, the Pre-Submission Local Plan Highways Modelling Appraisal, undertaken by Essex Highways, concludes that by maximising the potential for sustainable accessibility to and from the sites along the A12 corridor, the impact on the strategic highway network should not be considered severe. However, continued discussions with National Highways will be necessary to best ensure that future

development growth in Chelmsford can be supported by the strategic highway network over the long-term.
As with other site allocations where there may be mineral resources a Minerals Resource Assessment is required to be undertaken. No changes required.
CCC has raised the consideration of a special educational needs (SEND) school with ECC through the Duty to Cooperate. More certainty would be needed on the type of provision needed and the fit with ECC's overall strategy. Not enough detailed evidence to change the Plan currently, but CCC will review after Pre-Submission consultation.
The plan is informed by an up to date and proportionate flood risk evidence base including Level 1 and 2 SFRAs and Sequential & Exception Test supported by detailed modelling. The flood risk reports make use of the most recent national policy and legislation available at the time of writing (Autumn 2024, pre the 12 th December 2024 NPPF) and are informed by discussions with the Environment Agency, considers risks from all sources of flooding and include climate change modelling of surface water risk and fluvial risk from Sandon Brook.
As stated in the NPPF, the exception test is a method used to demonstrate that flood risk to people and property will be managed appropriately, where alternative sites at a lower flood risk are not available. The exception test is applied following the sequential test.
The Local Plan is informed by an Air Quality Assessment 2024 which overall concludes that the impact of the Local Plan in 2041 can be considered negligible for all pollutants.
Natural England has confirmed to CCC that they are not taking on any additional new Area of Outstanding Natural Beauty (AONB) designation projects at the current time. They have also advised that there is no formal application process for National Park or National Landscape (AONB) designation and that any future search will be England-wide. As such, the site allocation is not considered premature and Natural England are not objecting to the site allocation in principle. A copy of the Natural England letter confirming their position in December 2023 is attached at Appendix 3.
Where relevant design guidance in the Sandon Neighbourhood Plan will be used to assist in the Masterplanning and planning application process for the site. No changes required.
To meet our development needs it is inevitable that some agricultural land will be used for development.
The site is a greenfield site but not 'Green Belt' land, where different planning policy and guidance applies.
Policy S7 tested a range of reasonable alternative options and sites. Alternative spatial strategies and sites for allocation in the Local Plan are covered in more detail within the Spatial Strategy Topic Paper and IIA.
The delivery of Site 16b is not conditional upon the masterplan of Site 16a. They can come forward independently of one another. The expected delivery timeframe is therefore considered reasonable. No changes required.
The policy requires the development to avoid ecological impacts and provide on-site ecological mitigation, compensation and enhancement measures. With the Reasoned Justification setting out that ecological assets on the site shall be maintained and enhanced, with the local wildlife sites Old Hare Wood to the north east and Sandon Pit to the south being protected. The design of the scheme should also enhance and protect Sandon Brook, which runs along the eastern

boundary of the site, and which is recognised as being important for biodiversity. No changes required.

Relevant buildings on site will be required to be built in accordance with Policy DM31 to ensure they are built in a sustainable manner. The Plan should be read as a whole, so no changes required.

Location 10 – South Woodham Ferrers

Key statistics:

Consultation point	Yes	No	Comments	Total number of responses
Location 10 – South Woodham Ferrers	2	5	25	25

Summary of Representations – main issues and suggested changes:

- Support expressed (Sport England)
- Traffic concerns from this site and other sites proposed in both Chelmsford and Maldon
- Proposed capacity improvements on A132/B1012 are not sufficient
- Retail offer in SWF is limited, increasing the retail offering would provide employment opportunities
- Improve bus services that connect to Chelmsford, Baddow, Danbury and Bicknacre and employment areas
- Better pedestrian and cycle connection is needed including safe crossing points on Burnham Road
- Rail service is at capacity with little or no potential for future expansion (South Woodham Ferrers Residents Party)
- Increase inclusivity for accessibility and teens/young adults
- Flooding concerns
- New education and healthcare facilities are needed
- Habits have changed following Covid. Use more brownfield sites for housing need and retain green space for future generations and wildlife (South Woodham Action Group)
- Create a public woodland north of the site managed in perpetuity to encourage habitat improvement and countryside access (South Woodham Ferrers Residents Party)
- Minor policy change suggested to policy and supporting text to add ‘and police facilities as required by Essex Police’ (Essex Police)
- Refer to ‘multifunctional’ green infrastructure to ensure consistency throughout the Plan (Essex County Council)
- Amend to reflect the provision of proportionate financial contributions towards the co-located primary and early years nursery (Essex County Council)
- Refer to active and sustainable travel (Essex County Council)
- Provide a safe traffic free environment around school pedestrian entrances in line with in ECC’s Developers’ Guide to Infrastructure Contributions (Essex County Council)

- Support expressed but policy should remain generic in terms of its requirements including around 1,200 homes, around 1,000 sqm, avoid 'maximise', and for proposals to generally accord with an approved masterplan (Vistry Group)
- Amend to ensure CIL compliant requirements and reflect evidence provided with the recent planning application in terms of infrastructure (Vistry Group)
- There is limited capacity for growth at SWF Water Recycling Centre. Policy should require the need to demonstrate sufficient capacity for wastewater treatment and disposal to serve the site, including sewer connections and mitigation within the sewerage network (Anglian Water)
- The South East (Inshore) Marine Plan must be considered and a Marine Conservation Zone (MCZ) assessment may need to be undertaken. Project-level Habitats Regulations Assessment (HRA) must consider all impacts taken alone or in combination (Natural England)
- Refer to the marine/coastal/intertidal element particularly where both terrestrial and marine habitats have the potential to be impacted by the policy and interpretation of the South East Marine Plan (Marine Management Organisation)
- Expand policy to require the development to prepare a strategy for responding to the National Grid Electricity Transmission plc (NGET) overhead transmission lines within the site which demonstrates how the NGET Design Guide and Principles have been applied at the masterplanning stage and how the impact of the assets has been reduced through good design (National Grid Electricity Transmission).

CCC response to the comments made
Reference added to the Policy relating to layout responding to overhead transmission lines.
Changing the requirement from maximising sustainable travel would make the policy less effective; reference added to active and sustainable travel.
The Policy and Reasoned Justification have been adjusted to refer to facilities alongside infrastructure, and to police, ambulance and fire and rescue.
Text relating to provision of education has been clarified.
Any revised or subsequently approved masterplan would be the relevant and up to date masterplan against which development proposals would be assessed.
Infrastructure requirements are sufficiently flexible to accommodate on-site provision or financial contributions.
Reference to marine and terrestrial planning is addressed in Section 1 – adding here would be repetition.
Policy amended to demonstrate that there is sufficient capacity for wastewater treatment and disposal to serve the site, including any associated sewer connections and any required mitigation within the sewerage network.
The latest highway modelling does not consider the overall impact on the local or strategic highway network will be severe.
The amount and type of development reflects the resolution to grant planning permission and the number is reflected in the 5 year Housing Sites Schedule April 2024. If this permission is not implemented and a new proposal comes forward, the site capacity will be considered on its individual merit.

Location 11 – Bicknacre

Growth Site 11a – South of Bicknacre

Key statistics:

Consultation point	Yes	No	Comments	Total number of responses
Growth Site 11a – South of Bicknacre	1	2	8	8

Summary of Representations – main issues and suggested changes:

- Support for 42 new homes whilst acknowledging the adopted plan was for 35 new homes (Woodham Ferrers and Bicknacre Parish Council)
- The site is near Thrift Wood SSSI and all identified impacts on the designated features of the SSSI will need to be considered. The cumulative effect on Thrift Wood SSSI of all the Bicknacre sites should be considered (Natural England)
- Minor policy changes suggested relating to green and blue infrastructure, education provision and pedestrian and cycle connections (Essex County Council)
- There are woodlands on the site or nearby including Ancient Semi Natural Woodland, Plantations on Ancient Woodland Sites and Priority Habitat Woodland. Decisions should be made in line with the NPPF. The Council is also referred to Natural England and Forestry Commission's Standing Advice on Ancient Woodland (Forestry Commission England)
- Amend to reflect what has occurred on site, including the removal of large sections of hedgerow along the Main Road
- Insufficient infrastructure to support the development, including lack of public transport, the condition of roads and capacity at doctors' surgery
- Will place further strain on existing facilities
- Traffic, congestion, noise, light and road safety concerns during the construction phase of the development.

CCC response to the comments made

The site has been built-out as is therefore deleted from the plan.

Growth Site 11b – Land at Kingsgate, Bicknacre

Key statistics:

Consultation point	Yes	No	Comments	Total number of responses
Growth Site 11b – Land at Kingsgate, Bicknacre	0	54	64	64

Summary of Representations – main issues and suggested changes:

- Object to the allocation. Reasons include the requirement for further housing in Bicknacre has already been satisfied since the adoption of the existing Local Plan (2020) and we are discussions to find an affordable housing site; any further housing need could be accommodated at Hammonds Farm or elsewhere; flooding concerns and drainage capacity and loss of Grade 3 agricultural land (Woodham Ferrers and Bicknacre Parish Council)
- All Bicknacre sites should take account of the cumulative effect on Thrift Wood SSSI (Natural England)
- There are woodlands on the site or nearby including Ancient Semi Natural Woodland, Plantations on Ancient Woodland Sites and Priority Habitat Woodland. Decisions should be made in line with the NPPF. The Council is also referred to Natural England and Forestry Commission's Standing Advice on Ancient Woodland (Forestry Commission England)
- The site is approximately 300m of Bicknacre Priory Scheduled Monument. A Heritage Impact Assessment (HIA) should be undertaken in advance of Regulation 19 to determine whether the site is suitable for allocation, to inform its capacity, and to identify any necessary mitigation and enhancement measures. If the site is deemed suitable it is expected that mitigation and enhancement measures are incorporated into the Policy (Historic England)
- Minor policy changes suggested relating to education provision for clarification and consistency (Essex County Council)
- Insufficient infrastructure to support the development, including lack of public transport, police and fire services, the condition of roads and capacity at doctors' surgery and the school
- Will place further strain on existing facilities and utilities
- Bicknacre has met its housing requirement with circa. 77 new homes being built/under construction and further affordable housing may be delivered – the village does not need more housing/there is sufficient housing to meet local need
- Increase in traffic, congestion and on street parking and the degradation of the condition of existing roads – concerns on pedestrian and road safety and quality of life
- Impact on settlement character and the community
- Concerns on flooding, including Sandon Brook overflowing
- Drainage issues/lack of capacity and sewerage concerns
- Loss of agricultural land
- Impact on wildlife and their habitats
- Noise and air pollution impacts – Chelmsford's Air Quality Strategy June 2022 is out of date and air pollution is likely to increase
- Concerns on pedestrian safety, including children and the vulnerable and the lack of/suitable existing footways within the village
- Impact on adjacent bridleway
- Concerns on antisocial behaviour
- Traffic, congestion, noise, light and road safety concerns during the construction phase of the development.

CCC response to the comments made

The site allocation is supported by the plan evidence base including a Strategic Flood Risk Assessment, Landscape Sensitivity and Capacity Study 2024 and traffic modelling. The Small Sites Planning Briefs/Concept Framework 2024 considers that there are no overriding site constraints which mean that the site is unsuitable or undeliverable.
The latest highway modelling does not consider the overall impact on the local or strategic highway network will be severe.
To meet our development needs it is inevitable that some agricultural land will be used for development.
Site policy includes new requirements to undertake an archaeological assessment and to assess, and where appropriate mitigate, the potential cumulative effect on the designated features of Thrift Wood SSSI.
The 'small sites' (under 1ha) are an important part of the Plan to ensure delivery of a variety of sites in a timely manner, and to meet NPPF requirements to provide 10% of small sites. The enlargement of these sites would be likely to put greater pressure on local facilities and infrastructure which could make such sites unsuitable for development.
Heritage Impact Assessments have been undertaken and were published alongside the Preferred Options Local Plan. Site policies consider significance of designated and non-designated heritage assets.
The site policy requires financial contributions to services and facilities including education and healthcare provision, and to provide appropriate improvements, as necessary to the local and strategic road network.
The Local Plan is informed by an Air Quality Assessment 2024 which overall concludes that the impact of the Local Plan in 2041 can be considered negligible for all pollutants.
Policy DM17 provides protection for preserved woodlands.
Minor policy amendment made in respect to requirements for education provision.

Growth Site 11c – Land West of Barbrook Way, Bicknacre

Key statistics:

Consultation point	Yes	No	Comments	Total number of responses
Growth Site 11c – Land West of Barbrook Way, Bicknacre	0	104	123	123

Summary of Representations – main issues and suggested changes:

- Support in principle but a greater site area and quantum of development should be allocated. The allocation ignores the Council's evidence base of the site's suitability and sustainability to deliver more houses – the wording of the policy is not justified or effective (Wellbeck Strategic Land V Limited)
- Consider the criteria of the Strategic Housing and Employment Land Availability Assessment has been applied inconsistently – the site should score higher (Wellbeck Strategic Land V Limited)
- Object to the allocation. Reasons include the requirement for further housing in Bicknacre has already been satisfied since the adoption of the existing Local Plan (2020) and we are discussions to find an affordable housing site; any further

housing need could be accommodated at Hammonds Farm or elsewhere; flooding concerns and drainage capacity; loss of Grade 3 agricultural land and there is a ransom strip between Barbrook Way and the site so the site is not deliverable (Woodham Ferrers and Bicknacre Parish Council)

- All Bicknacre sites should take account of the cumulative effect on Thrift Wood SSSI (Natural England)
- There are woodlands on the site or nearby including Ancient Semi Natural Woodland, Plantations on Ancient Woodland Sites and Priority Habitat Woodland. Decisions should be made in line with the NPPF. The Council is also referred to Natural England and Forestry Commission's Standing Advice on Ancient Woodland (Forestry Commission England)
- Development would not affect any designated heritage assets (Historic England)
- Minor policy changes suggested relating to education provision for clarification and consistency (Essex County Council)
- Insufficient infrastructure to support the development, including lack of public transport, police and fire services, the condition of roads and capacity at doctors' surgery and the school
- Will place further strain on existing facilities and utilities
- Bicknacre has met its housing requirement with circa. 77 new homes being built/under construction and further affordable housing may be delivered – the village does not need more housing/there is sufficient housing to meet local need
- Increase in traffic, congestion and on street parking and the degradation of the condition of existing roads – concerns on pedestrian and road safety and quality of life
- Impact on settlement character and the community
- Concerns on flooding, including Sandon Brook overflowing
- Drainage issues/lack of capacity and sewerage concerns
- Loss of Grade 3 agricultural land – the site has always been used for animal grazing
- Impact on wildlife and their habitats
- Disagree with the site's rating in the Strategic Housing and Employment Land Availability Assessment – it has been incorrectly scored and should be lower
- Impact on neighbour amenity
- Junction/road safety concerns, including the location of the drop off point of The Sandon School bus at Barbrook Way/Priory Road
- Noise and air pollution impacts – Chelmsford's Air Quality Strategy June 2022 is out of date and air pollution is likely to increase
- Concerns on pedestrian safety, including children and the vulnerable and the lack of/suitable existing footways within the village
- There is a ransom strip at the entrance at the site – the site is not deliverable
- Site contributes to community wellbeing
- Concerns on soil composition and subsidence
- There is a water main running through the site – homes cannot be built on this or within its easements
- Concerns for protected trees within and near the site
- Concerns on antisocial behaviour

- Heritage impacts
- Traffic, congestion, noise, light and road safety concerns during the construction phase of the development.

CCC response to the comments made
The site allocation is supported by the plan evidence base including a Strategic Flood Risk Assessment, Landscape Sensitivity and Capacity Study 2024 and traffic modelling. The Small Sites Planning Briefs/Concept Framework 2024 considers that there are no overriding site constraints which mean that the site is unsuitable or undeliverable.
The Local Plan is informed by an Air Quality Assessment 2024 which overall concludes that the impact of the Local Plan in 2041 can be considered negligible for all pollutants.
The latest highway modelling does not consider the overall impact on the local or strategic highway network will be severe.
The Council is confident that the site can be accessed from Barbrook Way and that the site is deliverable – see Appendix 4 for a letter from the site promoters' Welbeck Land.
To meet our development needs it is inevitable that some agricultural land will be used for development.
Site policy includes new requirements to undertake an archaeological assessment and to assess, and where appropriate mitigate, the potential cumulative effect on the designated features of Thrift Wood SSSI.
The 'small sites' (under 1ha) are an important part of the Plan to ensure delivery of a variety of sites in a timely manner, and to meet NPPF requirements to provide 10% of small sites. The enlargement of these sites would be likely to put greater pressure on local facilities and infrastructure which could make such sites unsuitable for development.
Heritage Impact Assessments have been undertaken and were published alongside the Preferred Options Local Plan. Site policies consider significance of designated and non-designated heritage assets.
The site policy requires financial contributions to services and facilities including education and healthcare provision, and to provide appropriate improvements, as necessary to the local and strategic road network.
Policy DM17 provides protection for preserved woodlands.
The site policy requires the retention of existing natural landscaping and trees on the boundary of the site.
Minor policy amendment relating to requirements for education provision.

Location 12 – St Giles, Bicknacre

Growth Site 12 – St Giles, Moor Hall Lane, Bicknacre

Key statistics:

Consultation point	Yes	No	Comments	Total number of responses
Growth Site 12 – St Giles, Moor Hall Lane, Bicknacre	1	1	5	5

Summary of Representations – main issues and suggested changes:

- Support the allocation (Woodham Ferrers and Bicknacre Parish Council)
- Minor policy changes suggested relating to ‘multifunctional’ green infrastructure and pedestrian and cycle connections (Essex County Council)
- All Bicknacre sites should take account of the cumulative effect on Thrift Wood SSSI (Natural England)
- Limited existing infrastructure to support the development, including public transport, the condition of road and capacity at doctors’ surgery
- Will place further strain on existing facilities.

CCC response to the comments made
Minor policy wording changes to refer to ‘multifunctional’ green infrastructure and to ‘safe and convenient’ pedestrian and cycle connections.
Site policy includes new requirements to undertake an archaeological assessment and to assess, and where appropriate mitigate, the potential cumulative effect on the designated features of Thrift Wood SSSI.
The site policy requires financial contributions to services and facilities including healthcare provision, and to provide appropriate improvements, as necessary to the local and strategic road network.
The site policy requires the development is provide, or make financial contributions to, new or enhanced sport, leisure and recreation facilities.

Location 13 – Danbury

Strategic Growth Site Policy 13 – Danbury

Key statistics:

Consultation point	Yes	No	Comments	Total number of responses
Strategic Growth Site Policy 13 – Danbury	1	3	9	9

Summary of Representations – main issues and suggested changes:

- Add additional text in relation to safe and convenient pedestrian and cycle connections, and active and sustainable travel (Essex County Council)
- Include reference to traffic management measures at Eves Corner (Essex County Council)
- Add reference to the proximity to proposed schools and social infrastructure offered by the Hammonds Farm proposal (Wates Developments and Hammonds Estates LLP)
- Recommend an additional policy to recognise the cumulative recreational pressure on SSSIs and wildlife sites (Natural England)
- There are woodlands on or in proximity to the allocation including Ancient Semi Natural Woodland, Plantations on Ancient Woodland Sites and Priority Habitat Woodland. Decisions should be made in line with the NPPF and the

Council is referred to the Natural England and Forestry Commission's Standing Advice on Ancient Woodland (Forestry Commission England)

- Allocation is welcomed but it could deliver a greater number of homes (Martin Grant Homes)
- New housing could come forward in Danbury outside of the Neighbourhood Plan process if housing needs are not being met within an expected timeframe (Richborough)
- Concern about the recreational pressure and physical damage on vulnerable sites and land within the National Trust's ownership (National Trust)
- Additional site is promoted off Runsell Lane (Gleeson Land).

CCC response to the comments made
Bullet added to require contributions towards addressing cumulative recreational pressure on SSSIs in proximity to sites; and Reasoned Justification clarified on how measures will be costed.
Reference added to safe and convenient pedestrian and cycling connections.
Text relating to traffic management measures at Eves Corner has been updated.
Policies S4 and DM17 protects sites of international, national, regional and local nature conservation importance including Ancient Woodlands.
The allocation of around 100 homes is supported by the plan evidence base including a Strategic Flood Risk Assessment, Landscape Sensitivity and Capacity Study 2024 and traffic modelling.
Policy has been expanded to require contributions towards addressing cumulative recreational pressure on SSSIs in proximity to the site.

Location 17 – East Hanningfield

Growth Site 17a – Land North of Abbey Fields, East Hanningfield

Key statistics:

Consultation point	Yes	No	Comments	Total number of responses
Growth Site 17a – Land North of Abbey Fields, East Hanningfield	1	16	18	18

Summary of Representations – main issues and suggested changes:

- Support the allocation and policy requirements, subject to the relevant legislation and planning policy (Chelmsford Diocese Board of Finance)
- A greater quantum of development may be possible on the site (Chelmsford Diocese Board of Finance)
- The delivery of site could be within two years of the adoption of the Local Plan (Chelmsford Diocese Board of Finance)
- Development would not affect any designated heritage assets (Historic England)
- Minor policy changes suggested relating to education provision for clarification and consistency (Essex County Council)
- Development would be out of keeping with the existing settlement pattern

- Impact on local services
- Lack of public transport
- Site access is below standards
- Junction/road safety concerns
- Concerns on flooding
- Increase/exacerbation of traffic, congestion and on street parking in Abbey Fields
- No sewerage capacity
- Loss of wildlife habitat/impact on biodiversity, trees (including preserved trees) and landscaping
- Noise and pollution impacts
- A right of access by the owners of the adjacent field may impact on the allocation.

CCC response to the comments made
Minor policy amendment relating to requirements for education provision.
The site allocation is supported by the plan evidence base including Strategic Flood Risk Assessments, Water Cycle Studies, Landscape Sensitivity and Capacity Study, new Air Quality Assessment and traffic modelling. The Small Sites Planning Briefs/Concept Framework 2024 considers that there are no overriding site constraints which mean that the site is unsuitable or undeliverable.
The latest highway modelling does not consider the overall impact on the local or strategic highway network will be severe.
The 'small sites' (under 1ha) are an important part of the Plan to ensure delivery of a variety of sites in a timely manner, and to meet NPPF requirements to provide 10% of small sites. The enlargement of these sites would be likely to put greater pressure on local facilities and infrastructure which could make such sites unsuitable for development.
Heritage Impact Assessments have been undertaken and were published alongside the Preferred Options Local Plan. Site policies consider significance of designated and non-designated heritage assets.
The site policy requires financial contributions to services and facilities including education and healthcare provision, and to provide appropriate improvements, as necessary to the local and strategic road network.
The site policy requires the character, scale and layout of the development to have regard and respond to the site's surrounding context.
The site policy requires the retention of existing natural landscaping and trees in and on the boundary of the site.

Growth Site Policy 17b – Land East of Highfields Mead, East Hanningfield

Key statistics:

Consultation point	Yes	No	Comments	Total number of responses
Growth Site Policy 17b – Land East of Highfields Mead, East Hanningfield	1	15	18	18

Summary of Representations – main issues and suggested changes:

- Support the allocation (Hawridge Land and Mrs A Mossman)
- The allocation boundary should reflect the total site area (circa 1.25ha) and the quantum of housing should be flexible/increased (circa 30-35 dwellings) to maximise the site’s deliverability (Hawridge Land and Mrs A Mossman)
- Development would not affect any designated heritage assets (Historic England)
- Minor policy changes suggested relating to education provision for clarification and consistency (Essex County Council)
- Limited existing infrastructure to support the development, including public transport and capacity at doctors’ surgery and school
- Loss of wildlife habitat/impact on biodiversity, trees and landscaping
- Increase in traffic, congestion and on street parking
- Concerns on pedestrian safety
- Concerns on flooding and drainage
- Impact on settlement character
- Impact on neighbour amenity
- No sewerage and water capacity
- Noise and pollution impacts.

CCC response to the comments made
The site allocation is supported by the plan evidence base including Strategic Flood Risk Assessments, Water Cycle Studies, Landscape Sensitivity and Capacity Study, new Air Quality Assessment and traffic modelling. The Small Sites Planning Briefs/Concept Framework 2024 considers that there are no overriding site constraints which mean that the site is unsuitable or undeliverable.
The latest highway modelling does not consider the overall impact on the local or strategic highway network will be severe.
The ‘small sites’ (under 1ha) are an important part of the Plan to ensure delivery of a variety of sites in a timely manner, and to meet NPPF requirements to provide 10% of small sites. The enlargement of these sites would be likely to put greater pressure on local facilities and infrastructure which could make such sites unsuitable for development.
Heritage Impact Assessments have been undertaken and were published alongside the Preferred Options Local Plan. Site policies take into account significance of designated and non-designated heritage assets.
The site policy requires financial contributions to services and facilities including education and healthcare provision, and to provide appropriate improvements, as necessary to the local and strategic road network.
The site policy requires the retention of existing natural landscaping and trees on the boundary of the site.
Minor policy amendment relating to requirements for education provision.

Special Policy Areas (SPA)

Key statistics:

Consultation point	Yes	No	Comments	Total number of responses
Special Policy Areas (paragraphs 7.464-7.465)	0	0	0	0
SPA1 – Broomfield Hospital Special Policy Area	0	1	1	1
SPA2 – Chelmsford City Racecourse Special Policy Area	0	0	1	1
SPA3 – Hanningfield Reservoir Special Policy Area	0	1	3	3
SPA4 – RHS Hyde Hall Gardens Special Policy Area	0	0	2	2
SPA5 – Sandford Mill Special Policy Area	1	0	3	3
SPA6 – ARU Writtle Special Policy Area	2	1	7	7

SPA1 – Broomfield Hospital Special Policy Area

Summary of Representations – main issues and suggested changes:

- Support SPA rationale. Designate the former BAE Systems site as a SPA given its unique and historical context and potential need to provide future specialist electronic technology floorspace related to defence (Rosehart Properties Ltd).

SPA2 – Chelmsford City Racecourse Special Policy Area

Summary of Representations – main issues and suggested changes:

- For consistency with other parts of the plan, amend policy to refer to ‘active and sustainable means of travel’ (Essex County Council).

SPA3 – Hanningfield Reservoir Special Policy Area

Summary of Representations – main issues and suggested changes:

- Welcome involvement early in application process to comment on details of avoidance and mitigation measures deemed necessary for proposed developments that may impact on Hanningfield Reservoir SSSI (Natural England)
- Support SPA policy approach but expand policy to include proposals for renewable energy which would reduce reliance on the grid and contribute towards achieving climate change goals (Essex & Suffolk Water)
- Remove policy requirement to show a demonstrable need for a renewable energy scheme as the treatment works is a regulated industry (Essex & Suffolk Water)
- Delete requirement for very special circumstances for water infrastructure and ancillary development to demonstrable need and be directly associated with

the role, function and operation of the operation of the site (Essex & Suffolk Water)

- Include new text to support, in principle, appropriate proposals including additional infrastructure requirements linking the site to the wider water infrastructure network, renewable energy and leisure activities (Essex & Suffolk Water).

SPA4 – RHS Hyde Hall Gardens Special Policy Area

Summary of Representations – main issues and suggested changes:

- For consistency with other parts of the plan, amend policy to refer to ‘active and sustainable means of travel’ (Essex County Council)
- RHS Hyde Hall causes significant traffic congestion at its special events, this will worsen as it expands but there is no provision to address this or improve the access road in application 21/01961/OUT.

SPA5 – Sandford Mill Special Policy Area

Summary of Representations – main issues and suggested changes:

- For consistency with other parts of the plan, amend policy to refer to ‘active and sustainable means of travel’ (Essex County Council)
- Fully support. This SPA needs to move forward as quickly as possible (Essex Waterways Ltd).

SPA6 – ARU Writtle Special Policy Area

Summary of Representations – main issues and suggested changes:

- Support. The facility is located within Writtle Key Service Settlement and is significant for educational excellence and driving the local economy. As such, the plan should provide new housing allocations near the ARU campus (Vistry Group)
- For consistency with other parts of the plan, amend policy to refer to ‘active and sustainable means of travel’ and ‘safe and convenient’ cycling and walking connectivity (Essex County Council)
- Expand to note the importance of ARU Writtle to supporting local employment to reduce inequality, opportunities to shift to a greener economy and investment into the rural economy (Essex County Council)
- Support the policy principles but the current designation will not ensure future development reflects the operational and functional requirements of ARU Writtle. The need for its growth and success is reflected throughout the plan. As such, amend policy to acknowledge that ARU intends to grow and expand to sustain its long-term future success and to delete the requirement to identify a ‘demonstrable need’ every time an application is determined (ARU)
- Expand the SPA boundaries of the Titchmarsh Campus and Rural Education and Training Centre along Cow Watering Lane to reflect the new and improved facilities/development that will be required (ARU)

- Inclusion of the Titchmarsh Campus does not affect any designated heritage assets (Historic England)
- Support sympathetic improvements to the ARU Writtle site in line with Green Belt policy. The Norwich to Tilbury powerline proposals will have a significant impact on ARU Writtle (Writtle Parish Council).

CCC response to the comments made
Changes proposed for SPA3 including deleting the requirement for water infrastructure and ancillary development to demonstrable very special circumstances have not been taken forward as this would contradict national planning policy.
Policy SPA2, SPA3, SPA4, SPA5 and SPA6 have been amended to include active and sustainable means of transport
Policy SPA6 has been updated to include reference to National Cycle Route 1 which runs through the site.
Policy and SPA boundaries has been amended to include the Titchmarsh Campus.
Reference to 'demonstrable need' in SPA6 has not been removed as this was retained at the previous Local Plan examination.

Protecting and Securing Important Assets

This section of the consultation document provides other non-strategic policies of the Local Plan that will shape Chelmsford's development opportunities whilst protecting its important physical attributes.

Securing the right types of homes

Key statistics:

Consultation point	Yes	No	Comments	Total number of responses
Policy DM1 – Size and Type of Housing	3	9	20	20
Policy DM2 – Affordable Housing and Exception Sites	3	4	19	19
Policy DM3 – Policy DM3 – Gypsy, Traveller and Travelling Showpeople Sites	2	0	3	3

Policy DM1 – Size and Type of Housing

Summary of Representations – main issues and suggested changes:

- Support for the requirement for 100% of all new homes to be accessible and adaptable to enable people to live independently for longer (Mid and South Essex Integrated Care Board, Essex County Council, Dominus Chelmsford Limited)
- ECC has commissioned 'Supported and Specialist Housing and Accommodation Needs Assessment' which will inform the Specialist

Residential Accommodation requirements when complete (Essex County Council)

- Give more support and priority to build to rent (Wates Development and Hammonds Estates LLP, Dominus Chelmsford Limited)
- Self and custom build plots should be taken forward on standalone sites not part of strategic housing allocations (Bloor Homes – Eastern)
- The 5% requirement for self and custom build plots should be capped at 5% (Bloor Homes – Eastern)
- Self-build homes should be encouraged rather than required by evidence of local need (Whirlledge & Nott, Croudace)
- The impact of self-build homes on development viability should also be considered (Whirlledge & Nott, Croudace)
- The Specialist Residential Accommodation requirement is too generic and needs to specifically allocate land to meet older persons housing need identified in the SHNA (Bloor Homes – Eastern, Sedum Ltd)
- Provision of Specialist Residential Accommodation for older and disabled people is too low to meet the identified needs and does not provide enough certainty that these needs will be met in a planned way which supports the optimum arrangement of support services (Lewis and Scott Retirement Living)
- A dedicated specialist housing policy which allows development adjacent to defined settlement boundaries would be more effective (Lewis and Scott Retirement Living)
- The process for determining when a commuted sum in lieu of on-site provision of Specialist Residential Accommodation is acceptable, how the sums will be used and what part ECC plays in this should be clarified (Essex County Council)
- All new homes should be required to have solar panels built in (Sandon Parish Council)
- Disagree with the requirement for 100% of new dwellings to be accessible and adaptable based on the additional cost of achieving these standards (Chelmsford Garden Community Consortium, Vistry)
- The policy might become outdated as building regulations and market requirements evolve across the plan period (Higgins Group, Hill Residential Limited)
- Need to justify requiring 100% of all new homes to be accessible and adaptable as it is not currently a requirement and if it does become a requirement, it does not need to be included in policy (Home Builders Federation, Dandara, Bellway)
- The requirement for 100% accessible and adaptable homes should only apply to houses and ground floor flats (Chelmer Housing)
- Set a requirement that a percentage of market homes are wheelchair accessible (Mid and South Essex Integrated Care Board)
- Specify M4(3)b to ensure the wheelchair housing is provided with adaptations already in place on completion (Chelmer Housing)
- The Specialist Residential Accommodation and self-build requirements should not apply to 100% affordable housing or affordable-led development and sites should be allocated to meet these needs rather than a requirement on strategic sites (Chelmer Housing)

- The changes to Table 4 in terms of specifying a range, not a specific percentage mix, of housing is supported but flexibility should be increased to 10 percentiles and include a link to the most recent evidence base (Dandara)
- Include Table 4 in the policy to ensure it is adhered to (Dandara PO24-9372)
- Include additional policy text to enable a flexible approach to the mix in Table 4 (Higgins Group, Hill Residential Limited, Dominus Chelmsford Limited)
- Need a clearer distinction between greenfield strategic allocations and urban developments on the requirement for and provision of housing mix, Specialist Residential Accommodation and self-build homes (Dominus Chelmsford Limited)
- Flawed assumptions underpin the Council's viability assessment and the evidence for conclusions in para. 8.6 on the viability of Build to Rent schemes is unsound (Dominus Chelmsford Limited)
- Proposal for a different mix of affordable housing expressed as a percentage range that should apply to all affordable housing tenures (Chelmer Housing)
- Explain the policy thresholds in supporting text (Whirledge & Nott, Croudace)
- Include a co-living policy to avoid potential appeals or unregulated forms of co-living. Wording for a dedicated policy provided (Highgate Capital Limited)
- Include reference to the Nationally Designed Space Standards or greater (Chelmer Housing).

CCC response to the comments made
Various policy amendments have been made including requiring 50% of new dwellings to be accessible and adaptable dwellings (Part A ii) and a new requirement for large greenfield sites to also provide older persons market housing.
How the sums will be used and what part Essex County Council will play in commuted sums in lieu of on-site provision of Specialist Residential Accommodation will be covered in Planning Obligations Supplementary Planning Document.
Requirements for the installation of solar panels on new homes is covered by Policy DM31.
The Planning Obligations Supplementary Planning Document will promote wheelchair user dwellings on ground floor in flatted schemes where possible, but the policy target is acceptable.
The Planning Obligations Supplementary Planning Document will encourage wheelchair accessible market homes in Specialist Residential Accommodation. This is supported by the updated Local Plan Viability Assessment, 2024.
The Planning Obligations Supplementary Planning Document will clarify that 100% affordable housing led schemes will be exempt from providing self-build requirements. The policy remains appropriate.
The policy thresholds are tested in the relevant evidence base documents and explained where not linked to an evidence base document.
The policy requirements reflect the most up to date national planning and guidance and the Local Plan evidence base including the latest Strategic Housing Needs Assessment (SHNA) (2023), including the 2024 addendum report.
The impact of self-build homes on development viability is considered in the updated Local Plan Viability Update, 2024.

The Local Plan Viability Update 2023 and 2024 has been undertaken in accordance with national policy and guidance and clearly sets out the balance of policy priorities.

The Council's expectations for co-living housing proposals will be set out in the Co-Living Housing Planning Advice Note which will be published for consultation in early 2025.

Requirements for all new dwellings to adhere to the Nationally Described Space Standards is addressed in Policy DM26.

The Local Plan will be reviewed every five years. This will address relevant changes such as changes to Building Regulations. Higher accessibility standards have been tested in the Local Plan Viability Update 2024 should Building Regulations change in the regard.

DM2 - Affordable Housing and Exception Sites

Summary of Representations – main issues and suggested changes:

- Support policy as drafted (Wates Developments and Hammonds Estates LLP)
- Support but amend to allow for the submission of a Viability Appraisal at application stage should there be any unique circumstances or changes to local market conditions (Bloor Homes (Eastern))
- Support but add to A) i that this is subject to viability to not undermine deliverability (Vistry Group)
- Support but unclear why community-led exception sites cannot include neighbourhood plan allocations (Broomfield Parish Council)
- Clarification sought on whether Broomfield is eligible for a Rural Exception Site following the Community Governance Review (Broomfield Parish Council)
- To not impact on the delivery of affordable homes, amend policy to state that First Homes will not be required on 100% affordable, affordable-led and rural exception site developments (Chelmer Housing Partnership (CHP))
- For clarification, add to para. 8.23 the requirements in terms of wider types of affordable (Chelmer Housing Partnership (CHP))
- To not jeopardise site viability, policy must recognise that a tenure mix in 2024 (at para. 8.23) will unlikely reflect the needs in subsequent years (Obsidian Strategic Asset Management Ltd)
- Policy should only allow 35% market homes to increase the number of genuinely affordable home supported by a return to council house building, suspension of the Right to Buy for 10 years and increased role for co-operative developers
- Policy should recognise that First Homes is not mandatory and no more than a material consideration (Obsidian Strategic Asset Management Ltd)
- Part ii is inconsistent with national policy and should be amended to expect the mix, size, type and cost of housing to have close regard to the most recent evidence on housing needs, such as the Strategic Housing Market Assessment and monitoring data (Home Builders Federation)
- Should be flexibility in the mix set out in para 8.23 especially on percentage discount on First Homes because of the national cap at £250,000 (Home Builders Federation)

- For clarification, amend policy to add where sites deliver 100% affordable schemes the revised mix should be 70% Affordable Rent, and 30% Shared Ownership and that the Local Housing Allowance cap should be removed on affordable rent where the site is delivered as 100% affordable or affordable-led development (Chelmer Housing Partnership (CHP))
- Table 5 should apply across all affordable tenures. Request that the affordable housing unit mix (including rent and shared ownership) is 1 Bed 5-10% 2 Bed 20-25% 3 Bed 40-50% 4 Bed 15-20% (Chelmer Housing Partnership (CHP))
- Clarify detail in Table 5 and that it is only to be used as a guide as opposed to absolute requirements in decision-making (Hill Residential Ltd, Higgins Group, Dandara)
- To ensure adherence with Table 5, add into the policy alongside a reference to using the most recent housing needs assessment (Dandara)
- A one-sized fits all 35% requirement discourages a brownfield first approach (Dominus Chelmsford Limited)
- Include reference to the national policy of Vacant Building Credit (Dominus Chelmsford Limited)
- To help the NHS recruit and retain staff, consider the need for affordable housing for NHS staff and those employed by other health and care providers in housing needs assessments, site selection and allocation policies (NHS Property Services Ltd)
- Amend to allow groups of affordable housing within large strategic allocations/development phases (rather than ‘pepper potting’) as this would achieve the policy’s social objectives (Whirlledge & Nott, Croudace Homes)
- Do not support. Amend policy to enable a viability case to be made at the planning application stage (Croudace Homes, Whirlledge & Nott)
- Do not support. Amend policy to allow a transparent open book viability assessment to be undertaken and for development to come forward with an alternative approach to affordable housing delivery should site-specific viability matters arise at the planning application stage (Martin Grant Homes)
- Do not support. The Viability study should be re-run for sheltered and extra care housing incorporating our revised assumptions relating to for example, unit size, unit mix and non-chargeable/communal. This is likely to show that sheltered and extra care housing is unviable (McCarthy Stone)
- Consider the Retirement Housing Consortium paper ‘A briefing note on viability’ prepared for Retirement Housing Group by Three Dragons, May 2013 (updated February 2016 (‘RHG Briefing Note’)) (McCarthy Stone)
- An unprecedented housing crisis is currently affecting the Council, therefore a new policy DM2 Part C is proposed, which would supersede DM2 Parts A and B and come into force when more than 250 households are living in temporary accommodation, and it has been accepted by the Council that there is a duty to house them (Omtech Services Limited).

CCC response to the comments made
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The policy requirements including those related to First Homes have been updated to reflect the Strategic Housing Needs Assessment (SHNA) 2024 addendum report.

Amendments added from the Planning Obligations Supplementary Planning Document to clarify how affordable housing should be designed within
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developments to maximise tenure integration to achieve mixed, inclusive and sustainable communities
The policy requirements are supported by the Local Plan Viability Assessment, 2024.
Para. 73 of NPPF states that exception site for community-led housing should be on land which is not already allocated for housing – no change required to Policy DM1.
The rural exception site part of the policy relates to retention orders imposed by Statutory Instruments referenced in Planning Obligations Supplementary Planning Document.
Exemptions to First Homes requirements are set out in para. 66 of NPPF – no change required to Policy DM2.
The Local Plan will be reviewed every five years to reflect the most up to date national planning and guidance and any updated Local Plan evidence base.
Prioritisation mechanisms for First Homes will be set out in the updated Planning Obligations Supplementary Planning Document.
The 35% affordable housing requirement will help to address Chelmsford's housing crisis declared by the Council in 2022. Levels of homelessness also continue to rise and increasing the percentage of affordable housing on greenfield sites would be unviable. It is not necessary to introduce an additional threshold based on the numbers of households living in temporary accommodation but the proposed Housing Requirement is being increase, which in turn will increase affordable housing delivery across the plan period.
Changes have been made to explain the circumstances where the Council will consider a viability assessment at planning application stage.
Changes have been made to explain what the requirements for Affordable Private Rent dwellings in Build to Rent Schemes will be and the reasons for this.

Policy DM3 – Gypsy, Traveller and Travelling Showpeople Sites

Summary of Representations – main issues and suggested changes:

- Support (Wates Developments and Hammonds Estates LLP, Writtle Parish Council)
- Add 'Green Wedge' in (A)i to align with para. 8.42 (Broomfield Parish Council).

CCC response to the comments made

The policy requires new sites to be outside the Green Belt unless very special circumstances apply, in line with national planning policy. New text has been inserted to clarify that new sites shouldn't be in the Green Wedge unless it can be demonstrated that a development would not adversely impact on the role, function, character and appearance of the Green Wedge. Clarification has also been provided on new sites in the rural area not having a significant impact the intrinsic character and beauty of the countryside in the supporting / explanatory text.

Securing Economic Growth

Key statistics:

Consultation point	Yes	No	Comments	Total number of responses
Policy DM4 – Employment Areas and Rural Employment Areas	7	0	8	8
Policy DM5 – Designated Centres	2	0	3	3

Policy DM4 – Employment Areas and Rural Employment Areas

Summary of Representations – main issues and suggested changes:

- Support for the policy (CNG Fuels Ltd, JH Farming Ltd, Pigeon Sandon Ltd, Wates Developments and Hammonds Estates LLP, Essex County Council)
- Expand policy criteria for allow redevelopment or changes of use from E(g), B2 and B8 Use Classes to uses which provide low carbon/renewable energy transport refuelling infrastructure” (CNG Fuels Ltd)
- Add additional text into para. 3 of the policy for proposals to consider opportunities to promote multifunctional green infrastructure (Essex County Council)
- Support for the approach but new allocations may not, per se, lead to overall economic growth if they lead to older premises becoming less attractive and lost through change of use (Basildon Borough Council)
- Consider amending to strengthen the policy for example, make it clearer that the redevelopment of existing employment areas should be for employment uses only and planning permission would only be granted for a change of use from employment where the first four criteria apply, and/or there is no reasonable prospect for the site to continue in those uses (Basildon Borough Council).

CCC response to the comments made

Policy adjusted to refer to multifunctional green infrastructure.

The criteria relating to redevelopment of existing uses offers flexibility and a positive approach as set out in the NPPF. Policy S2 supports development that provides opportunities for renewable and low carbon energy technologies and schemes so no changes are considered necessary to S8.

Policy already sets out the circumstances where redevelopment or change of use from E(g), B2 and B8 Use Classes will be granted.

Policy DM5 – Designated Centres

Summary of Representations – main issues and suggested changes:

- Support for the policy (Wates Developments and Hammonds Estates LLP, Dominus)
- Car parking at South Woodham Ferrers must be protected if the town centre is to flourish.

CCC response to the comments made

There are no proposals affecting car parking in SWF in the plan.

Protecting the Countryside

Key statistics:

Consultation point	Yes	No	Comments	Total number of responses
Policy DM6 – New Development in the Green Belt	2	0	6	6
Policy DM7 – New Buildings and Structures in the Green Wedge	7	1	14	14
Policy DM8 – New Buildings and Structures in the Rural Area	2	2	4	4
Policy DM9 – Infilling in the Green Belt, Green Wedge and Rural Area	1	0	4	4
Policy DM10 – Change of Use (Land and Buildings) and Engineering Operations	1	0	4	4
Policy DM11 – Extensions to Existing Buildings within the Green Belt, Green Wedge and Rural Area	1	0	4	4
Policy DM12 – Rural and Agricultural/Forestry Workers' Dwellings	1	0	3	3

Policy DM6 – New Development in the Green Belt

Summary of Representations – main issues and suggested changes:

- Support expressed (Chelmsford & Central Essex RSPB Local Group, and Wates Developments and Hammonds Estates LLP)
- Alter Green Wedge boundary and extend the western boundary of Widford Employment Area (Map 3) to support growth in this sustainable location, with existing transport and pedestrian links (Saxtons 4x4)
- Policy contradicts the strategy of resisting development in the Green Belt and contradicts the Settlement Hierarchy which confirms that settlements within the Green Belt are sustainable (Hill Residential Ltd and Higgins Group)
- Policy lacks clarity and fails to link to the strategic policies (Hill Residential Ltd and Higgins Group).

CCC response to the comments made

The Green Wedge is a locally important designation. Changes to the Green Wedge boundaries to allow development growth has been discounted as there is sufficient and suitable land elsewhere to meet development needs in a sustainable way.

The policy seeks to protect the Green Belt in accordance with National Planning Policy. The Settlement Hierarchy informs planning decisions in relation to the most sustainable settlements but does not override National Policy regarding Green Belt – no changes considered necessary.

Policy DM7 – New Buildings and Structures in the Green Wedge

Summary of Representations – main issues and suggested changes:

- Support expressed (Chelmsford & Central Essex RSPB Local Group, and Wates Developments and Hammonds Estates LLP, Broomfield Parish Council)
- An alteration to the Green Wedge boundary should be considered and an extension to Widford Employment Area (Map 3) allowed (Saxtons 4x4)
- For consistency with other parts of the plan refer to ‘active and sustainable travel’ in criteria v (Essex County Council)
- In terms of C) replacement buildings within a floodplain, there is opportunity to seek betterment and long-term sustainability even if the flood hazard affecting existing development may not increase, this should be clarified in the policy (Environment Agency)
- Policy is overly restrictive without a detailed assessment to ensure land within the Green Wedge performs its intended purposes
- Be more flexible to residential development, particularly where it would provide opportunities to enhance the Green Wedge
- Supports the intentions behind the principle of the Green Wedge but questions the approach to the Green Wedge, when other less onerous planning policies can protect open countryside if the housing strategy is performing as it should (Obsidian Strategic Asset Management Ltd)
- Various comments from landowners/developers promoting their sites for development in the Green Wedge
- Expand policy to include small-scale commercial development that is sustainably located, accessible and well connected (Cliffords Group Ltd and Hill Farm (Chelmsford) Ltd).

CCC response to the comments made

For consistency with other parts of the Plan reference is made to ‘active and sustainable travel’ in Part A, criteria v.

The Green Wedge is a locally important designation. Changes to the Green Wedge boundaries to allow development growth has been discounted as there is sufficient and suitable land elsewhere to meet development needs in a sustainable way. No Green Wedge Review is required, and the deletion of Green Wedge policies would be inappropriate.

The Plan and its policies should be read as a whole. Flooding is covered by DM18 which requires measures to mitigate flood risk, safe means of escape, not increase flood risk elsewhere etc. Such issues will be addressed through site-specific Flood Risk Assessments – no changes considered necessary.

Policy will ensure that the Green Wedge is sufficiently protected and Part A, criteria vi allows for appropriate facilities e.g. for sport – no changes considered necessary.

The Council has considered the suitability of alternative development strategies and sites to accommodate development as part of the plan preparation process. Some areas/sites proposed for development by developers/landowners have been rejected as part of this process.

Policy DM8 – New Buildings and Structures in the Rural Area

Summary of Representations – main issues and suggested changes:

- Support expressed (Chelmsford & Central Essex RSPB Local Group, and Wates Developments and Hammonds Estates LLP)
- Part B should be more flexible (Mr Parker)
- Address inconsistencies regarding allowing new Buildings/Dwellings on Previously Developed Land (Mr Parker)
- Amend to refer to renewable energy and low carbon development, related transport infrastructure and specific locational requirements of different sectors to support the rural economy (CNG Fuels).

CCC response to the comments made

Requirements for renewable energy and low carbon development and transport infrastructure are adequately covered by Policies S2 and DM19. No changes considered necessary.

The policy is considered clear in how development on previously developed land will be considered. No changes considered necessary.

Policy DM9 – Infilling in the Green Belt, Green Wedge and Rural Area

Summary of Representations – main issues and suggested changes:

- Support expressed (Wates Developments and Hammonds Estates LLP)
- Policy needs to mention flood risk constraints (Environment Agency)
- Overly restrictive to development in the Green Wedge
- Unclear how a decision-maker will determine if a gap is ‘small’ and is contrary to the NPPF.

CCC response to the comments made

The Plan and its policies should be read as a whole. Flooding is already covered by DM18 which requires measures to mitigate flood risk, safe means of escape, not increase flood risk elsewhere etc. Such issues will be addressed through site-specific Flood Risk Assessments. No changes considered necessary.

The Reasoned Justification sets out how to determine a ‘small’ gap. No changes considered necessary.

Policy DM10 – Change of Use (Land and Buildings) and Engineering Operations

Summary of Representations – main issues and suggested changes:

- Support expressed (Wates Developments and Hammonds Estates LLP)
- Policy needs to mention flood risk constraints (Environment Agency)

- Refer to Policy S8 of the Essex Minerals Local Plan and emphasise the importance of effective early engagement with relevant site promoters (Essex County Council).

CCC response to the comments made
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The Plan and its policies should be read as a whole. Flooding is already covered by DM18 which requires measures to mitigate flood risk, safe means of escape, not increase flood risk elsewhere etc. Such issues will be addressed through site-specific Flood Risk Assessments. No changes considered necessary.
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Planning applications where consultation with the Minerals Planning Authority is required are already picked up at any relevant pre-application processes or the 'vetting' stage of a planning application. No changes considered necessary.
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Policy DM11 – Extensions to Existing Buildings within the Green Belt, Green Wedge and Rural Area

Summary of Representations – main issues and suggested changes:

- Support expressed (Wates Developments and Hammonds Estates LLP)
- Policy needs to mention flood risk constraints (Environment Agency)
- Refer to Policy S8 of the Essex Minerals Local Plan and emphasise the importance of effective early engagement with relevant site promoters (Essex County Council).

CCC response to the comments made
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The Plan and its policies should be read as a whole. Flooding is already covered by DM18 which requires measures to mitigate flood risk, safe means of escape, not increase flood risk elsewhere etc. Such issues will be addressed through site-specific Flood Risk Assessments. No changes considered necessary.
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Planning applications where consultation with the Minerals Planning Authority is required are already picked up at any relevant pre-application processes or the 'vetting' stage of a planning application. No changes considered necessary.
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Policy DM12 – Rural and Agricultural/Forestry Workers' Dwellings

Summary of Representations – main issues and suggested changes:

- Support expressed (Wates Developments and Hammonds Estates LLP)
- Policy needs to mention flood risk constraints (Environment Agency)
- Refer to Policy S8 of the Essex Minerals Local Plan and emphasise the importance of effective early engagement with relevant site promoters (Essex County Council).

CCC response to the comments made
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The Plan and its policies should be read as a whole. Flooding is already covered by DM18 which requires measures to mitigate flood risk, safe means of escape, not increase flood risk elsewhere etc. Such issues will be addressed through site-specific Flood Risk Assessments. No changes considered necessary.
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Planning applications where consultation with the Minerals Planning Authority is required are already picked up at any relevant pre-application processes or the 'vetting' stage of a planning application. No changes considered necessary.

Protecting the Historic Environment

Key statistics:

Consultation point	Yes	No	Comments	Total number of responses
Policy DM13 – Designated Heritage Assets	3	0	3	3
Policy DM14 – Non-Designated Heritage Assets	2	0	2	2
Policy DM15 - Archaeology	0	1	2	2

Policy DM13 – Designated Heritage Assets

Summary of Representations – main issues and suggested changes:

- Support expressed (C J H Farming Ltd, Pigeon (Sandon) Ltd, Historic England).

CCC response to the comments made

No changes.

Policy DM14 – Non-Designated Heritage Assets

Summary of Representations – main issues and suggested changes:

- Support expressed (Historic England, Writtle Parish Council).

CCC response to the comments made

The policy has been updated to provide clarity in the considerations of identifying non-designated heritage assets in planning decisions.

Policy DM15 – Archaeology

Summary of Representations – main issues and suggested changes:

- Support expressed (Historic England)
- To reflect para. 8.128 and national policy, re-word the policy to recognise instances where the level of significance of the remains do not warrant protection, preservation or enhancement, and their loss could be justified. New policy text is proposed (Wates Developments and Hammonds Estates LLP).

CCC response to the comments made

Planning legislation and case law are based on preservation; therefore it is inappropriate to amend the wording.
Additional wording has been added to the policy and Reasoned Justification following the archaeological evidence base to clarify archaeological significance.

Protecting the Natural Environment

Key statistics:

Consultation point	Yes	No	Comments	Total number of responses
Policy DM16 – Protection and Promotion of Ecology, Nature and Biodiversity	16	6	32	32
Policy DM17 – Trees, Woodland and Landscape Features	5	5	14	14
Policy DM18 – Flooding/SUDS	4	1	12	12
Policy DM19 – Renewable and Low Carbon Energy	2	1	6	6

Policy DM16 – Protection and Promotion of Ecology, Nature and Biodiversity

Summary of Representations – main issues and suggested changes:

- Support policy (Wates Developments and Hammonds Estates LLP, Dominus Chelmsford Limited, Natural England, (Pigeon (Sandon) Ltd, Chelmsford and Central Essex RSPB, Anglian Water)
- Local Plan should set criteria based policies to ensure the protection of designated biodiversity and geological sites. Such policies should clearly distinguish between international, national and local sites (Natural England)
- Sites of Special Scientific Interest (SSSIs), European sites (Special Areas of Conservation and Special Protection Areas) and Ramsar sites should be included on the Policies Map (Natural England)
- Reference to swift boxes and bricks is welcome but there is no indication which is preferable – policy change suggested to require swift bricks in accordance with best practice (Swifts Local Network: Swifts & Planning Group)
- Minor policy changes suggested relating to green infrastructure and reference to Essex Green Infrastructure Standards 2022 (Essex County Council)
- Would like to see a distinction between public green spaces and habitats for wildlife as it is not explicitly clarified (Environment Agency)
- Specify that native species should always be used for biodiversity landscaping/planting (Environment Agency)
- Plan makes no explicit preference to retaining riparian corridors as public open space over private gardens (Environment Agency)

- Add a link to the Essex LNRS in the policy (Anglian Water)
- Oppose the 20% BNG requirement on Garden Community sites as it exceeds national requirements (Bellway Homes, Bellway Strategic Land, Chelmsford Garden Community Consortium)
- No assessment of the cumulative impact of the 20% BNG requirement and the tree planting requirement (3 trees per dwelling) (Bellway Homes, Bellway Strategic Land)
- 20% BNG would undermine viability and significantly reduce the capacity of development sites which will impact the Council's growth requirements (Bellway Homes, Bellway Strategic Land)
- The viability impacts of the costs related to BNG habitat management and BNG credits has not been appropriately assessed. The Biodiversity Net Gain and Local Nature Recovery Strategies – Impact Assessment (BNG IA) is based on broad costs, not specific development sites and does not have up-to-date or realistic estimate costs (Dandara Eastern, Home Builders Federation)
- BNG IA makes no consideration to a potential reduction in the developable area to accommodate BNG provision – this assumption should be tested (Home Builders Federation)
- BNG IA underestimates the cost of delivery BNG off-site (Bellway Homes, Home Builders Federation)
- For typology testing, undertake sensitivity testing to understand the impacts of delivering BNG off-site (Home Builders Federation)
- Amend policy to clarify that developers would not be required to meet standards beyond national and local policy (Home Builders Federation)
- Concerns on the deliverability of providing 20% minimum on large sites, which are usually greenfield, as they usually have a relatively high BNG baseline value (Whirlledge & Nott, Croudace Homes)
- The 20% biodiversity net gain requirement on large sites has not been justified in evidence base as being financially viable or practically deliverable/viable (Whirlledge & Nott, Croudace Homes)
- The viability of delivery 20% BNG need to be tested locally and on current market prices (Chelmsford Garden Community Consortium, Vistry Group)
- 20% BNG should be expressed as a target/aspiration rather than a requirement (Whirlledge & Nott, Croudace Homes, Chelmsford Garden Community Consortium, Vistry Group)
- No evidence demonstrating the implications of what a 20% (BNG) uplift would require and whether the proposed allocations can achieve this in comparison to omitted sites that have a stronger BNG potential (Obsidian Strategic Asset Management Ltd)
- More sites will be needed to deliver the Local Plan housing requirement as 20% BNG will reduce developable areas resulting in lower yield of dwellings on sites. Further work is needed with site promoters to identify sites (Obsidian Strategic Asset Management Ltd)
- Policy repeats the BNG requirements of Strategic Policy S4 and national policy – the policy should avoid unnecessary repetition/it is an unnecessary

duplication and remove references to the amount of BNG requirement (Dandara Eastern, Hill Residential Ltd, Higgins Homes)

- The requirement for Garden Communities to deliver 20% BNG should be clarified in terms of when it is delivered, i.e. per phase or on completion (Chelmsford Garden Community Consortium, Vistry Group)
- For Garden Communities the policy should require 10% BNG per phase with an aspiration of 20% overall net gain (Chelmsford Garden Community Consortium, Vistry Group)
- Policy should be flexible to take account of; site specific circumstances which may require off-site provision, the viability considerations of off-site vs. on-site and circumstances where off-site provision outside of the administrative may deliver substantial benefits (Chelmsford Garden Community Consortium, Vistry Group).

CCC response to the comments made
Sites of Special Scientific Interest (SSSIs), European sites (Special Areas of Conservation and Special Protection Areas) and Ramsar sites are shown on the Draft Policies Map.
Reasoned Justification has been amended to clarify the relationship between public open space and SANGS, and biodiversity net gain provision.
Reasoned Justification has been amended to include the use of native species for landscaping.
Reasoned Justification has been amended to include opportunities to retain riparian corridors as public open space.
Reasoned Justification has been amended to confirm that public open space requirements or the provision of SANGs are separate to biodiversity net gain and will not be considered as an alternative to or a replacement for net gain provisions, and that where possible, the provision of both on site should be segregated to ensure the quality of the habitat for wildlife is maximised.
The LNRS is at draft stage, and it is not considered appropriate to link to its specific priorities until they have been adopted.
Reasoned Justification has been expanded to clarify that major developments will be required to provide on-site measures in addition to paying the RAMS tariff to help mitigate increased recreational impacts on international coastal designated sites.
The policy requirements have been tested through the Local Plan Viability assessments.
Reasoned Justification has been amended to clarify where off-site provision will be considered.
The policy includes the BNG targets of 10% and 20% for clarity and completeness.
A range of biodiversity features that can be considered is included in the Reasoned Justification and in the Council's making Places SPD. Inclusion of a specific policy requirement to provide swift bricks is not supported. The use of swift boxes and/or bricks will depend on site-by-site circumstances and specifying a preference would be inappropriate.
Policy has been amended to note that the achievement of 20% biodiversity net gain on sites 6 and 16a will be subject to site constraints.

Policy DM17 – Trees, Woodland and Landscape Features

Summary of Representations – main issues and suggested changes:

- Support expressed (Chelmsford & Central Essex RSPB Local Group, Swifts Local Network: Swifts & Planning Group, Dandara, Pigeon (Sandon) Ltd)
- Consider adding to reasoned justification the contribution to the Big Green Internet Project that aims to connect woodlands from Tendring via Chelmsford to Epping Forest (Essex County Council)
- Add a reference to Ancient Woodlands and how they are irreplaceable habitats. As such, the policy requirement for replacement of trees of a “size and type suitable for location” may not be entirely appropriate (Forestry Commission)
- New development should consider any impacts on ancient woodland and ancient and veteran trees in line with the NPPF. Support for the Forestry Commissions conclusions (Natural England)
- Clarify the term ‘preserved trees’ and expand policy to include the strict protection of irreplaceable habitats (including ancient or veteran trees and ancient woodlands) as afforded by the NPPF (Wates Development and Hammonds Estates LLP)
- Amend policy to ensure existing nest sites for building-dependent species such as swifts and house martins are protected. Alternatively, mitigation should be provided (Swifts Local Network: Swifts & Planning Group)
- Part C – New Trees is supported but additional wording sought for Part C to ensure new tree planting is adequate (Wates Development and Hammonds Estates LLP)
- The requirements of Part C of three new trees per dwelling is questioned by a number of developers as:
 - Prioritising trees in the landscaping and layout may impact negatively on the design of a scheme (Dandara)
 - Quality of trees, specimen type and location best dictate tree coverage rather than a stringent quantum. For the Meadows, this would lead to over 2,400 trees which cannot be realistically accommodated (Dominus Chelmsford Ltd)
 - It may impact on viability and should be fully evidenced and considered along with the requirements for BNG (Obsidian Strategic Asset Management Ltd, Richborough, McCarthy and Stones)
- To avoid ambiguity, clarify ‘significant’ with regards the number of trees to be delivered on strategic employment sites (Pigeon (Sandon) Ltd, CNG Fuels).

CCC response to the comments made
The Reasoned Justification for DM16 has been amended to clarify irreplaceable habitats such as ancient woodland and ancient or veteran trees.
Policy covers ancient woodlands and aged and veteran trees found outside ancient woodlands.

Reasoned Justification has been amended to include the use of native species for landscaping.
Reasoned Justification has been to include opportunities to retain riparian corridors as public open space.
Protection for nesting birds is covered by separate legislation. However, the Reasoned Justification states that the presence of protected species is a material consideration when the Council is considering a development proposal which, if carried out, would be likely to result in harm to the species or its habitat – no further change considered necessary.
Reasoned Justification already states that trees for on-site planting will be determined by the size, position, and type of location available.
Reasoned Justification already states that a judgement will be made on a case by case basis over what will be considered 'significant' taking into account the nature, scale and size of the development, the site and immediate locality with more guidance to be set out in the Making Places SPD.
Reasoned Justification has been amended to clarify that a significant number of new trees on major new employment and infrastructure sites must be provided as part of landscaping requirements.
The policy requirements have been tested through the Local Plan Viability assessments.

Policy DM18 – Flooding/SUDS

Summary of Representations – main issues and suggested changes:

- Support expressed (Chelmsford & Central Essex RSPB Local Group, Wates Developments and Hammonds Estates LLP, Dominus Chelmsford Limited)
- Policy should not prohibit appropriate land uses such as open space or attenuation measures being in flood zones (Pigeon (Sandon) Ltd)
- Add 'unless it is demonstrated to be unviable' in relation to use of SuDS under Part C to ensure development viability is not undermined (CNG Fuels Ltd)
- Support the use of SuDS schemes where appropriate to support aquifer recharge and reduce flooding. However, use of infiltration SuDS is not appropriate on all sites. Recommend guidance be referenced: The Environment Agency's Approach to Groundwater Protection, particularly statements G1 and G9 to G13; The CIRIA C753 SUDS Manual; The Susdrain website; The Sustainable Drainage Systems: Non-Statutory Technical Standards guidance on gov.uk and the Recommendations To Update (Environment Agency)
- Support the inclusion of SuDS into sites that may come forward for redevelopment and regeneration where such features would also be beneficial for the management of surface water flooding and environmental enhancement (Environment Agency)
- The policy should include: 'B) provide a safe dry refuge above the 0.1% (1 in 1000) AEP with allowance for climate change' and 'safeguarding land from development that is required, or likely to be required, for current or future flood management' (Environment Agency)

- Amend part B) ii) to clarify that brownfield sites will be treated as greenfield with discharge rates limited to the equivalent 1 in 1 year greenfield rate unless this is demonstrated as not practical (Anglian Water Services Ltd)
- Agree that opportunities for providing betterment should be explored on strategic and regeneration sites, and through retrofitting SuDS within existing urban areas at risk of surface water flooding (Anglian Water Services Ltd)
- Add reference to integrated water management measures such as rainwater/stormwater harvesting and reuse, to minimise potable water demands through utilising non-potable water for irrigation, and flushing toilets in residential properties (Anglian Water Services Ltd)
- Final paragraph of the policy is inadequate to address surface water connections to the public sewer network and amended wording suggested to reflect discharge of surface water following the sustainable drainage hierarchy (Anglian Water Services Ltd)
- Policy needs to have flexibility in approach and allow different techniques to address site specific characteristics. Integrate reference to the Lead Local Flood Authority into the policy (Higgins Group, Hill Residential Ltd)
- Amend section C to provide more consideration to the use of Green Infrastructure SuDS together to maximise benefits through multifunctionality (Essex County Council)
- Comment from landowners/developer suggesting that their proposed development site will accord with the preferred plan (Dandara).

CCC response to the comments made
The policy does not prevent development on sites at risk of flooding where they comply with the requirements of the policy and national planning policy and guidance.
In line with the NPPG, all new development is required to incorporate water management measures to reduce surface water run-off by using for example SuDS. The Pre-Submission plan is supported by an updated Viability Report (2024).
The policy supports using SuDS but is also flexible by allowing solutions for the disposal of surface water.
Various site policy changes have been made including new requirements to provide a safe dry refuge, to manage surface water run-off so that the discharge rate will not exceed the equivalent 1 in 1 greenfield rate, for rainwater / stormwater harvesting, to the sustainable drainage hierarchy, to include reference to the utilisation of Green Infrastructure, and to clarify surface water connections to the foul sewer.
A new sentence has been added to the Reasoned Justification of Strategic Policy S2 to for developments to accord with latest technical guidance, or as updated and amended, including The Environment Agency's Approach to Groundwater Protection; The CIRIA C753 SUDS Manual; and Sustainable Drainage Systems: Non-Statutory Technical Standards – adding to DM18 would be duplication.
Policy already results in an improvement on a current situation. The Council requires site specific FRAs to provide surface water flows that mimic the greenfield runoff rate which is an improvement on the present situation as it will require water to be held on site for longer and perhaps permanently. This has

been a long-standing technical requirement which can already be found in ECC's Sustainable Drainage Design Guide and the EDG – no further changes considered necessary.

Policy DM25 addresses measures to reduce non-potable water consumption, and the use of recovered water for tasks such as flushing toilets. No change required to DM18.

Amendments have been made to Policies S2, DM24 and DM25 to require to the use of integrated water management techniques. No change to DM18 as this is specific to flooding and the measures to address this.

No change in relation to safeguarding land from development that is required, or likely to be required, for current or future flood management. At this stage, we do not have a list of sites where we can identify land to be safeguarded for flood risk management interventions.

The policy supports open space and attenuation measures in flood zones.

Policy DM19 – Renewable and Low Carbon Energy

Summary of Representations – main issues and suggested changes:

- Support expressed (Chelmsford & Central Essex RSPB Local Group, Wates Developments and Hammonds Estates LLP, CNG Fuels)
- Policy should encourage biodiversity, not just impact on it, for example by the establishment of hedgerows and buffer strips (Chelmsford & Central Essex RSPB Local Group, Essex County Council)
- Para 8.163 should refer to the EDG – Solar Farm Guiding Principles (Essex County Council)
- Make the policy and supporting paragraphs more explicit at acknowledging evolving technological carbon reduction advances such as BIO-CNG fuel for the transport sector (CNG Fuels).

CCC response to the comments made

The promotion of biodiversity is addressed in the Solar Farm SPD.

The policy scope is considered appropriate and compliant with national policy.

Delivering and protecting Community Facilities

Key statistics:

Consultation point	Yes	No	Comments	Total number of responses
DM20 – Delivering Community Facilities	3	1	6	6
DM21- Protecting Community Facilities	3	2	5	5
DM22 – Education Establishments	1	1	2	2

DM20 – Delivering Community Facilities

Summary of Representations – main issues and suggested changes:

- Support for the policy (Wates Developments and Hammonds Estates LLP, Dandara, Sport England)
- There should be sufficient provision of cemetery space (Environment Agency)
- Refer in policy to vehicle parking being standards in accordance with Policy DM27 (Essex County Council)
- The policy of protecting the Green Belt is leading to other social and economic issues within some Green Belt settlements such as a decline in community infrastructure (Barratt David Wilson (Eastern Counties)).

CCC response to the comments made
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It is not considered necessary to cross reference to Policy DM27 – this would also add duplication to the plan.

Development growth in the Green Belt has been discounted as there is sufficient and suitable land is available outside the Green Belt to meet the development needs in a sustainable way. It would also undermine national planning policy.

DM21 – Protecting Community Facilities

Summary of Representations – main issues and suggested changes:

- Support for the policy (Wates Developments and Hammonds Estates LLP, Sport England)
- Support the need for applicants to provide evidence for the change of use of a public house, particularly focusing on the pub's economic viability and importance to the local community (Chelmsford & Mid Essex CAMRA)
- Support policy premise amend to make it more effective and robust in relation to the use of the term 'economically viable' as viability can be manipulated through intentionally undermining performance. A facility could be successful under an alternative operating model such as community ownership (Theatres Trust)
- Support for the provision of sufficient, quality community facilities but the policy is not flexible enough. The disposal of no longer suitable or redundant healthcare sites and properties helps to fund new or improved services. Having to meet criterion (ii) adds unjustified delay to vital reinvestment in facilities and services for the community (NHS Property Services Ltd)
- The Spatial Principles do not consider the need for sustainable new housing in Green Belt settlements to sustain their vitality and support existing community infrastructure and services (Barratt David Wilson (Eastern Counties)).

CCC response to the comments made
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It is not reasonable to remove requirement Aii), proposals would still need to demonstrate these tests.

It is not necessary to add additional wording in relation to an alternative operating model.
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DM22 – Education Establishments

Summary of Representations – Main Issues:

- Support as drafted (Wates Developments and Hammonds Estates LLP)
- Support principle of policy but delete requirement for expansion proposals to be considered against an approved masterplan as education priorities date quickly requiring frequent costly masterplan updates. Instead assess development proposals against prevailing plan policies (ARU).

CCC response to the comments made

Proposals for expansions would still be required to be considered against a masterplan (particularly for ARU) as it is located within a SPA where development would otherwise be constrained – no change.

Making High Quality Places

This section of the consultation document provides the basis for the promotion of Chelmsford as a high-quality place to live, work, visit and study in.

Section 9 - Making Places

Key statistics:

Consultation point	Yes	No	Comments	Total number of responses
Policy DM23 – High Quality and Inclusive Design	4	1	10	10
Policy DM24 – Design and Place Shaping Principles in Major Developments	6	1	9	9
Policy DM25 – Sustainable Buildings	9	2	19	19
Policy DM31 – Net Zero Carbon Development (In Operation)	8	7	29	29
Policy DM26 – Design Specification for Dwellings	3	0	3	3
Policy DM27 – Parking Standards	1	0	1	1
Policy DM28 – Tall Buildings	2	0	4	4

Policy DM23 – High Quality and Inclusive Design

Summary of Representations – main issues and suggested changes:

- Overall support (Wates Developments and Hammonds Estates LLP, Hill Residential Ltd, Dominus Chelmsford Limited)
- Policies DM23 and DM24 appear to overlap especially in respect of major developments (Dandara)

- Expand policy to take a comprehensive and co-ordinated approach to development including respecting site constraints and utilities situated within sites (National Grid Electricity Transmission, National Grid Gas Transmission)
- A number of further design criteria are suggested to minimise fire risk and spread of fire, ensure safe access, and reduce risks to water sources (Essex County Fire and Rescue Service)
- Design should be flexible and not be over prescriptive and limiting, to account for changes in building techniques, market expectations, viability and best practice (Higgins Group)
- The cross reference to Policy DM25 is not necessary (Vistry Group)
- Clarify the supporting text to avoid contradiction with main part of policy (CNG Fuels Limited).

CCC response to the comments made
Site constraints and facilities are considered to be covered by Part A) of the Policy and specific site policies, so no change is required.
Design criteria in relation to fire safety are covered by Building Regulations, so it is not necessary to repeat them in the Policy.

Policy DM24 – Design and Place Shaping Principles in Major Developments:

Summary of Representations – main issues and suggested changes:

- Overall support for the policy (Wates Developments and Hammonds Estates LLP, Dominus Chelmsford Limited, Chelmsford & Central Essex RSPB Local Group); and in particular the reference to Sport England’s Active Design Guidance (Sport England)
- Residential institutions (Class C2) should also be subject to Health Impact Assessment and to seek Livewell Accreditation (Essex County Council)
- Swift bricks should be required in accordance with best practice (Swifts Local Network: Swifts & Planning Group)
- Design codes would not be sufficiently flexible to respond to specific circumstances (CNG Fuels)
- Further definition of the circumstances where design codes would be expected would help to clarify whether both a design code and a masterplan would be required (CJH Farming, Pigeon (Sandon) Ltd).

CCC response to the comments made
Bullet 6 amended to include utilising integrated water management techniques.
A range of biodiversity features that can be considered is included in the Reasoned Justification and in the Council’s making Places SPD. Inclusion of a specific policy requirement to provide swift bricks is not supported.
References in the Policy to Masterplans are considered to be clear and provide sufficient scope.

Policy DM25 – Sustainable Buildings

Summary of Representations – main issues and suggested changes:

- Overall support for the policy (Wates Developments and Hammonds Estates LLP, Chelmsford & Central Essex RSPB Local Group, CJH Farming, Pigeon (Sandon) Limited, Dominus Chelmsford Limited)
- Support the principle for a water efficiency target, but recommend a more ambitious standard of 80-100 litre/person/day (Essex County Council); 100 litre/person/day as a minimum using a fittings based approach (Anglian Water Services)
- Support for rainwater harvesting (Essex County Council, Anglian Water Services)
- SuDS can be utilised to minimise overall water use (Anglian Water Services)
- Support for development having regard to the Essex Parking Guidance, and the Electric vehicle Charge Point Strategy (Essex County Council)
- Swift bricks should be required in accordance with best practice (Swifts Local Network: Swifts & Planning Group)
- Concern at the introduction of requirements in S2, DM31 and DM25 that go beyond Building Regulations, which may impact viability and deliverability of residential development (Hopkins Homes Ltd, Dandara, Whirledge and Nott, Croudace Homes) and become out of date as standards evolve (Boyer Planning)
- Provision for electric vehicle charging is covered by Building Regulations so should not be duplicated (Hopkins Homes Ltd, Home Builders Federation, Dandara); or the policy should set out where requirements go beyond Building Regulations (Chelmsford Garden Community Consortium, Vistry Group)
- Include a threshold for provision of public EV charging points, which may not be a reasonable requirement on smaller sites (Whirledge and Nott, Croudace Homes)
- Water efficiency targets are covered by Building Regulations, and the policy does not allow for flexibility and therefore is likely to become out of date quickly (Dandara, Hill Residential Ltd)
- Policy should recommend rather than require rainwater harvesting and be limited to garden irrigation (Chelmsford Garden Community Consortium, Vistry Group)
- The threshold for BREEAM assessment should be raised to 1,000sqm, less is unlikely to lead to enhanced sustainable design (Chelmsford Garden Community Consortium, Vistry Group).

CCC response to the comments made
Policy amended to require a water efficiency standard of 90 litres/person/day; and for non-residential buildings above a threshold to meet a national water consumption measure.
Policy amended to include utilising integrated water management techniques.
EV charging point infrastructure requirements have been updated to reflect ECC's Parking Standards update; therefore the reference to the EV parking standards set out in the Policy is considered appropriate.
A range of biodiversity features that can be considered is included in the Reasoned Justification and in the Council's making Places SPD. Inclusion of a specific policy requirement to provide swift bricks is not supported.

Policy DM31 – Net Zero Carbon Development (In Operation)

Summary of Representations – main issues and suggested changes:

- Fully support the policy (Wates Developments and Hammonds Estates LLP, Dominus Chelmsford Limited, Obsidian Strategic Asset Management Ltd, Essex County Council)
- Supportive of the need to support net zero carbon development and the principles of what the policy is seeking to achieve (ARU, Chelmsford & Central Essex RSPB Local Group, Dandara, Vistry Group, Chelmsford Garden Community Consortium)
- Striving to achieve net-zero carbon homes at a faster rate than the Council's and the UK Government's target of net zero carbon emissions is commendable (McCarthy Stone, Gleeson Land)
- Support the principle of energy efficient and sustainable buildings but this should be in line with Building Regulations (Richborough, Home Builders Federation)
- Going beyond Building Regulations goes against the written Ministerial Statements, the NPPF and Planning Policy Guidance (McCarthy Stone, Croudace Homes, Whirledge & Nott, Home Builders Federation)
- Any over provision of Building Regulations should be advisory or supportive, rather than a policy requirement (Richborough)
- The impact of this policy on the viability and deliverability of residential development has not been considered in the plan, its evidence base, or by the IIA (Hopkins Homes Ltd, Home Builders Federation)
- The policy should be amended to provide flexibility with regard to achieving Net Zero Carbon depending on viability (Gleeson Land, Dandara, Croudace Homes, Whirledge & Nott, Higgins Group)
- Exceeding national requirements and setting local standards provide inconsistency across the country, hampering investment and has the potential to impact upon viability and the delivery of housing in the area (Richborough, Vistry Group, Chelmsford Garden Community Consortium, Gladman, Higgins Group, Hill Residential Ltd)
- For the policy to be flexible and justified over the plan period, the requirements need to better reflect the Building Regulations requirements and allow applicants to take a combined approach subject to each individual site (Hill Residential Ltd)
- The implications of such a policy have not been properly assessed in the supporting evidence base (Home Builders Federation)
- The Local Plan Viability Study should be updated to reflect the costs identified in Report 1 of the Essex Net Zero Policy Study – Technical Evidence (Essex County Council)
- The size threshold for requirements 1-5 to apply is too low (ARU)
- Requirement 2: Future Homes Standard will ensure all new homes to be zero carbon ready so it is unnecessary to include this as it will already be addressed through building regulations by the time the local plan review is adopted (Home Builders Federation)

- Supports the policy and the securing of financial contributions where on-site carbon mitigation requirements cannot be met. NHS property could benefit from carbon offset funds (NHS Property Services Ltd)
- Requirement 4: On-site renewable energy generation needs to be applied flexibly. The level of energy use from unregulated sources is beyond the control of the developer and as such it is unreasonable to require the developer to make a payment in order to offset use from these sources (Pigeon (Sandon) Ltd, Higgins Group, Hill Residential Ltd, Home Builders Federation)
- The use of solar PV is a key contributor to achieving Net Zero, but other technologies and approaches may be more suitable for various developments and there needs to be flexibility to deliver what is necessary for the site (Hill Residential Ltd, ARU)
- Requirement 5: Monitoring development for the first five years is beyond the scope of what local planning authorities can require of a developer. Energy use will depend significantly on the occupant and how they use it (Home Builders Federation)
- Suggest amendments to Table 7 to improve clarity, which will be reflected in a revised Essex 'model policy' document to support the policy (Essex County Council)
- Applying this policy retrospectively to allocations within the adopted Local Plan would impact their viability and deliverability (Hopkins Homes Ltd)
- Relying solely on renewable fuel provided on sites is too greater risk. A "safety net" of mains electricity from the grid should be available in case the installation, designs or calculations fall short of expectations (Chelmsford & Central Essex RSPB Local Group)
- Other local authorities are mentioning the use of sustainable building materials (such as the use of home grown timber) in their new local plans (Forestry Commission England)
- Consider developing the points raised on overheating in the Reasoned Justification into a specific plan policy to give greater weight to mitigating overheating risk in new development proposals (Essex County Council)
- The new Essex evidence-led 'model policy' to address embodied carbon emissions from new development, and its supporting evidence base, should be included as an additional policy (Essex County Council).

CCC response to the comments made

Local Authorities have statutory powers to set planning policies which require energy efficiency standards that are better than Building Regulations as long as these are evidenced and justified, and policies can be expressed using energy metrics if they are supported by an evidence base that justifies their viability. The legal justification is set out in the Essex Open Legal Advice - Energy Policy and Building Regulations (February 2024), which should be read alongside the [TCPA resource page](#) (16th July 2024) which addresses the latest situation regarding the Written Ministerial Statement (WMS) 13th December 2023, including a [guest blog by Estelle Dehon KC](#) which highlights important clarifications on the WMS 2023

confirmed through published correspondence directly with the former Secretary of State for Levelling Up, Housing and Communities. No changes required.

The Building Regulations set minimum standards that must be achieved for energy performance in new homes and buildings. These are a 'floor' and not a 'ceiling'. Planning policy is necessary to address the shortcomings within the Building Regulations 2021 and the proposed Future Homes Standard 2025, which do not adequately address operational carbon emissions from new development as they only cover a proportion of energy use of a building, namely regulated energy use and they rely on grid decarbonisation to achieve 'net zero'.

Regulated energy use only makes up about half of the energy used in a building. The other half is known as 'unregulated' energy and this is not covered by Building Regulations at all. Policy DM31 covers both types and so ensures that carbon emissions from a buildings total energy use are addressed and hence delivers truly net zero carbon buildings in operation. No changes required.

It is widely acknowledged by industry that the 'Standard Assessment Procedure' (SAP) software is not an accurate software for predicting the energy performance of a building. It was never intended to be, it is a compliance software only. The former Government recognised this issue and began consulting upon the introduction of new software to replace SAP – known as the Home Energy Model. However, this has not progressed further yet. It is therefore reasonable to require major developments to use existing and well-established reliable and accurate predictive energy modelling software to demonstrate policy compliance. Minor developments may follow the 'minimum fabric specifications approach' as set out in the Reasoned Justification to provide some flexibility to smaller developers who may not wish to invest in predictive energy modelling software. In addition, as part of the wider Essex Authorities work on supporting the implementation of the net zero policy, a 'SAP conversion tool' which can be used on smaller developments to demonstrate policy compliance using SAP outputs has been created. Reference to this has been added to the Reasoned Justification.

Essex wide viability reports support the policy requirements and have fed into CCC Local Plan Viability testing and are shown to be viable. No changes required.

CCC Local Plan Viability testing has been updated to reflect the costs identified in Report 1 of the Essex Net Zero Policy Study – Technical Evidence (July 2023).

The policy applies to 1 dwelling and above, and this is supported by the Essex evidence base. The policy does seek to limit the potential burden of reporting requirements for minor developments (under 10 dwellings) by offering a 'minimum standards approach' to be followed as an alternative to submitting an energy strategy which includes the use of predictive energy modelling. No changes required.

The Future Homes Standard is not in place yet, it has only been consulted upon and the new Government has not yet responded. There is no guarantee it will be in place in a certain timescale. Therefore, to ensure all new homes and buildings are fossil fuel free in Chelmsford, the method that is under direct control of the local authority is the Local Plan and Policy DM31. No changes required.

Solar PV was selected to be modelled in the evidence base to demonstrate net zero because it is the cheapest, and most mature and commonly available renewable energy technology that is suitable for buildings to incorporate. Consideration has been given to the request to replace solar PV with renewable energy generation. However, as the Evidence is based on solar PV as this is the cheapest, most mature, commonly available and cost effective technology

reference to 'rooftop' before solar PV has been added to this policy requirement to make this clear, and is what the evidence justifies the policy requiring.
The Essex Net Zero Policy Study (July 2023) demonstrates that it is technically feasible at reasonable cost to accommodate sufficient rooftop solar PV on new homes to match the predicted annual average energy demand from the building. The Policy includes an energy offsetting clause that can be triggered in circumstances where it is not practically feasible to achieve this. The developable area of a site will not be reduced as a result of the Requirement 4 because evidence shows the requirement can be met through rooftop solar PV. The requirement is based on the buildings total energy use – and that includes both regulated and unregulated energy uses - because that is the true impact of the development proposal and can be reliably predicted at design stage through energy modelling.
Development sites will still be connected to the mains electricity grid as normal to ensure consistency in energy supply and meet the fluctuations in energy demand. The renewable energy generation on-site will also be connected to the electricity grid. It is just that roof top solar PV on buildings will be used by those occupiers in the first instance and any excess then is exported to the grid which benefits the decarbonisation of the grid too. Vice versa happens when not enough electricity is generated by the roof top solar PV to meet the energy needs of the occupiers, for example, in winter. No changes required.
The requirement for in-use monitoring applies to large scale developments of 100 dwellings or more and only requires energy information to be collated from a sample of dwellings equating to 10%. This is 10 homes on a 100 home scheme. It is considered a reasonable sample to require in order for a developer to benefit from a meaningful set of results which can then be used to aid continuous learning and improvement on the delivery of net zero homes. The Policy is flexible in how this information is to be collected, the developer can consider the most appropriate method for them and put forward a monitoring strategy at the appropriate time in the planning process. No changes required.
The energy offsetting mechanism enables flexibility in the policy to accommodate those developments where it is not technically feasible to achieve an on-site energy balance to still achieve 'net zero'. This is a well established approach. No changes required.
The table relating to 'Minimum Standards Approach Fabric Specifications (Domestic)' has seen minor amendments to improve clarity, which is a reflection of changes to the revised Essex 'model policy'.
Matters of overheating have been included into Policy S2 to give greater weight to mitigating overheating risk in new development proposals.
The new Essex evidence-led 'model policy' to address embodied carbon emissions from new development, and its supporting evidence base, was not available at an appropriate time to test and include as an additional policy in the Pre-Submission Local Plan. No changes required.
The policy supports delivery of the Council's declared climate and ecological emergency in 2019 and proposed work towards reaching net zero by 2030.

Policy DM26 – Design Specification for Dwellings

Summary of Representations – main issues and suggested changes:

- Support for the policy (Wates Developments and Hammonds Estates LLP)

- Swift bricks should be required in accordance with best practice (Swifts Local Network: Swifts & Planning Group)
- Support expressed for the overall policy objective, but further clarification on the Council's open space requirements and private amenity spaces would be helpful in this policy wording (Vistry Group).

CCC response to the comments made

A range of biodiversity features that can be considered is included in the Reasoned Justification and in the Council's making Places SPD. Inclusion of a specific policy requirement to provide swift bricks is not supported.

Policy DM27 – Parking Standards

Summary of Representations – main issues and suggested changes:

- Support for the policy (Wates Developments and Hammonds Estates LLP).

CCC response to the comments made

No changes. However, policy changes have been made to reflect the latest ECC Parking Guidance.

Policy DM28 – Tall Buildings

Summary of Representations – main issues and suggested changes:

- Support for the policy (Wates Developments and Hammonds Estates LLP, Historic England)
- More clarification is needed on how a site is assessed for its suitability for higher intensity development (Highgate Capital Limited)
- Add additional wording to include other locations that are well served by public transport (Vistry Group).

CCC response to the comments made

Suitability for higher intensity development is covered in the Reasoned Justification.

Proposals outside the City Centre will be considered on their merits, where a view on the suitability of other locations can be taken.

Protecting Living and Working Environments

Key statistics:

Consultation point	Yes	No	Comments	Total number of responses
Policy DM29 – Protecting Living and Working Environments	1		1	1
Policy DM30 – Contamination and Pollution	2		3	3

Policy DM29 – Protecting Living and Working Environments

Summary of Representations – main issues and suggested changes:

- Support for the policy (Wates Developments and Hammonds Estates LLP).

CCC response to the comments made

No changes. However, policy changes have been made for clarification.

Policy DM30 – Contamination and Pollution

Summary of Representations – main issues and suggested changes:

- Support for the policy (Wates Developments and Hammonds Estates LLP, Chelmsford & Central Essex RSPB Local Group)
- Re-development of land affected by contamination is encouraged as it is a sustainable approach (Environment Agency).

CCC response to the comments made

Reasoned Justification amended to ensure developments accord with the latest technical guidance with regards to land contamination.

Monitoring Framework

This section of the consultation document deals with how the Council will monitor the Local Plan's success in meeting the challenges and opportunities set out in the Strategic Priorities to ensure that it is effective in delivering the objectives of the Local Plan.

Key statistics:

Consultation point	Yes	No	Comments	Total number of responses
Table 8	0	0	1	1

Summary of Representations – main issues and suggested changes:

- S14 Page 326 - Amend 'Key Trigger' to read: 'Number of Health Impact Assessments on development for 50 or more dwelling, C2 (Residential Institutions) and non-residential development in excess of 1,000 m2' and 'Trigger for Action' to read: '(1) Health Impact Assessment is not submitted on one or more development for 50 or more dwellings, one or more C2 (Residential Institutions) and one or more non-residential development in excess of 1000 m2' (Essex County Council)
- S14 Page 326 - Consider if reference should be made to 'initial assessments' (Essex County Council)
- S14 Page 326 - Provide further clarification on the process and details for 'an initial assessment' for developments for example, desktop, rapid and full/comprehensive (Essex County Council)

- S14 Page 326 - Consider an additional indicator that captures how HIA's are effectively and positively influencing proposals and achieving what they are set out to do (Essex County Council).

CCC response to the comments made
Not necessary to add Use Class after C2 and to do so would be inconsistent with the rest of the Local Plan.
Suggestions relating to types of HIA assessment are addressed in changes set out under Strategic Policy S14.
No change to include the proposed additional HIA indicators as it is unclear how this would be monitored.

Draft Policies Map

This section of the consultation document sets out the Draft Policies Map which illustrate sites for development or protection within the Local Plan.

Key statistics:

Consultation point	Yes	No	Comments	Total number of responses
Draft Policies Map (Paragraphs 11.1-11.3)	1	4	5	5
Map 3 – Chelmsford Urban Area	1	4	5	5
Map 5 – South Woodham Ferrers	0	0	1	1
Map 8 - Bicknacre	0	2	2	2
Map 11 – Chatham Green	0	1	1	1
Map 12 - Danbury	0	1	1	1
Map 16 - Galleywood	0	0	1	1
Map 23 – Little Waltham	0	1	1	1
Rural Employment Areas				
None	0	0	0	0
Other Maps				
None	0	0	0	0
Legend	0	0	0	0

Chelmsford Urban Area (Map 3)

Summary of Representations – main issues and suggested changes:

- Revise Chelmsford Urban Area to include areas of development and land east and south of the A12 (along Main Road and Paynes Lane, Boreham) (Aquila Developments, CNG Fuels)
- Revise to allocate Chantry Farm, Waltham Road, Boreham for Specialist Housing for the elderly (Mark Jackson Planning)
- SGS16a (Hammonds Farm) - Exclude land north of the River Chelmer from the Country Park and site boundary and retain in agricultural use, add the

indicative route for the access route to Junction 19, and reduce the eastern development boundary to exclude land in Flood Zones 2 and 3 adjacent to Sandon Brook (Wates Developments and Hammonds Estates LLP)

- Allocate land at north west Chelmsford, north of the existing settlement boundary (Dandara Eastern)
- Allocate land north of Runsell Lane to help meet local housing needs whilst minimising harm and protecting the purposes of the Green Belt (Obsidian Strategic)
- Expand Widford Industrial Estate to the west to support Saxtons 4x4 and to better align with the Spatial Strategy (Saxtons 4x4)
- Expand Growth Site 15 to include further land to the west to reflect the full extent of the deliverable site (CLH Farming Ltd).

South Woodham Ferrers (Map 5)

Summary of Representations – main issues and suggested changes:

- A dual carriageway on the A132 and a northern bypass on the B1012 are required rather than ‘Route Capacity Improvements’.

Bicknacre (Map 8)

Summary of Representations – main issues and suggested changes:

- Revise settlement boundary to include the entire Priory Pet & Country Supplies Store site, Horseshoe Farm to reflect recent planning history (Strutt & Parker)
- Allocate land north of Roxwell Road as an extension to Location 2 – West Chelmsford which performs better when compared against Hammonds Farm (Taylor Wimpey)
- Object to allocation of a new Garden Community at Hammonds Farm which is not deliverable by 2041 or justified by the evidence base Farm (Taylor Wimpey)
- Unclear why the Defined Settlement Boundary cuts through gardens.

Chatham Green (Map 11)

Summary of Representations – main issues and suggested changes:

- Increase the settlement boundary to make it more sustainable by including Pondsides Nursery and Yard and allocating it for employment or residential development (Mr and Mrs Andrew Parker).

Danbury (Map 12)

Summary of Representations – main issues and suggested changes:

- Allocate land north of Runsell Lane to help meet local housing needs whilst minimising harm and protecting the purposes of the Green Belt (Obsidian Strategic).

Galleywood (Map 16)

Summary of Representations – main issues and suggested changes:

- The defined settlement boundary has been drawn to exclude any worthwhile housing sites apart from site 4. The plan should be more flexible to allow the growth of Galleywood (Park View Group).

Little Waltham (Map 23)

Summary of Representations – main issues and suggested changes:

- Remove Green Wedge notation from land between 148 The Street and The Warren, Braintree Road and allocate for housing (Mr Paul Hopkins).

No comments to other maps.

CCC response to the comments made
The site boundaries have been reviewed ahead of publishing the Pre-Submission Draft Policies Map. Boundaries are supported by the plan evidence base including the Landscape Sensitivity and Capacity Study and Employment land Review 2023.
Boundary changes have been made for site policy 16a (Hammonds Farm) including change to the eastern boundary to remove flood zones 2 & 3, removal of section of the northern parcel and revised Country Park boundary and inclusion of areas for future recreation use for SuDS and or biodiversity – see more information under the site policy.
Further expansion at West Chelmsford (Location 2) and Broomfield (Location 8) have been considered and tested but rejected due to their impact on and the capacity of the local road network and their relative remoteness from the strategic road network. Unbuilt allocated sites rolled forward from the adopted Local Plan are considered to represent sustainable and sound development allocations which have been previously subject to Independent Examination.
There are no proposed changes to the Green Belt. Proposed site allocations are focused at settlements outside the Green Belt, informed by a Settlement Hierarchy to select sustainable locations.
The site boundary for Site 15 Little Boyton Hall Farm is supported by the evidence base including the Landscape Sensitivity and Capacity Study and therefore no changes are proposed.
There is no evidence to suggest that a dual carriageway on the A132 and a northern bypass on the B1012 are required.
The Bicknacre DSB was proposed for extension on the Preferred Options Draft Policies Map to include the building, not the garden in relation to the approved planning application at Priory Pet & Country Supplies Store site, Horseshoe Farm. The garden has not been included in line with criterion 7 of the DSB methodology i.e. exclude land of predominantly open character at the edge of a settlement.
The DSB methodology guidance states that the Urban Area Boundary/DSB will normally be drawn approximately 25m from the rear and side elevations of houses with large gardens (as well as pubs, churches and community halls).
Chatham green is not included within the spatial strategy as an area of growth. Chatham Green has been considered and tested but rejected due to its relative isolation from existing services and facilities which would lead to higher reliance on

the use of the private car, landscape capacity and sensitivity concerns and capacity limits at the wastewater recycling facilities serving the area.
Minor adjustments are proposed to Defined Settlement Boundaries as part of the Pre-Submission Local Plan, and these are set out in the Urban Area and Defined Settlement Review Technical notes which forms part of the evidence base. These include changes around the proposed site allocations for new housing and employment. Chelmsford UAB will be extended with the inclusion of Location 16a (Hammonds Farm) and the employment site at Location 16b.
The Green Wedge is a locally important designation. Changes to the Green Wedge boundaries to allow development growth has been discounted as sufficient and suitable land elsewhere to meet development needs in a sustainable way.

Appendices

This section of the consultation document contains four appendices.

Key statistics:

Consultation point	Yes	No	Comments	Total number of responses
Appendix A – Schedule of Superseded Documents and Policies	0	1	1	1
Appendix B – Development Standards	0	0	0	0
Appendix C – Development Trajectories	0	0	2	2
Appendix D – Glossary	1	1	5	5

Appendix A – Schedule of Superseded Documents and Policies

Summary of Representations – main issues and suggested changes:

- One comment received which relates to Policy DM2.

Appendix B – Development Standards:

No comments.

Appendix C – Development Trajectories

Summary of Representations – main issues and suggested changes:

- It seems highly unlikely that housing sites expected to deliver within the next 12 months will do, so the plan needs to allocate more deliverable smaller sites (Opus Little Waltham Developments Ltd)
- There is no evidence that 3,000 new homes at Hammonds Farm will be completed within the plan period, with a potential further 1,000 homes beyond 2041. Although large sites can deliver more homes per year over a longer time, they also have longer lead-in times. To secure short-term immediate boosts in supply – a good mix of smaller sites is necessary (Taylor Wimpey).

Appendix D – Glossary

Summary of Representations – main issues and suggested changes:

- Add the following heritage related terms: listed buildings, conservation areas, scheduled monuments, registered parks and gardens and designated and non-designated heritage assets (Historic England)
- Add ‘constituted community organisation’ referred to in para. 1.43 (Essex County Council)
- Add terms related to specific cohorts for supported and specialist housing and accommodation such as older people and people with a learning disability (Essex County Council)
- Add a definition for Renewable and Low Carbon Energy (CNG Fuels Ltd)
- Add detail relating specifically to police, ambulance and fire and rescue facilities (Essex Police).

CCC response to the comments made
The Housing Trajectory and timings within it are established through the Council’s Five Year Housing Land Supply Methodology (April 2024). The Trajectory is updated annually, and the Pre-Submission Local Plan uses the latest available Housing Site Schedule (April 2024).
The heritage related terms proposed to be included were already in the Glossary but some have been updated or tweaked for clarity and consistency.
A definition has been added for ‘renewable and low carbon energy’ for completeness.
The definition of ‘infrastructure’ has been updated for clarity and completeness
It is not considered necessary to include the remaining terms suggested.

List of Appendices

Appendix 1: Organisations consulted and copies of key consultation materials

Appendix 2 - Essex Highways responses to highway and transportation representations (Preferred Spatial Approach - Response to Representations (December 2024)

Appendix 3 - Letter from Natural England regarding designating Areas of Outstanding Natural Beauty (December 2023)

Appendix 4 - Letter from Welbeck land regarding access to Barbrook Way (Site allocation 11c)

APPENDIX 1

List of organisations consulted

Consultation Statement

Exhibition Panels

Pop-Up Stand

Pop-Up Stand on Site

Local Plan Video

Local Plan Virtual Exhibition

Essex Chronicle Advert

City Life Articles

South Woodham Focus Article

Local Plan Poster

Examples of Social Media Posts

GovDelivery Mailshot

Example Site Notices

Staff Email Banner

Bus Stop Adverts

Local Plan Newsletter

List of organisations consulted

The Council notified more than 2,800 contacts registered on its Consultation Portal.

This included the specific and general contacts listed below, and members of the public who are not listed.

1st Chelmsford Scouts	Bakers Lane Action Group	Bradwell Power Generation Company Ltd
A Dunn & Son	Barking & Dagenham CCG	Braintree District Council
A.R. Property Designs Ltd.	Barnes Farm Infant School	Brentwood and Chelmsford Green Party
Abbess, Beauchamp & Berners Roding Parish Council	Barnston Parish Council	Brentwood Borough Council
Abellio Greater Anglia	Barratt David Wilson	Bressole Limited
Accord Energy Limited	Barratt Eastern Counties	Bridgewater Property Group Limited
Active Workspace Ltd	Barton Willmore	Broadfield Homes Ltd
Age UK Essex	Basildon & Brentwood CCG	Broomfield Neighbourhood Plan Steering Group
Agency of Architecture	Basildon Borough Council	Broomfield Parish Council
Aggregate Industries UK Ltd	Baya Homes	Broomfield Parish Council, Chignal Parish Council, Great Waltham Parish Council, Little Waltham Parish Council, Writtle Parish Council and Newlands Spring Residents Association
AGS Cemetery and Crematoria Services	BBC Essex	Broomfield Primary School
Aldi Stores Ltd	BDP	BT National Notice Handling Centre
Alun Design Consultancy	Beaulieu Residents	BT Openreach, Southend ATE
Anchor Housing	Belport Limited	Building Research Establishment
Andrew Martin - Planning Ltd	Bennetts BMW Specialists	CAAG
Angel Stores	Berkeley Strategic	Campaign For Real Ale (CAMRA) Limited
Anglia Ruskin University	Bidwells	Campaign to Protect Rural Essex
Anglian Water Services Ltd	Billericay Town Council	CAODS (Chelmsford Amateur Operatic & Dramatic Society)
Aquila Developments	Bishops Primary School	
Arcady Architects	Black Notley Parish Council	
Archerfield Homes	Blackmore, Hook End & Wyatts Green Parish Council	
Arriva The Shires and Essex	Bloor Homes (Eastern)	
ASP	BNP Paribas Real Estate UK	
Atkins Telecom	Boreham Conservation Society	
Avison Young	Boreham Parish Council	
Aviva	Boreham Primary School	
b3 Architects LLP	Bowler Energy LLP	
Baddow Hall Junior School	Boyer Planning	

Capital Property & Construction Consultants Ltd	Chelmsford Canoe Club	CHP
Carter Jonas	Chelmsford City Centre Retailers Group	Chris Marten Architectural Services
Castle Point & Rochford CCG	Chelmsford City Council	Chris Tivey Associates
Castle Point Council	Chelmsford City Football Club	Christian Care
Catton Homes	Chelmsford Civic Society	Christian Growth Centre Chelmsford
CBRE	Chelmsford College	Church of Our Lady Immaculate
Cemex UK Properties Ltd	Chelmsford Community Transport Limited	Churchill Retirement Living
Centrica Barry/ Generation/ KL/ PB/ RPS LTD	Chelmsford Commuters & Rail Travellers	Civil Aviation Authority
CERA (Chignal Estate Residents Association)	Chelmsford County High Schools for Girls	Claremont Planning
Chancellor Park Primary School	Chelmsford CVS	Clark Partnership
Channels Residents Community Group	Chelmsford Cycle Action Group	Clarke & Simpson
Charterhouse Property Group & Charterhouse Strategic Land	Chelmsford Garden Community Council	CODE Development Planners
Chartplan (2004) Limited	Chelmsford Hindu Society	Colchester City Council
Chelmer & Blackwater Navigation Co Ltd	Chelmsford Labour Party	Cold Norton Parish Council
Chelmer Canal Trust	Chelmsford Liberal Democrats	Colliers International
Chelmer Cycling Club	Chelmsford Liberal Party	Collingwood Primary School
Chelmer Housing Partnership	Chelmsford Mencap	Colt Technology Services
Chelmer Residents Forum	Chelmsford NAG	Columbus School & College
Chelmer Valley High School	Chelmsford Rugby Football Club	Commercial Estates Group
Chelmer Valley Landscape Group	Chelmsford Safety Supplies	Company of Proprietors of the Chelmer & Blackwater Navigation Ltd
Chelmer Village Parish Council	Chelmsford Social Club Ltd	Confederation of Passenger Transport UK (Hedingham/Chambers)
Chelmsford & Central Essex RSPB Local Group	Chelmsford Star Co-operative Society Ltd	Connexions & Careers Chelmsford
Chelmsford and District Model Railway Club	Chelmsford Taxi Association Limited	Cool Heat Services
Chelmsford Biodiversity Forum	Chelmsford Theatre Workshop	Corona Energy Retail 4 Ltd
Chelmsford Business Board	CHESS	Countryside L&Q (North East Chelmsford) LLP
	Chignal Estate Residents Association	Countryside Properties (UK) Ltd
	Chignal Parish Council	CPRE Essex
		Craintern Ltd
		Crest Nicholson

Crouch Vale Brewery Ltd	Dominvs Group	Epping Forest District Council
Croudace Homes	Downham CE (VC) Primary School	ERGOTECHNICS
Crown Energy Ltd	DTI	Esperance energies
CSJ Planning Consultants Ltd	DWD Property & Planning	Essex & Suffolk Water
CT Planning	E & M Design	Essex ARG
Cycling UK	E.ON UK Plc	Essex Association of Local Councils
Danbury Mission	E2V Technologies	Essex Biodiversity Project
Danbury Neighbourhood Plan Steering Group	East Anglia GREEN	Essex Bridleways Association
Danbury Parish Council	East Anglia London Properties Ltd	Essex Chamber of Commerce
Danbury Park Community Primary School	East Hanningfield Parish Council	Essex Chronicle
Danbury Society	East Hanningfield Parish Plan Committee	Essex County Council
Dandara	East Herts District Council	Essex County Fire and Rescue Service
Data Energy Management Services Ltd	East of England Ambulance Service NHS Trust	Essex Fire
Defence Infrastructure Organisation (DIO)	East Thames Housing	Essex Herts Air Ambulance Trust
Department for Education	Eastlight Homes	Essex Local Nature Partnership
Department for Levelling Up, Housing and Communities	Ecotricity	Essex Police
Department for Transport (DfT)	EDF Energy	Essex Police Fire and Crime Commissioner
Department of Trade and Industry	Education & Skills Funding Agency	Essex Record Office
Derbyshire Gypsy Liaison Group	Edward Gittins Associates	Essex Respite and Care Association
Design Council	Edward Parsley Associates Ltd	Essex Squash & Racketball Association
detoxpeople ltd	EE	Essex Waterways Ltd
Development Land & Planning Consultants Ltd	Elim Christian Centre	Essex Wildlife Trust
DevPlan UK	Elm Green Preparatory School	Estuary Design Ltd
DHA Planning	Elmwood Primary School	Estuary Housing Association
Diageo Pension Trust Fund	Energy Environment and Sustainability Group	Evolution Town Planning
Diocese of Chelmsford	English Rural Housing Association	Exolum Pipeline System Ltd
DMH Stallard	ENI UK Ltd	Eyott Sailing Club
Dominic Lawson Bespoke Planning Ltd	Enplan	Farleigh Hospice
	Environment Agency	Felsted Parish Council

Fenn Wright	Great Baddow High School	High Easter Parish Council
Fergusons	Great Baddow High School	High Ongar Parish Council
First Choice Residential Lettings	Great Baddow Parish Council	Highways England
First Essex Buses	Great Baddow St Mary	Highwood Parish Council
Fisher German LLP	Great Notley Parish Council	Highwood Primary School
Flagship Housing Group Ltd	Great Waltham C of E (VC) Primary School	Highwood Village
Flaternity Residents association	Great Waltham Parish Council	Hill Residential Ltd
Fritch Green Parish Council	Greater London Authority	Historic England
Football Association	Green Planning Studio Ltd	HLR Consulting Ltd
Ford End Church of England Primary School	Greenfields Community Housing Ltd	Home Builders Federation
Ford End Village Design Statement Committee	Grosvenor Developments Ltd	Homes England
Forestry Commission England	H M Prison Service	Hopkins Homes Ltd
Foster Partnership Farms	Hamilton Bentley & Partners	House Of Commons
Fraser Halls Associates	Harlequin Ltd	Howard Sharp & Partners LLP
Friends, Families and Travellers and Traveller Law Reform Project	Harlow District Council	Howe Green Community Association
G.T.C/Utility Grid Installations	Hastoe Housing Association	Hullbridge Parish Council
Galleywood Infant School	Hatfield Peverel Parish Council	Hunter Page Planning
Galleywood Parish Council	Havering CCG	Hylands School
GB Partnerships	Havering London Borough	Iceland Foods Ltd
Gladman Developments Ltd	Health and Safety Executive	Iceni Projects
Gleeson Land	Heart of Essex Local Enterprise Partnership	Ideas Hub
Going Places Leisure Travel Ltd	Heathcote School	Indigo Planning
Good Easter Parish Council	Heatons	Indigo Planning Ltd
Good Easter Village Hall	Help The Aged	Ingatestone & Fryerning Parish Council
Graham Anthony Associates	Helping Hands Essex	Ingatestone Village Design Statement
Grangewood Brentwood Ltd	Heritage Writtle	Ingleton Wood (Billericay)
Great & Little Leighs Parish Council	Hertfordshire and West Essex ICB	Intergen
Great Baddow Beehive Lane County Primary School	Hertfordshire County Council	J. Aron & Company
	hgh Consulting	Jacobs UK Limited
	Higgins Group	James Development Ltd
		JB Planning Associates Ltd
		JCN Associates Ltd
		JCN Design Ltd

JMS Planning & Development Ltd	London Borough of Enfield	Mid Essex Hospital Services NHS Trust
John H Bayliss & Co	London Borough of Redbridge	Mid Essex Primary Care Trust
Keeble Brothers	London Borough of Waltham Forest	Mid-Essex Business Group
Keeran Designs Ltd	London Gypsies and Travellers Unit	Mildmay Infant and Nursery School
Kemsley LLP	Longfield Solar Farm	MJD Planning
King Edward Grammar School	Lower Thames Crossing	Moat Homes
Kings Hardware Ltd	LSL Partners	Mobile Broadband Network Limited
Kings Road Primary School	Maldon District Council	Mono Consultants Ltd
Kings Road/North Avenue Community Action Group	Maltese Road Primary School	Montagu Evans
KLW Planning	Mansfield Monk Limited	Moody Homes Ltd
KM Consulting	Marconi Plaza Residents Association	Moulsham High School
L&Q	Margaret Roding Parish Council	Moulsham Infant School
Lambert Smith Hampton	Margaretting CE (VC) Primary School	Moulsham Junior School
Landscape Planning Group Ltd (including Landscape Planning & OCA)	Margaretting Parish Council	Moulsham Mill Partnership
Langford and Ulting Parish Council	Marine Management Organisation (MMO) HM Government	Mountnessing Parish Council
Lanpro	Mark Jackson Planning	N Clark Welding & Fabrication
Larkrise Primary School	Marrons Planning	Nabbotts County Infants School
Larmar Engineering	Mashbury Parish Council	Nathaniel Lichfield and Partners
Latimer Homes	Master Designs Essex	National Gas Transmission
Lawford Mead Primary & Nursery School	McDonald's Restaurants	National Grid UK
Lawns Action Group	Meadgate Primary School	National Highways
Little Baddow Parish Council	Meadows Shopping Centre	Natural England
Little Baddow Society	Melville Dunbar Associates	Neos Networks
Little Dunmow Parish Council	Michael Benham Acquisition/Disposal of Land & Property	Network Rail
Little Waltham C E V A Primary School	Mid and South Essex ICS	New Hall School
Little Waltham Parish Council	Mid and South Essex Integrated Care Board (ICB)	Newlands Spring Primary School Academy Trust
Lodge Coaches	Mid Essex Gravel Pits (Chelmsford) Ltd	Newlands Spring Residents Association
London Borough of Barking and Dagenham		Nexus Planning
		NGB Essex Angling

NGB Essex Athletics	Our Lady Immaculate R C Primary School	Ramsden Crays Parish Council
NGB Essex Basketball		
NGB Essex Boccia	Parkway and Town Centre Neighbourhood Action Panel	Rapleys
NGB Essex Bowls	Parkwood Academy	Rawreth Parish Council
NGB Essex Cricket	Paul Dickinson & Associates	Rayleigh Town Council
NGB Essex Cycling	Pegasus Group	Raymond Stemp Associates
NGB Essex Fencing	Perryfields County Infants School	Rayne Parish Council
NGB Essex Football	Perryfields Junior School	RCCE
NGB Essex Gymnastics	Persimmon Homes Essex	Redbridge CCG
NGB Essex Hockey	Phase 2 Planning & Development	Rentplus (Agents Tetlow King Planning)
NGB Essex Lacrosse	Pinnacle Planning	Reprohouse Limited
NGB Essex Movement and Dance	PKC Retail Ltd	Resting Places Limited
NGB Essex Orienteering	Place Services Historic Environment Team	Retail Focus
NGB Essex Rowing	PlanIt Planning and Development Ltd	Rettendon Common Residents Association
NGB Essex Rugby Union	Planning Issues Ltd	Rettendon Parish Council
NGB Essex Sailing	Planning Potential	Rettendon Primary School
NGB Essex Squash	Planware Ltd	Rettendon Site Leaseholders Association
NGB Essex Triathlon	Plater Claiborne Architecture & Design	River Crouch Conservation Trust
NGB Essex Volleyball	Pleshey Parish Council	Road Haulage Association
NHS England East	Pomery Planning Consultants	Robert Brett & Sons Ltd
NHS North East London	Premier Homes	Robinson and Hall
NHS South East and South West Essex	Princes Rd Allotment Association	Rochford District Council
NHS Suffolk and North East Essex ICB	Priory Primary School	Roxwell CoE (VC) Primary School
NIBS Buses	PRS	Roxwell Parish Council
Nigel Chapman Associates	PS Planning & Design	Royal Mail Group
North Central London CCG	Ptarmigan Group and Chelmsford Land Ltd	Royal Society For Protection of Birds
North Essex Partnership NHS Foundation Trust	Ptarmigan Land Ltd	RPS Planning & Development Ltd
North Fambridge Parish Council	Purleigh Parish Council	RSPCA
North West Parishes Group	Ramblers Essex Area	Rubicon West Plc
Northern Trust	Ramsden Bellhouse Parish Council	Rugby Football Union
Oaklands Infants School		Rugbytots Central Essex
Office of Rail Regulation		

Runwell Parish Council	Sport England	Terence O'Rourke Ltd
Rural Community Council of Essex	Springboard Housing Association Ltd	Terling and Fairstead Parish Council
Rural Solutions Ltd	Springfield Parish Council	Tetlow King Planning
Ruston Planning Limited	Springfield Primary School	The Alternative Accommodation Agency Ltd
S A Mynard Limited	Springfields Planning & Development Limited	The Beaulieu Park School
Sandon Parish Council	SSE Pipelines Ltd	The Boswells School
Sandon school	St Anne's Preparatory School	The Cathedral School Chelmsford
Save Sandford Mill Campaign	St Augustine's Catholic Church	The Chelmsford Ballet Company
Savills (UK) Limited	St Cedd's School	The Chelmsford Labour Party
Scott Brownrigg	St John Payne Catholic School	The Chelmsford Society
Scottish & Southern Energy Pipelines	St John's C of E Primary School	The Downes Planning Partnership
Sellwood Planning	St Joseph's Catholic Primary School	The Essex Badger Protection Group
Shirley Smith & Co	St Mary's CE Primary School	The Inland Waterways Association (Chelmsford Branch)
Shotgate Parish Council	St Mary's Church Great Baddow	The John Bishop Partnership
Sky Telecommunication Services Ltd	St Peters Primary School	The JTS Partnership LLP
Smart Planning	St Pius X Catholic Primary School	The Land Trust
Smiths Environmental Products Ltd	St. Michael's Junior School	The Landscape Conservation Trust
South East LEP	Stephenson's of Essex Ltd	The National Federation of Gypsy Liaison Groups
South Hanningfield Parish Council	Stevens VW Dismantlers	The National Trust
South Molton Real Estate Ltd	Stock CE Primary School	The Newspaper Society
South Woodham Action Group	Stock Parish Council	The Owen Partnership
South Woodham Ferrers Health & Social Care Group	Stonebond Properties Ltd	The Planning Bureau
South Woodham Ferrers Town Council	Stow Maries Parish Council	The Royal Horticultural Society
Southend Borough Council	Strutt & Parker LLP	The Sandon School
Southend CCG	Swan Housing Association	The Showmen's Guild of Great Britain
Southern Electric	Sworders	
SP PowerSystems	Tarmac	
SPD Studio	Telecom Plus PLC	
Sphere 25	Tendring District Council	

The Showmen's Guild of Great Britain London and Home Counties	Trinity St Mary's CE (VA) Primary School	Whirledge and Nott
The Tyrells Primary School	Tritton Family Trust	Wickford Town Council
The Wilderness Foundation UK	Turley Associates	Widford Lodge Preparatory School
The Women's National Commission	UK Power Networks	William de Ferrers School
Theatres Trust	Uttlesford District Council	Willingale Parish Council
Third Dimension Group Ltd	Valco UK Ltd	Wilson Construction Ltd
Thomas Dixon Developments Ltd	Village Hall Committee	WM Morrison Supermarket Plc
Three	Virgin Media Services	Women's Institute
Thriftwood School	Vitol Gas Ltd	Woodham Ferrers & Bicknacre Parish Council
Thurrock Borough Council	Vodafone and O2	Woodham Mortimer with Hazeleigh Parish Council
Timpsons	W&H Marriage & Sons Ltd	Woodham Walter Parish Council
TMA Chartered Surveyors	Waitrose Ltd	Woodland Trust
Tolhurst Fisher LLP Solicitors	Wardrop & Co Ltd	Woodville Primary School
Total Gas and Power Ltd	Warwick Court Property Company	Woolf Bond Planning
Transition Chelmsford	Waterhouse Farm Residents Association	Writtle Infant School
Transport East	Wates Developments Limited	Writtle Junior School
Transport for London	WEA Sec	Writtle Neighbourhood Plan Group
Traveller Law Reform Project	Welbeck Strategic Land	Writtle Parish Council
Travelling Showman's Guild	Welsted Joinery Ltd	Writtle Surgery
Tree Fella Plc	West Hanningfield Parish Council	Writtle VDS
Trinity PPP Limited	West Register (Realisations) Ltd	YMCA
Trinity Road Primary School	Westlands Community Primary School	
	WH Marriage & Sons Ltd	

REVIEW OF CHELMSFORD LOCAL PLAN

REGULATION 18 – PREFERRED OPTIONS

Chelmsford City Council has published its Regulation 18 Preferred Options consultation on the Review of its adopted Local Plan. This consultation is accompanied by a Preferred Options Integrated Impact Assessment.

The consultation runs for six weeks from **10am on Wednesday 8 June 2024 until 4pm on Wednesday 19 June 2024.**

Regulation 18 Preferred Options Consultation Document

This Regulation 18 Preferred Option consultation is the second formal stage in the preparation of the review of the adopted Chelmsford Local Plan, and a further opportunity for residents, businesses, developers, and other interested parties to get involved.

This is a full draft of the reviewed Local Plan. It includes updated and new policies and sets out proposed sites where new homes, employment and other facilities could be located. It also contains policies that we would use to decide planning applications.

Regulation 18 Preferred Options Integrated Impact Assessment (IIA) Consultation Document

The adopted Local Plan was developed alongside a comprehensive Sustainability Appraisal (SA) and Habitats Regulations Appraisal (HRA) process. For this review process, the Council is including other aspects of sustainable development in an Integrated Impact Assessment (IIA), which covers the following:

- Sustainability Appraisal
- Strategic Environmental Assessment
- Habitats Regulations Assessment
- Health Impact Assessment
- Equality Impact Assessment.

We are consulting on the Integrated Impact Assessment which assesses the Preferred Options against a range of social, environmental and economic indicators.

Broomfield and Danbury Neighbourhood Plans Regulation 16 Consultations

We are also consulting on two Neighbourhood Plans. These have been developed by Broomfield and Danbury Parish Councils, and cover a wide range of issues such as landscape, transport, recreation, heritage, building design, and business. When they are adopted, both Neighbourhood Plans will become part of the Local Plan and will be used for planning decision making.

Find out more at:

www.chelmsford.gov.uk/broomfieldplan and www.chelmsford.gov.uk/danburyplan.

Where to view the documents and how to make representations:

View and comment online

You can view and comment on the consultation documents on the City Council's Consultation Portal at: www.chelmsford.gov.uk/planningpolicyconsult. This is our preferred method to comment.

If you have not used this system before or have any difficulties logging in, please see our guidance notes at: www.chelmsford.gov.uk/lp-portal-guide or call us on (01245) 606330.

View in person

Paper copies can be viewed at the City Council Customer Service Centre, Civic Centre, Duke Street, Chelmsford, CM1 1JE Monday to Friday 10am to 4pm (Please note we are closed on bank holidays).

Comment via email

Comments may be submitted by email: planning.policy@chelmsford.gov.uk
Please include your name and postal address in your message.

A specially designed response form can be downloaded at www.chelmsford.gov.uk/lp-review or made available on request by telephoning (01245) 606330 or emailing planning.policy@chelmsford.gov.uk.

Paper comments

You can submit your comments by post or deliver them in person in the following ways:

Post: Spatial Planning Services, Chelmsford City Council, Civic Centre, Duke Street, Chelmsford, CM1 1JE

By hand: Monday to Friday 10am to 4pm - Customer Service Centre, Civic Centre, Duke Street, Chelmsford, CM1 1JE (outside of these hours you can use the post box outside the Customer Service Centre).

If you do not have access to a computer, you can request paper copies. A charge will be made to cover printing and postage costs.

If you have difficulties making representations by e-mail or post due to a disability, please call us (01245) 606330.

How to find out more:

We will be hosting an online virtual exhibition for the Local Plan Preferred Options Consultation as well as having in-person exhibitions at the Council Offices. Here you can view our exhibition boards which contain a summary of the consultation (please note both forms of exhibition will have the same information available).

Local Plan Virtual exhibitions: Will be available to view via www.chelmsford.gov.uk/lp-exhibition

Local Plan in-person exhibition: Drop in exhibitions will take place at the Civic Centre, where you will be able to speak to a representative of the Council. There is no booking required to attend these exhibitions, which will take place at the Chelmsford City Council Chamber, accessed via Customer Service Centre, Civic Centre, Duke Street, Chelmsford, CM1 1JE on the following dates and times:

- Thursday 16 May 2024, 6pm to 8pm
- Friday 17 May 2024, 1pm to 3pm
- Saturday 18 May 2024, 10am to 12noon
- Thursday 13 June 2024, 6pm to 8pm
- Friday 14 June 2024, 1pm to 3pm
- Saturday 15 June 2024, 10am to 12noon (*with British Sign Language interpreter available on this date*).

Further Local Plan exhibitions will be on display as follows. These will not be staffed.

- Monday 20 May to Friday 24 May, 7am to 6.30pm at High Chelmer Shopping Centre, 15a Exchange Way, Chelmsford, CM1 1XB
- Thursday 30 May, Friday 31 May, Monday 3 June to Friday 7 June, Monday 10 June and Tuesday 11 June, 9am to 4pm, South Woodham Town Council, Champions Manor Hall, Hullbridge Road, SWF.

Local Plan Website: Please visit our website www.chelmsford.gov.uk/lp-review for further information on the consultation and the Local Plan review process.

Please note that any representations must be received by the Council no later than 4pm on Wednesday 19 June 2024. We are unable to accept anonymous representations and any comments received after the closing date cannot be accepted.

The Council will acknowledge receipt of your comments and fully consider them, although we will not enter into individual correspondence.

All duly-made comments will be published on the Council's Consultation Portal in accordance with the General Data Protection Regulations.

Section 149 of the Equality Act 2010 requires that the Council should avoid any form of discrimination and also foster good relations between different ethnic groups. Comments which are deemed to be discriminatory will be inadmissible and will not be accepted.

Jeremy Potter
Spatial Planning Services Manager

May 2024



Welcome

Thank you for visiting today

What is the Local Plan

Our Local Plan shapes future growth and development of Chelmsford City Council's area. It sets out a positive vision, identifies where and how new development should take place in the future as well as areas and land uses that will be protected.

Why are we reviewing the adopted Chelmsford Local Plan?

We adopted our current Local Plan in May 2020, and good progress is being made with implementing it.

We need to review the plan at least every five years to make sure it remains up to date and meets the changing needs for development growth to 2041.

This consultation is called the Preferred Options. It is the second of three stages of consultation towards updating the adopted Local Plan and has been prepared following the Issues and Options public consultation in 2022. It is your opportunity to feed into the review process and help to shape the plan and the future of your area.

Government requirements mean that we must provide more homes but our aim is to get the right type of development in the right places to meet the growing needs of local people and businesses, while protecting our environment.

If the Local Plan becomes out of date, the Council could have very little influence over the location of new development and supporting infrastructure. Sites could be promoted for development in locations that the Council and its communities want to protect, and which are not considered sustainable.

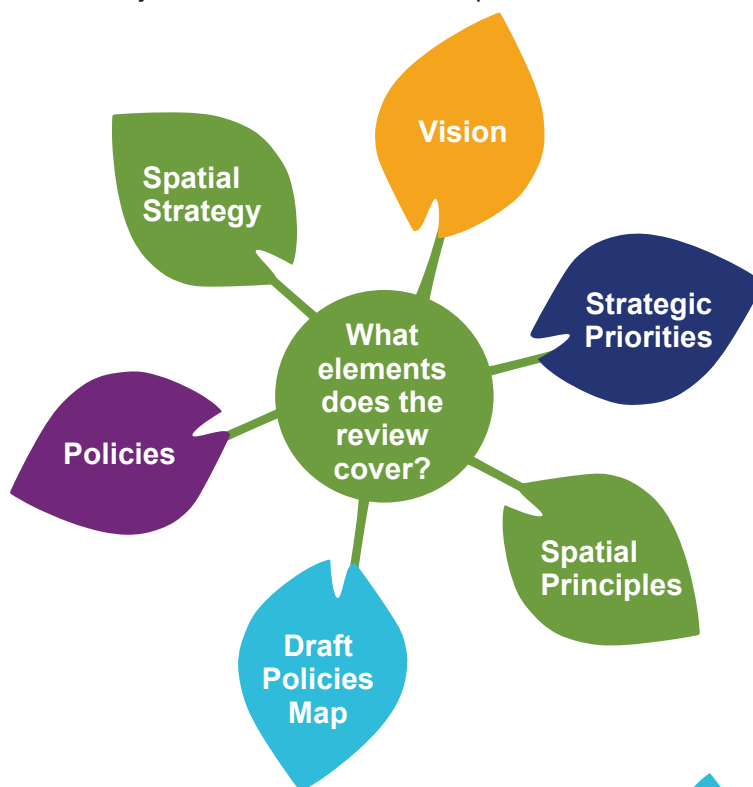
What is included in the consultation?

We want to make sure we cover the right issues and that all the suitable options for accommodating change are considered. The Preferred Options document is a full draft local plan, and includes the following key changes to the adopted Local Plan:

- Updated draft Strategic Priorities
- New draft Vision
- The amount of future development needed, including for homes and jobs
- Draft Spatial Strategy, including new site allocations, for accommodating this future development to 2041 and beyond
- Reviewed planning policies.

Many parts of the adopted Local Plan and its policies are still up to date and generally performing well, so they require no or only partial changes. Some changes and new policies are needed to reflect the latest national planning policy requirements, the Council's new ambitions and aspirations, and new development growth to 2041 and beyond.

The Local Plan is still evolving and no firm decisions have been made at this stage. However, we will not be reopening the debate on development sites which have already been allocated in the adopted Local Plan.





Preferred Options – Background and Challenges

Chelmsford is already an attractive place, comprising the City of Chelmsford, the town of South Woodham Ferrers, numerous villages within attractive countryside and a rich and diverse natural and historic environment. The growth that has taken place, over past 25 years, has helped shape Chelmsford into the successful place it is now.

Vital new infrastructure has been delivered alongside new homes, jobs, shops and leisure opportunities. Chelmsford's economy shows strengths across many sectors, but especially finance, health and education.

Taking into account the projected population increase, we are determined to ensure that future growth continues to take place in a sustainable way. This will bring further improvements to the quality of life for residents and much needed new community and transport infrastructure whilst at the same time protecting and enhancing the natural and historic environment.

The Local Plan will be forward looking, shaping the sustainable planning of Chelmsford's development and infrastructure needs not just in the foreseeable future but also providing a longer-term framework.

Previous consultation

We consulted on the first stage of reviewing the Local Plan, called the Issues and Options, from August to October 2022.

A total of 1,178 responses were received from 711 people or organisations, along with a petition. Responses came from a wide variety of groups and individuals including residents, developers, landowners and their agents, businesses and statutory bodies such as other Local Authorities and Parish/Town Councils.

We have published a document setting out a review of the consultation activity, a summary of the representations we received, and how these comments have been used to develop the Preferred Options document that we are consulting on now.

You can read this 'You said, We Did' feedback report on our website at www.chelmsford.gov.uk/lp-review.

All the comments received can also be viewed on the Council's planning policy consultation portal at www.chelmsford.gov.uk/planningpolicyconsult.

Challenges

Population – is predicted to increase by 11.5% to 202,300 by 2041. Demographic changes will shape the type and size of accommodation necessary over the Local Plan period.

Economy – 12.5% growth in jobs is anticipated by 2041. Due to its location and high education standards, Chelmsford is expected to accommodate a major share of the forecast new employment growth. Significant additional land for employment is proposed through the Local Plan.

Transport – Chelmsford occupies a key place on the regional road and rail network. New development can generate additional service provision and transport investment, through direct provision of facilities and/or financial contributions from developers.

Environment – Chelmsford enjoys a high quality environment including recreational space, parks, gardens, nature reserves and the designated Green Wedge – and over 1,000 Listed Buildings. Development proposals need to balance the needs of development with the preservation and enhancement of natural and historic assets.

Housing – The Council has declared a housing crisis, with many individuals and families in temporary or unsuitable accommodation, an often expensive private rented sector, and an overall limited supply of affordable housing. The Local Plan can help to address this through housing allocations, setting an appropriate mix of homes, and working with housing partners.

Climate change – A climate and ecological emergency was declared in 2019 to tackle the consequences of climate change and reduce our impact on the planet. Closer to home, the Local Plan can set requirements for zero carbon development, boost active and sustainable travel, require expansion of natural habitats, and improve water efficiency and flood risk management.

Communities – health inequalities and wellbeing opportunities can be tackled through the Local Plan by providing the conditions for stronger and more-connected communities.



What has been considered

The Spatial Strategy, setting out where new development should be located, takes the following as a starting point:



Our Strategic Priorities

Our Strategic Priorities are the key priorities which set the overall policy direction for the Local Plan.

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

The proposed updated Vision

Guiding Chelmsford's growth towards a greener, fairer and more connected community

The Local Plan Vision is a high-level guiding statement that sets out what is important for a place and how change will be managed in the future. It is a core part of a Local Plan and all the policies in the Plan will together deliver the Vision. We have reviewed the Local Plan Vision to reflect the new local priorities within the Council's Corporate Plan - Our Chelmsford, Our Plan. We have also considered other national and local priorities and Chelmsford's challenges and opportunities. It has also been simplified, shortened and purposefully aligned to the Corporate Plan, to make it easier to use.

Spatial Principles

The Spatial Principles will ensure that the Local Plan focuses growth in the most sustainable locations.

- 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.

Settlement Hierarchy

Another factor for developing the Spatial Strategy and choosing areas for growth is the Settlement Hierarchy, which ranks towns and villages according to their size, function, characteristics and sustainability.



How much growth are we planning for?

The adopted Local Plan has allocated sites for development which are now coming forward, with Masterplans being approved and planning applications decided or in progress.

We need to work out how many more houses to plan for until 2041 using a formula set by the Government, called the standard method.

Housing requirement for Plan period	22,567 homes
Completions 2022-23	822
Adopted Local Plan allocations	12,677
Sites with planning permission	3,745
Windfall allowance (2026-2041)	1,461
New allocations needed	3,862

The Local Plan also plans to meet future employment needs by providing additional employment allocations.

Employment requirement for Plan period	162,646 sqm
Adopted Local Plan allocations	55,000 sqm
New allocations needed	107,646 sqm

New housing development, in particular, will be required to provide supporting infrastructure, services and facilities including for:

- Transport improvements including the New Beaulieu Park Rail Station, Chelmsford North East Bypass, Army and Navy junction improvements, and sustainable travel routes
- Community buildings, schools, healthcare, wellbeing measures, sports and cultural facilities
- Green infrastructure including new Country Parks, open space, green/blue networks, biodiversity and public realm improvements
- Preservation and enhancement of historic assets
- Flood risk management and utility infrastructure

New development allocations will be focused on three growth areas of Central and Urban Chelmsford, North Chelmsford and South and East Chelmsford. This distribution of growth is shown on the Key Diagram.



Discounted locations for development

Areas have been discounted as follows:

- The Green Belt, a national designation to prevent encroachment of urban growth into undeveloped areas. This covers almost 34% of the land in the south and west of Chelmsford, shaded in green on the Key Diagram
- The Green Wedge, a key local landscape designation of a green network which prevents urban sprawl and provides for wildlife and nature conservation, flood storage and active travel routes. This covers the river valleys where they pass into Chelmsford's urban area, shaded in hatched green on the Key Diagram
- Areas with known severe constraints/capacities including highways and education
- Areas where no land was being promoted through the Call for Sites exercise
- Areas which did not appear in the Issues and Options consultation document (for housing development).

Growth Area 1 – Central and Urban Chelmsford

Development in this area will deliver a number of benefits including green infrastructure and city greening, enhanced bus services, and opportunities to maximise walking and cycling into the City Centre. Previously developed land in the City Centre will be used to strengthen and expand the City as a major residential and employment centre.



Growth Area 1 – Central and Urban Chelmsford

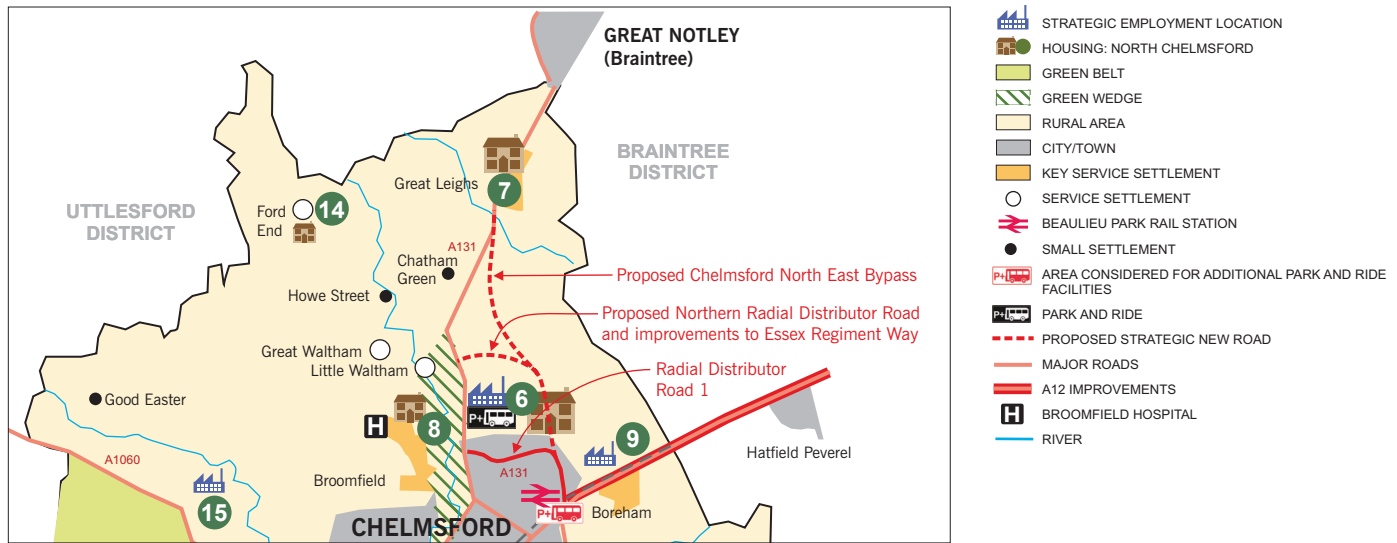
Development Allocations		Total Homes	Employment Floorspace
1	Previously developed sites in Chelmsford Urban Area New sites: Meadows Shopping Centre/Surface Car Park Former Kay Metzeler, Brook Street Land between Hoffmanns Way and Brook Street Granary Car Park, Victoria Road Coval Lane Car Park Glebe Road Car Park	2,765	4,000sqm Use Class E(g)(i-ii)
2	West Chelmsford	880 plus 5 Travelling Showpeople Plots	
3a	East of Chelmsford - Manor Farm	360	
3b	East of Chelmsford - Land North of Maldon Road		5,000sqm Office/Business Park
3c	East of Chelmsford - Land South of Maldon Road	109	
3d	East of Chelmsford - Land North of Maldon Road	65	
4	Land North of Galleywood Reservoir	24	
5	Land surrounding Telephone Exchange, Ongar Road, Writtle	25	
Area Total		4,228	9,000sqm

New supporting infrastructure in Growth Area 1

Primary school
Four early years and childcare nurseries
Two new special schools
Country park
Access to Sandford Mill and a visitor centre
Financial contributions to provision of education, community facilities, healthcare, sports and recreation facilities, sustainable transport, local mobility hub and road network enhancements

Growth Area 2 – North Chelmsford

Development in this area will deliver a substantial number of new homes and employment over the Local Plan period, underpinned by a comprehensive package of new infrastructure including new schools, early years and childcare provision, green infrastructure and neighbourhood centres. Significant growth is proposed to Chelmsford Garden Community, along with extensions to two employment sites, and two small village allocations.


















Growth Area 2 – North Chelmsford		
Development Allocations	Total Homes	New Employment Floorspace
6 North East Chelmsford (Chelmsford Garden Community)	6,250, plus 10 Traveller Pitches and 10 Travelling Showpeople Plots	56,946sqm Office/Business Park
7a Great Leighs - Land at Moulsham Hall	750, plus 5 Travelling Showpeople Plots	
7b Great Leighs - Land East of London Road	190	
7c Great Leighs - Land North and South of Banters Lane	100	
8 North of Broomfield	512	
9a New Site: Waltham Road Employment Area		3,500sqm B2/B8
14a New Site: Land west of Back Lane, Ford End	20	
14b New Site: Land south of Ford End Primary School, Ford End	20	
15 New Site: Little Boyton Hall Farm Rural Employment Area		6,000sqm B2/B8
Area Total	7,842	66,446sqm

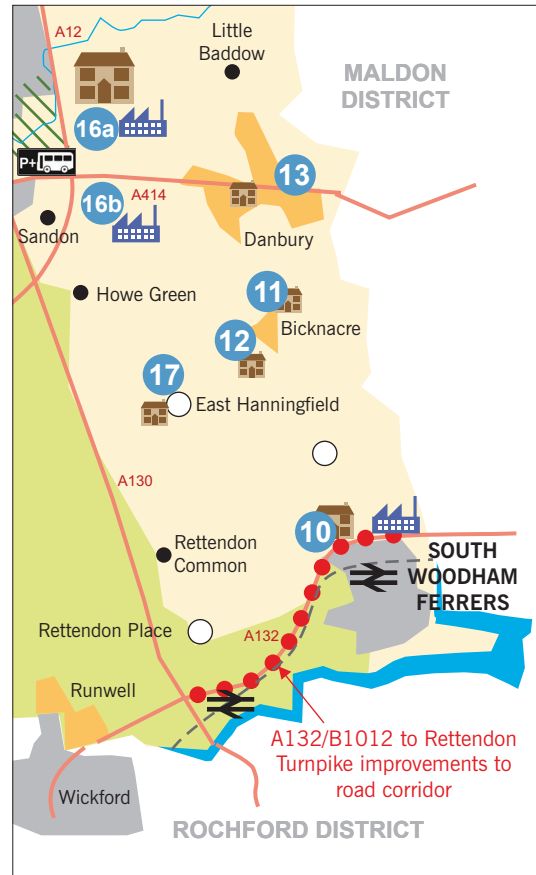
New supporting infrastructure in Growth Area 2
Transport including Phase 1 of Chelmsford North East Bypass, Northern Radial Distributor Road, bus infrastructure
Six village/neighbourhood centres
Secondary school
Five primary schools
Seven early years and childcare nurseries
Country park
Financial contributions to Beaulieu Park Railway Station, provision of education and community facilities, healthcare, sports and recreation facilities, sustainable transport and road network enhancements



Growth Area 3 – South and East Chelmsford

Proposals include a high quality and comprehensively planned new Garden Community to the East of Chelmsford at Hammonds Farm, with a wide range of supporting uses. Also proposed is a strategic employment site, along with four smaller village allocations to contribute towards supporting existing village facilities and services.

-  STRATEGIC EMPLOYMENT LOCATION
-  HOUSING: SOUTH & EAST CHELMSFORD
-  GREEN BELT
-  GREEN WEDGE
-  RURAL AREA
-  CITY/TOWN
-  KEY SERVICE SETTLEMENT
-  SERVICE SETTLEMENT
-  SMALL SETTLEMENT
-  RAIL STATION
-  RAILWAY LINE
-  PARK AND RIDE
-  IMPROVEMENTS TO ROAD CORRIDOR
-  MAJOR ROADS
-  RIVER



Growth Area 3 – South and East Chelmsford		
Development Allocations	Total Homes	New Employment Floorspace
16a New Site: East Chelmsford Garden Community (Hammonds Farm)	3,000 (plus 1,500 homes post 2041), plus 20 Traveller Pitches	43,000sqm Business Space
16b New Site: Land adjacent to A12 Junction 18		43,000sqm Business Space
10 North of South Woodham Ferrers	1,220, plus 5 Travelling Showpeople Plots	1,200sqm Business Space
11a South of Bicknacre	42	
11b New Site: Land at Kingsgate, Bicknacre	20	
11c New Site: Land west of Barbrook Way, Bicknacre	20	
12 St Giles, Bicknacre	32	
13 Danbury	100	
17a New Site: Land north of Abbey Fields, East Hanningfield	15	
17b New Site: Land east of Highfields Mead, East Hanningfield	20	
Area Total	4,469	87,200sqm

New supporting infrastructure in Growth Area 3
Secondary school, up to four primary schools and eight early years and childcare nurseries
Neighbourhood centres
Transport including Bus Based Rapid Transit infrastructure, safe multi-user access routes, and capacity improvements to A132
Country park
Financial contributions to provision of education and community facilities, healthcare, sports and recreation facilities, sustainable transport and road network enhancements



New Sites in Chelmsford City Centre and Urban Area

We are proposing to allocate some additional sites in Chelmsford City Centre.

Using previously developed – or brownfield – land will help to strengthen the City as a major residential centre to build on its past success and continue its regeneration. It will also reduce the amount of greenfield land we need to allocate.

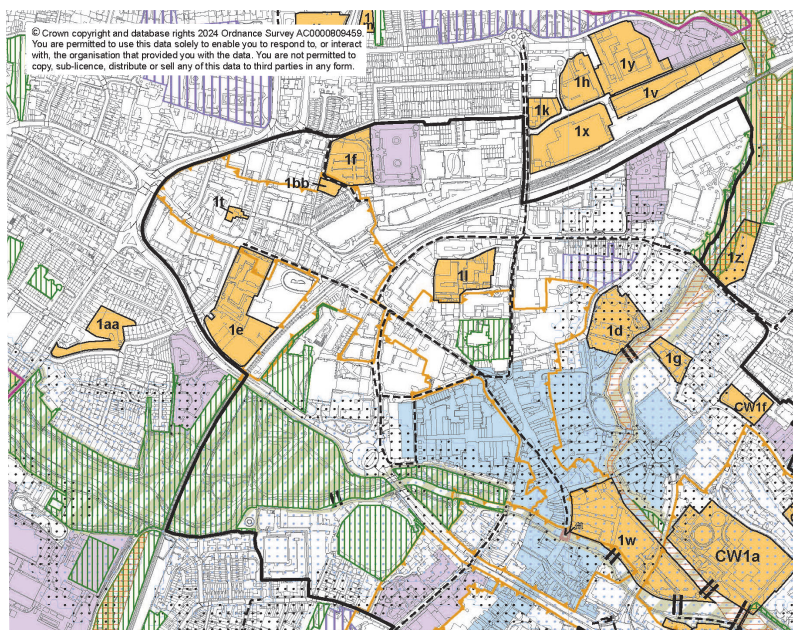
New proposed site allocations will provide around 2,765 new homes including affordable homes.

Site	Proposal	Supporting Infrastructure
1w Meadows Shopping Centre and Meadows Surface Car Park	Around 350 homes	Enhanced pedestrian and cycle routes Local mobility hub Improved access to waterways On-site open space
1x Former Kay Metzeler Premises, Brook Street	Around 185 homes	Play area with equipment Pedestrian and cycle connections Preserve nearby listed buildings Public realm improvements
1y Land between Hoffmans Way and Brook Street	Around 100 homes	Play area with equipment Pedestrian and cycle connections Preserve nearby listed buildings Public realm improvements
1z Granary Car Park, Victoria Road	Around 60 homes	Links to pedestrian/cycle network Preserve nearby listed buildings Retain natural landscaping and setting Make good use of the waterside location
1aa Coval Lane Car Park	Around 40 homes	Retain natural landscaping Provide sustainable drainage and flood risk management
1bb Glebe Road Car Park	12 homes	Conserve the setting of nearby listed buildings

There are 20 allocated sites in the City Centre being brought forward from the adopted Local Plan, including some where numbers have been slightly increased.

Sites in the Urban Area will also be brought forward, as they have already been allocated in the adopted Local Plan. These are at:

- West Chelmsford
- East of Chelmsford
- Galleywood
- Writtle





New Proposed Garden Community

16a – East Chelmsford Garden Community (Hammonds Farm)

We are proposing to allocate land for a new East Chelmsford Garden Community. This is centred on Hammonds Farm, to the east of the A12 and north of the A414 Maldon Road.

New homes including affordable	3,000 (plus 1,500 homes post 2041), and 20 Traveller Pitches
New employment floorspace	43,000sqm
Supporting infrastructure	Country Park and significant new multi-functional green infrastructure and landscape
	Mixed use centres for food and other shopping, community uses, healthcare provision
	All through school, potential sixth form centre, three primary schools, six early years and childcare nurseries
	New access junction from A414 (shared with 16b); pedestrian and cycle connections; mobility hubs and bus transport; safe pedestrian/cycle access routes under and over the A12, including to Park and Ride site, and Beaulieu Park Rail Station
Historic and natural environment	Preserve the Conservation Areas and listed buildings
	Protect and retain the protected lanes and reinstate historic landscape features
	Conserve Local Wildlife Sites, Nature Reserves, ancient woodlands and SSSI
	Provide sustainable drainage and flood risk management
	Provide a minimum of 20% biodiversity net gain

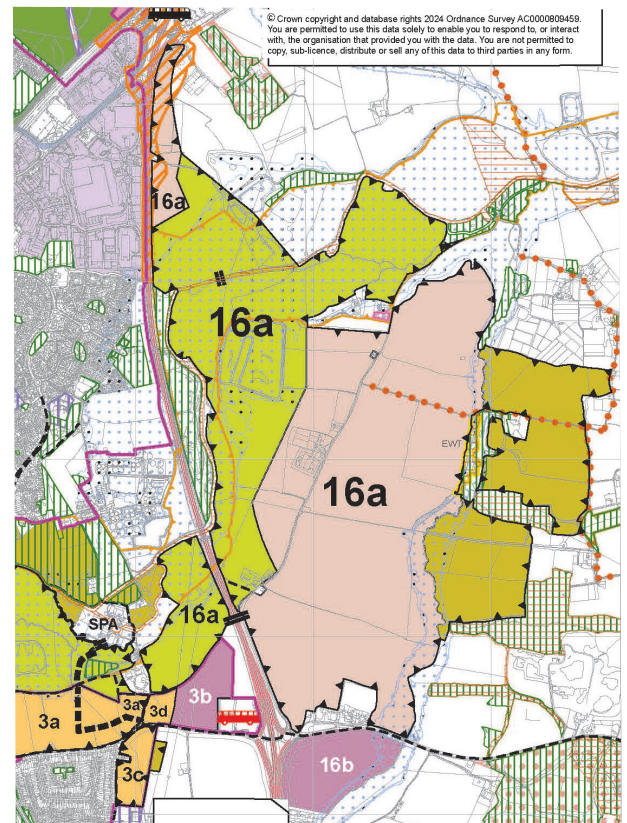
High quality garden community development will be provided through Garden City Principles. These include:

- community and stakeholder involvement in design and delivery with long-term governance and stewardship arrangements
- meeting the housing needs of all local people
- providing integrated and sustainable transport systems

16b – Land adjacent to A12 Junction 18 – Employment Area

We are also proposing to allocate a separate area of land for new employment uses adjacent to Junction 8 of the A12, south of the A414.

New employment floorspace	43,000sqm for mixed employment types
Supporting infrastructure	New access junction from A414 (shared with 16a) plus multi-user crossings
	Safe pedestrian/cycle access connections including to Park and Ride site, Hammonds Farm, bus stops and Danbury
Historic and natural environment	Preserve Danbury Conservation Area
	Retain boundary trees, plant new trees and extensive landscape buffers

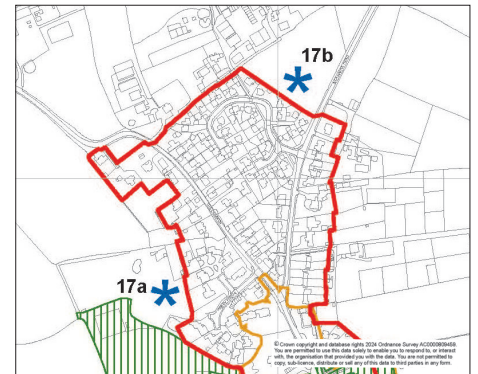
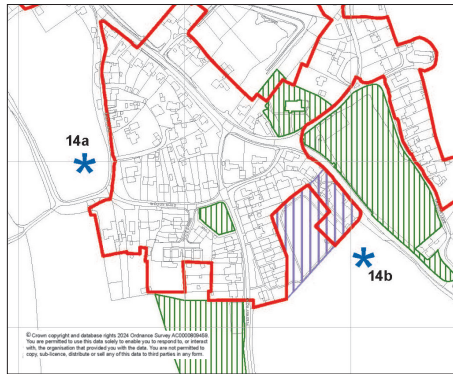
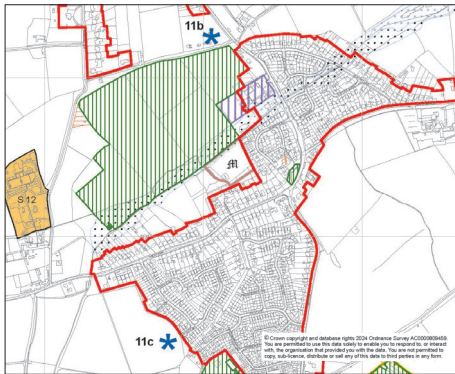




Proposals for Villages

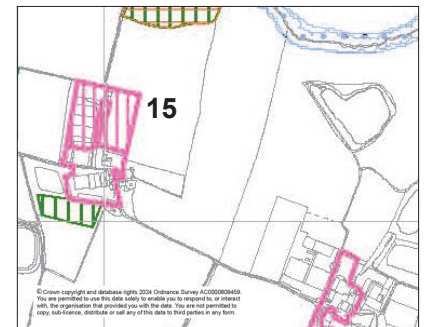
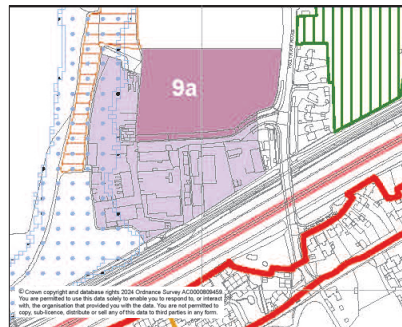
Limited development is proposed in some villages including Bicknacre, Ford End, East Hanningfield, Boreham and Boyton Cross.

We aim to address the Government's requirement to allocate some smaller sites which can be built earlier in the Local Plan period and give smaller development companies the opportunity to build locally. Bicknacre, Ford End and East Hanningfield have primary schools and community facilities, making them suitable for small scale development, which will include affordable homes.



Village	Site	Proposal
Bicknacre	11b Land at Kingsgate, Bicknacre Road	Around 20 homes
	11c Land West of Barbrook Way	Around 20 homes
Ford End	14a Land West of Back Lane	Around 20 homes
	14b Land South of Ford End Primary School	Around 20 homes
East Hanningfield	17a Land North of Abbey Fields	Around 15 homes
	17b Land East of Highfields Mead	Around 20 homes

We also propose to expand two employment sites at Little Boyton Hall Farm, Boyton Cross and Waltham Road, Boreham. Expansion of these well-established employment sites will provide rural employment opportunities and support the sustainable growth and expansion of business in rural areas.



Site	Proposal
9a Waltham Road Employment Area, Boreham	3,500sqm B2/B8 use (general industrial, and storage and distribution)
15 Little Boyton Hall Farm Rural Employment Area, Boyton Cross	6,000sqm B2/B8 use (general industrial, and storage and distribution)



What else is in the Local Plan?

We use the Local Plan policies to deliver the Strategic Priorities (what we want to achieve overall) and the Spatial Strategy (locations for growth). The different types of policies are set out below.

Strategic Policies	High level policies including for climate change, social inclusion, the natural environment, infrastructure, and housing requirements
NEW	Proposed new Strategic Policies: Health and Wellbeing, Creating Successful Places, Connectivity and Travel, Future of Chelmsford City Centre
Site Policies	Covering the amount of development, design guidance, and infrastructure that must be provided
Development Management Policies	All planning applications are considered against these policies to make sure they provide what is needed and protect what is important
NEW	Proposed new Development Management Policy: Net Zero Carbon Development (In Operation)
Special Policy Areas	For Broomfield Hospital, Chelmsford City Racecourse, Hanningfield Reservoir, RHS Hyde Hall Gardens, Sandford Mill, ARU Writtle
Development Standards	For all new residential development including privacy, open space, and recycling and waste guidance
Policies Map	All the proposals shown on a map

Other consultations: Integrated Impact Assessment (IIA)

The Local Plan is subject to an ongoing process of assessing its proposals against a sustainability framework. This covers the potential environmental, social, economic and health performance of the Local Plan and any reasonable alternative approaches.

Other consultations: Neighbourhood Plans

Neighbourhood Plans have been developed by Broomfield and Danbury Parish Councils, and cover a wide range of issues such as landscape, transport, recreation, heritage, building design, and business. When they are adopted, both Neighbourhood Plans will become part of the Local Plan and will be used for planning decision making.

Both Neighbourhood Plans are proposing to allocate land for development as follows:

Broomfield	Community-led housing at Saxon Way with open space and a potential GP surgery A community facility for non-residential day facilities and local/informal green space at Broomfield Place You can find out more at: www.chelmsford.gov.uk/broomfieldplan
Danbury	Around 93 homes across five sites at Sandpit Field (around 10 homes) Tyndales Farm West (around 65 homes) South of Jubilee Rise (around 2 homes) Woodhill Road (around 14 homes) Mayes Lane (around 2 homes) You can find out more at: www.chelmsford.gov.uk/danburyplan



Have your say

Find out more

View the consultation documents on:

- our specially designed consultation portal www.chelmsford.gov.uk/planningpolicyconsult
- on our website www.chelmsford.gov.uk/lp-review

The consultation documents are:

- Preferred Options Consultation Document 2024
- Integrated Impact Assessment (IIA) of the Review of the Adopted Local Plan: Preferred Options 2024

Visit one of our exhibitions

Thursday 16 May	Council Chamber, Civic Centre	6pm – 8pm
Friday 17 May	Council Chamber, Civic Centre	1pm – 3pm
Saturday 18 May	Council Chamber, Civic Centre	10am – 12noon
Monday 20 May to Friday 24 May	High Chelmer Shopping Centre (unstaffed)	7am – 6.30pm
Thursday 30 May Friday 31 May Monday 3 June to Friday 7 June Monday 10 June Tuesday 11 June	South Woodham Town Council, Champions Manor Hall, Hullbridge Road, SWF (unstaffed)	9am – 4pm
Thursday 13 June	Council Chamber, Civic Centre	6pm – 8pm
Friday 14 June	Council Chamber, Civic Centre	1pm – 3pm
Saturday 15 June *	Council Chamber, Civic Centre	10am – 12noon

* with British Sign Language interpreter available

How to comment

Making your comments through the consultation portal allows you to download the consultation documents and sign up for alerts to future consultation events.

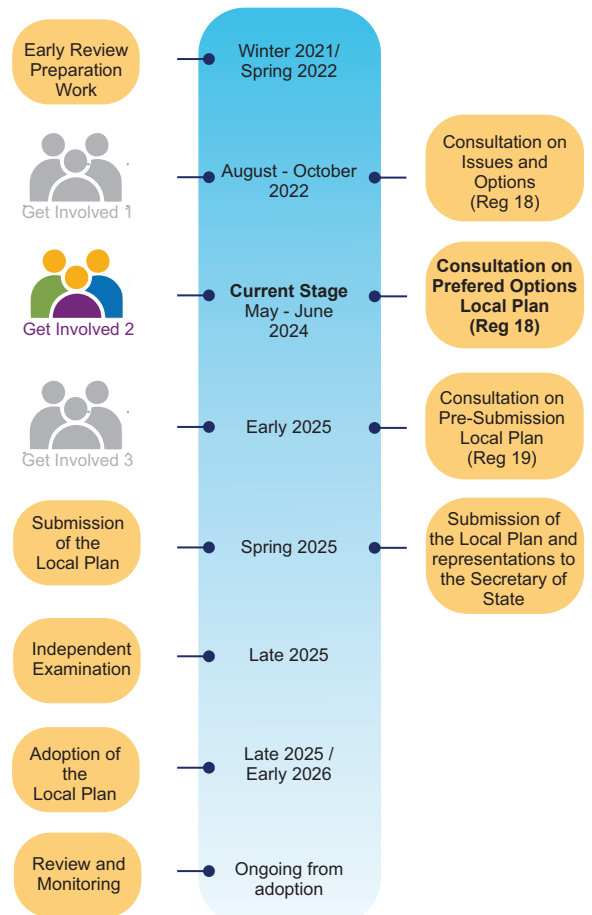
You can also make comments:

By email to planning.policy@chelmsford.gov.uk
By post to Spatial Planning Services, Chelmsford City Council, Civic Centre, Duke Street, Chelmsford, CM1 1JE.

The consultation on the Preferred Options documents runs for six weeks from 10am on Wednesday 8 May to 4pm on Wednesday 19 June 2024.

What happens next

We will consider all the comments received alongside further studies, the findings of the IIA and national planning policy to finalise the Pre-Submission Local Plan, for public consultation in early 2025.



Pop-Up Stand



Review of Chelmsford Local Plan

Chelmsford City Council is reviewing its adopted Local Plan. This will set out where new development will take place up to 2041.



Find out more at
www.chelmsford.gov.uk/lp-review
Get involved by registering at
www.chelmsford.gov.uk/planningpolicyconsult



Pop-Up Stand on Site

Pop up banners and leaflets displayed at the following venues during the PO consultation period May-June 2024.



Riverside Leisure Centre



Chelmsford Sports & Athletics Centre



SWF Leisure Centre



Chelmsford Museum

Click on the link, or copy and paste into your browser, to view the consultation materials.

Local Plan Video: <https://youtu.be/ZGpTRMhDIhw>



Chelmsford's Local Plan - have your say



Chelmsford Council
506 subscribers

Subscribe

7



Share

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Local Plan Virtual Exhibition: <https://chelmsford-2024.vercel.app/>



Chelmsford Local Plan Review

Chelmsford City Council is consulting on a review of its adopted Local Plan with the Preferred Options consultation running from **8 May 2024 to 19 June 2024**.

View our exhibition to find out more. There are also links to the main consultation material.

This is the second of three stages of consultation towards updating the adopted Local Plan, and has been prepared following initial consultation in 2022. We want to make sure we cover the right issues and that all the suitable options for accommodating change are considered. This is your opportunity to feed into the review process and help to shape the plan and the future of your area.

Review of the Chelmsford Local Plan - Get involved now!

We are reviewing our Local Plan which sets out how much new development is needed and identifies land for housing, schools, shops and jobs as well as areas for protection, such as open space and sites important for wildlife.

The Council's Local Plan was adopted in 2020. We need to review the plan at least every five years to ensure that it remains up to date and continues to meet our needs for development growth to 2041 and beyond.

We undertook the first stage of consultation in 2022 and have carefully considered all the responses alongside updated evidence, national planning policy, new local priorities, and monitoring data to progress the Preferred Options stage.

The Preferred Options document is a full draft Local Plan and includes:


- updated and new Strategic Priorities.
- proposed new sites where new homes, jobs and other facilities could be located.
- new and updated policies that the Council would use to decide planning applications.

We are consulting on the Preferred Options Local Plan from 10am on Wednesday 8 May 2024 until 4pm on Wednesday 19 June 2024. We are inviting comments on the plan so residents can influence it and ensure that it is fit for purpose to meet local needs. We are not reopening any debates about already adopted allocated sites.

For more information go to www.chelmsford.gov.uk/lp-review

Why should I get involved?

- I want to make sure Chelmsford has the best services and facilities
- I want a say over how to improve my local area
- I want a say over where new homes will be built
- I want a say on local planning policies
- I want to influence decision-making in my area
- I want to make sure Chelmsford continues to be a place where I enjoy living and working



City Life Articles

Chelmsford City Life Home News What's on Community

Top topics culture outdoors green spaces

News Community

Next stage of public consultation on Chelmsford's Local Plan set to start in May

By **Charlotte Maltby**
6 March 2024 [planning](#) [local plan](#)



The city council is reviewing its Local Plan to guide sustainable growth to 2041.

Chelmsford City Life Home News What's on

Top topics culture outdoors green spaces

News

Planning talking points: calming the waters

By **Corporate Communications**
9 May 2024 [local plan](#) [planning](#) [sustainability](#) [consultation](#)



Chelmsford City Life Home News What's on

Top topics culture outdoors green spaces

News

Planning talking points: planning beyond homes — the big picture

By **Corporate Communications**
22 May 2024 [planning](#) [local plan](#)



What image does 'planning' conjure up for you? Most people think of homes: houses, flats and maisonettes being built for the growing population. You might think about the [national housing crisis](#) and how difficult it is to afford a home in the UK right now, or about [where is and isn't appropriate for new homes to go](#).

However, planning isn't all about homes. The [Local Plan](#), which guides where and what

Chelmsford City Life Home News What's on

Top topics culture outdoors green spaces

News

Your opportunity to shape Chelmsford's future growth

By **Corporate Communications**
8 May 2024 [planning](#) [local plan](#) [city](#) [consultation](#)



How do you want Chelmsford to look in twenty years' time?

Chelmsford City Life Home News What's on

Top topics culture outdoors green spaces

News

Planning talking points: can our homes be good for nature?

By **Corporate Communications**
17 May 2024 [sustainable growth](#) [biodiversity](#) [local plan](#)



Beavers are often celebrated by ecologists as 'nature's engineers'. When they build dams,

Chelmsford City Life Home News What's on

Top topics culture outdoors green spaces

News

Planning talking points: how a city is shaped

By **Corporate Communications**
22 May 2024 [planning](#) [local plan](#)



How Half Moon Square in Chelmsford city centre looks in current day

Have you ever walked through your town or village and wondered how it came to be what it is today? Why the village hall, the church, the shops and houses are laid out in the way they are?

FOCUS
Letters Page

Over to You

SAVE MALDON'S MEDICAL SERVICES-
REF. ST PETER'S HOSPITAL

In a recent meeting held on 19th March, the South Woodham Ferrers Health and Social Care Groups presented concerning evidence to the NHS ICB regarding the potential closure of St Peter's Hospital. We are deeply troubled by the implications of these views which were expressed for our community's access to essential healthcare services. These views are not widely held by others in the Maldon District and believe South Woodham Ferrers would support the retention of St Peter's Hospital Services.

Save Maldon's Medical Services, a grassroots organization dedicated to preserving healthcare access in the whole Maldon District, is spearheading efforts to prevent the closure of St Peter's Hospital Services until a viable alternative, such as a new NHS Community Hospital in Maldon, can be provided.

It is paramount that we rally support from every household in South Woodham Ferrers to ensure that our voices are heard. Dispersing outpatient services across different locations such as Banks or other commercial buildings which might be available, potentially even outside the Maldon District, would be detrimental to the health and wellbeing of our community.

I urge you to amplify our message and raise awareness about this crucial issue. By shining a spotlight on the efforts of Save Maldon's Medical Services and the concerns of South Woodham Ferrers residents, we can work together to safeguard the future of St Peter's Hospital Services. Please write to your Member of Parliament explaining your concerns that services must be maintained in St Peter's for the foreseeable future and/or until a cohesive plan for locating these services is delivered.

Many residents have made their feelings known and we thank them, and Mayor Donna Eley, for their continued support. You can follow Save Maldon's Medical Services on Facebook where we have our 3000 people already involved.

Steve Rogers
On behalf of SMMS

REVIEW - PREFERRED OPTIONS CONSULTATION

Chelmsford

Chelmsford City Council is consulting on a review of its adopted Local Plan with the Preferred Options consultation running from 8 May 2024 to 19 June 2024.

This is the second of three stages of consultation towards updating the adopted Local Plan, and has been prepared following initial consultation in 2022. The City Council wants to make sure the Plan covers the right issues and that all the suitable options for accommodating change are considered. The consultation is your opportunity to feed into the review process and help to shape the plan and the future of our area.

Chelmsford City Council adopted the current Local Plan in May 2020. It needs to review the plan at least every five years, to make sure it remains up to date and meets the changing needs for development to 2041. The review considers new national policy and changing local people.

The Preferred Options Local Plan includes updated and new Strategic Priorities, site allocations for new homes and employment, and policies that will be used to decide planning applications.

Chelmsford Local Plan Review - Preferred Options Consultation

Chelmsford City Council is consulting on a review of its adopted Local Plan with the Preferred Options consultation running from 8 May 2024 to 19 June 2024.

This is the second of three stages of consultation towards updating the adopted Local Plan, and has been prepared following initial consultation in 2022. The City Council wants to make sure the Plan covers the right issues and that all the suitable options for accommodating change are considered. The consultation is your opportunity to feed into the review process and help to shape the plan and the future of our area.

Chelmsford City Council adopted the current Local Plan in May 2020. It needs to review the plan at least every five years, to make sure it remains up to date and meets the changing needs for development to 2041. The review considers new national policy and changing local circumstances. The aim is to get the right type of development in the right places to meet the growing needs of local people and businesses, while protecting our environment.

The Preferred Options Local Plan is a full draft Local Plan. It includes updated and new Strategic Priorities, site allocations for new homes and employment, and policies that will be used to decide planning applications.

What is proposed in South Woodham Ferrers?
The Preferred Options Local Plan carries forward the allocation of Land North of South Woodham Ferrers from the adopted Local Plan, called Strategic Growth Site 10. This is identified for 1,220 new homes, around 1,200sqm of business floorspace and a Travelling Showpeople site alongside supporting infrastructure including a new Neighbourhood Centre and early years and childcare nurseries. No other sites are proposed for allocation in South Woodham Ferrers.

Chelmsford City Council is inviting comments on the Preferred Options Local Plan to ensure that it is fit for purpose to meets local needs. It is not reopening any debates about the principle of already adopted allocated sites. The Council is also consulting on an Integrated Impact Assessment which assesses the impacts of the Preferred Options Local Plan in terms of key sustainability issues.

How can I get involved?
You can view and comment on the consultation documents during the consultation period on our specially designed consultation portal www.chelmsford.gov.uk/planningpolicyconsult

Alternatively visit our Local Plan web page for details of the consultation, how to make your comments, and about our planned in-person exhibitions at www.chelmsford.gov.uk/lp-review

Mobile Hairdresser

With 20 years experience
For an appointment call Jacqui on
01245 324473

Sonia Barker
Counsellor & Hypnotherapist

Why suffer in silence?
If depression, anxiety, a relationship issue, your weight or a phobia are having a negative impact on your life, take a look at my website to see how I may be able to help you!

soniabarkertherapy@gmail.com www.soniabarkertherapy.co.uk
Based in South Woodham Ferrers, Chelmsford

Tel: 07983 439199

Why suffer in silence

Hello, my name is Sonia & I'm a Counsellor & Hypnotherapist. My business is home based in South Woodham Ferrers.

Counselling can be used to treat a range of issues including depression, anxiety, grief, relationship issues, trauma & addiction. I offer clients a safe & confidential space in order to explore their presenting issue/s, helping them to identify possible root causes too. I also share coping strategies & small lifestyle changes that can help manage symptoms.

In my experience Hypnotherapy can also be beneficial to help manage depression & anxiety, making a direct change to the subconscious mind where all events, experiences & emotions are stored. I also offer hypnosis for weight loss.

The Preferred Options Local Plan includes updated and new Strategic Priorities, site allocations for new homes and employment, and policies that will be used to decide planning applications.

Local Plan Poster



Review of Chelmsford Local Plan – Get Involved Now!

We are reviewing our Local Plan which sets out how much new development is needed and identifies land for housing, schools, shops and jobs as well as areas for protection, such as open space and sites important for wildlife.

The Council's Local Plan was adopted in 2020. We need to review the plan at least every five years to ensure that it remains up to date and continues to meet our needs for development growth to 2041 and beyond.

We undertook the first stage of consultation in 2022 and have carefully considered all the responses alongside updated evidence, national planning policy, new local priorities, and monitoring data to progress the Preferred Options stage. The Preferred Options document is a full draft local plan and includes:

- updated and new Strategic Priorities
- proposed new sites where new homes, jobs and other facilities could be located
- new and updated policies that the Council would use to decide planning applications



Have Your Say!

The Consultation runs from 10am on Wednesday 8 May 2024 until 4pm on Wednesday 19 June 2024.

Read and comment on the documents at www.chelmsford.gov.uk/planningpolicyconsult. They will also be available to read during normal opening hours at the Council's Customer Service Centre in Chelmsford.

There will be an online exhibition and we will also be holding in-person exhibitions at the Civic Centre. These exhibitions will provide an opportunity for you to find out more and discuss the consultation with a Planning Officer. More information can be found at: www.chelmsford.gov.uk/lp-review

Visit an exhibition:

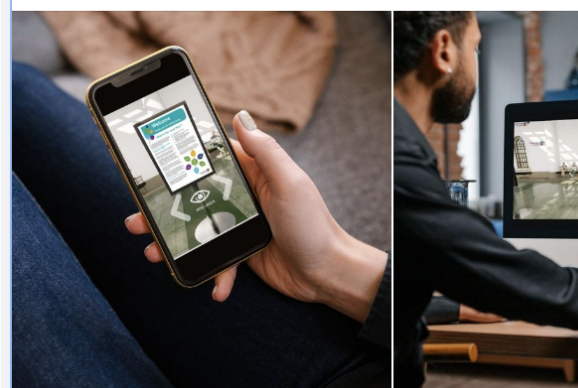
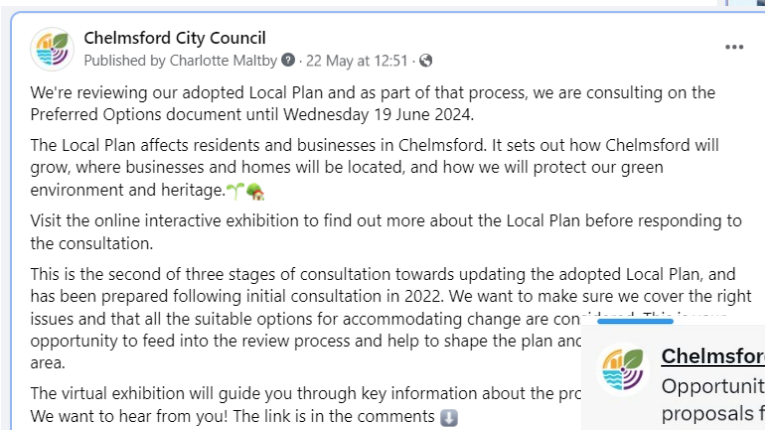
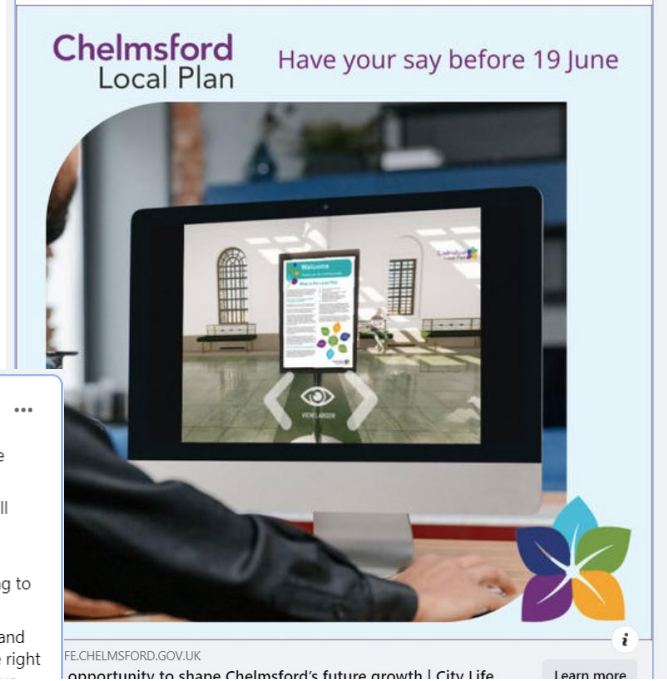
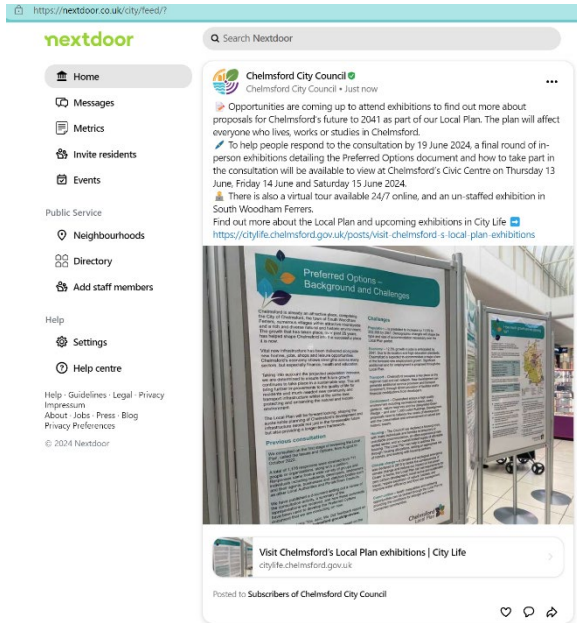
Thursday 16th May 2024	Civic Centre	6pm - 8pm
Friday 17th May 2024	Civic Centre	1pm - 3pm
Saturday 18th May 2024	Civic Centre	10am - 12pm
Thursday 13th June 2024	Civic Centre	6pm - 8pm
Friday 14th June 2024	Civic Centre	1pm - 3pm
Saturday 15th June 2024	Civic Centre	10am - 12pm

A British Sign Language interpreter will be available for the exhibition on 15 June

Find out more at www.chelmsford.gov.uk/lp-review, telephone (01245) 606330 or email planning.policy@chelmsford.gov.uk

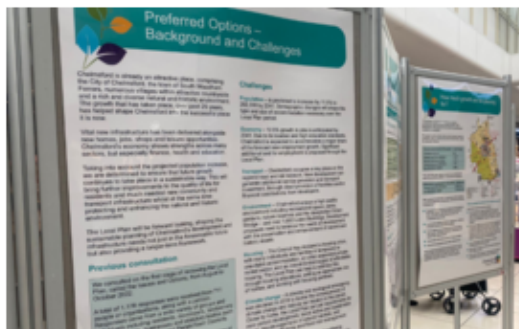


Examples of Social Media Posts



Visit a virtual exhibition of the Local Plan review

A consultation on Chelmsford's Local Plan is running until **19 June** and there's still plenty of time to take a look at our virtual exhibition. The Local Plan will shape how the district develops over the **next 20 years** and will affect every resident of Chelmsford. Find out more about the proposals and how to have your say.



[Read more](#)

Local Plan virtual exhibition

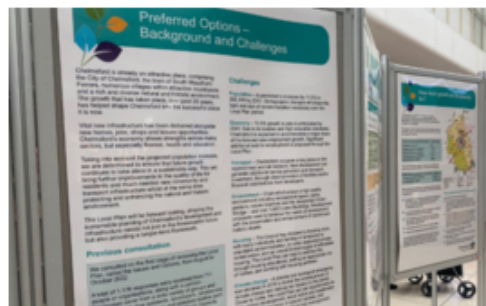
The council is reviewing its Local Plan and, as part of that process, a public consultation is currently running until **Wednesday 19 June**. Our online interactive exhibition is easy to navigate and it will guide you through key information about proposals for the Chelmsford district, which you can then respond to in the consultation.



[Read more](#)

Local Plan consultation exhibitions

Opportunities are coming up to attend exhibitions in Chelmsford and South Woodham Ferrers to find out more about proposals for Chelmsford's future to **2041** as part of the Local Plan consultation. Find out more about the exhibitions and how to respond to the consultation, which runs until **4pm** on **19 June**.



[Read more](#)

Example Site Notices



LOCAL PLAN CONSULTATION SITE NOTICE 2024

PREFERRED OPTIONS LOCAL PLAN SITE

1aa—Coval Lane Car Park

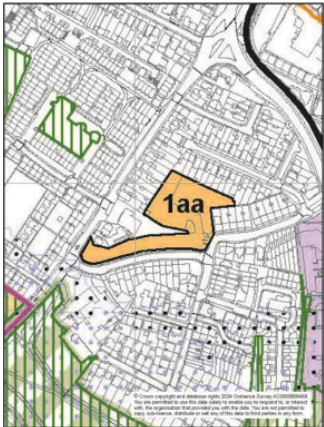
Chelmsford City Council have published for consultation its Preferred Options Local Plan.

This sets out future growth for Chelmsford up to 2041 and includes proposed site allocations for new residential and employment-led development. Site 1aa on the map shown is a **new** potential site allocation in the Preferred Options Local Plan.

Read and comment on the plan at www.chelmsford.gov.uk/planningpolicyconsult. Paper copies can also be viewed at the City Council's Customer Service Centre, Civic Centre, Duke Street, Chelmsford, CM1 1JE, Monday to Friday 10am to 4pm (closed on bank holidays).

All information on this consultation is available at www.chelmsford.gov.uk/lp-review.

(THIS IS NOT A PLANNING APPLICATION)




To find out more and discuss the consultation with a Planning Officer visit an in-person exhibition at the Civic Centre, Duke Street, Chelmsford on:

- Thursday 16th May 6pm-8pm
- Friday 17th May 1pm-3pm
- Saturday 18th May 10am-12pm
- Thursday 13th June 6pm-8pm
- Friday 14th June 1pm-3pm
- Saturday 15th June 10am-12pm (British Sign Language interpreter available on this day)

Please check our website www.chelmsford.gov.uk/lp-review for full details of all exhibitions and any changes to the timetable before making a special trip.

All representations must be received by 4pm on 19 June 2024.

If you require further assistance please call 01245 606330





Staff Email Banner

We're reviewing Chelmsford's adopted Local Plan
Find out more about the preferred options consultation running until 19 June 2024

Chelmsford Local Plan



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Have your say on Chelmsford's Local Plan

Running from 10am, 8 May 2024 until 4pm, 19 June 2024

Chelmsford City Council is reviewing the district's Local Plan and it's your chance to get involved.

The draft Plan is an important document that sets out how Chelmsford will develop until 2041. Wherever you live, work or study in the Chelmsford district, the Plan will affect you.

Find out more at chelmsford.gov.uk/lp-review



Chelmsford Local Plan

Chelmsford City Council



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Chelmsford Local Plan

Chelmsford City Council



Local Plan Review Newsletter

NUMBER 2 May 2024

What is a Local Plan?

A Local Plan shapes future growth and development of the City Council's area. It sets out a positive vision, identifies where and how new development should take place in the future as well as areas and land uses that will be protected.

Why are we reviewing the adopted Chelmsford Local Plan?

We adopted our current Local Plan in May 2020 and good progress is being made with implementing it. We need to review the plan at least every five years to ensure that it remains up to date and continues to meet our needs for development growth to 2041 including new homes, employment opportunities, and facilities for local people such as new schools, healthcare provision and upgraded transport infrastructure.

Government requirements mean we must provide more homes but our aim is to get the right type of development in the right places to meet the growing needs of local people and businesses while protecting our environment. If the Local Plan becomes out of date, the Council could have very little influence over the location of new development and supporting infrastructure.

What stage is the review at?

We are currently at the Preferred Options stage in the plan review process, with the plan due to

be adopted in 2025/26. Many people and organisations commented on the first Issues and Options stage consultation in 2022. All the responses have been carefully considered and used to progress the Preferred Options alongside an updated plan evidence base, national planning policy, new local priorities, and monitoring data.

A 'You Said We Did' feedback report and the evidence base of technical studies can be read on our website: www.chelmsford.gov.uk/lp-review

The Preferred Options document is a full draft local plan. It includes updated and new policies and sets out proposed sites where new homes, jobs and other facilities could be located, and contains policies that the council would use to decide planning applications.

We are inviting comments on the plan so residents can influence it and ensure that it is fit for purpose to meet local needs. We are not reopening any debates about the principle of already adopted allocated sites.



New Development: Where and how much?

The Preferred Options plan follows the approach in the adopted Local Plan by continuing to focus new housing and employment growth to the most sustainable locations in three Growth Areas. The existing site allocations in the adopted plan which are not yet built are carried forward in the Preferred Options plan. Many of these sites are now coming forward, with masterplans being approved and planning applications decided or in progress and some sites have started building.

To meet additional growth needs to 2041 it is estimated that we need to allocate new sites for around 3,862 new homes with provision made for a further 1,500 new homes beyond 2041, and around 162,646sqm of new employment floorspace. This is over and above the new homes and employment land in the current plan. To accommodate this identified additional growth, we have reviewed the Spatial Strategy and are proposing new development sites. The preferred Spatial Strategy (Policy S7) shown in the consultation document has been informed by the outcome of the Issues and Options consultation and further evidence. **We are not considering growth in the Green Belt.**



Central and Urban Chelmsford

Continued focus on strengthening the city as a centre for residential, employment and retail. Two existing allocations carried forward to the west and east of Chelmsford maximise cycling and walking opportunities into the City Centre.

1 Previously developed sites in Chelmsford Urban Area

- 2,765 homes (of which around 750 are on proposed new site allocations)

- 9,000sqm Business space

2 West Chelmsford

- 880 homes
- 5 Travelling Showpeople Plots
- Primary school and 2 nurseries
- Neighbourhood Centre

3a-3d East of Chelmsford

- 3a Manor Farm: 360 homes
- 3b Land North of Maldon Road: 5,000sqm Office/Business Park
- 3c Land South of Maldon Road: 109 homes
- 3d Land North of Maldon Road: 65 homes
- Country Park
- New pedestrian and cycle bridge to Sandford Mill

4 Land North of Galleywood Reservoir

- 24 homes

5 Land surrounding Telephone Exchange, Ongar Road, Writtle

- 25 homes

North Chelmsford

North Chelmsford (Chelmsford Garden Community) will continue as a key area for new neighbourhoods and employment opportunities. New smaller allocations at Ford End and extensions to two existing employment areas. Existing allocations carried forward at Great Leighs and Broomfield.

6 North East Chelmsford (Chelmsford Garden Community)

- 6,250 homes

- 10 Gypsy and Traveller Pitches

- 10 Travelling Showpeople Plots
- 56,946sqm Office/Business Park
- Country Park
- Chelmsford North East Bypass
- 4 Neighbourhood Centres
- 1 all-through school
- 3 primary schools with nurseries
- 2 nurseries

7a-7c Great Leighs

- 7a Land at Moulsham Hall: 750 homes
- 5 Travelling Showpeople Plots
- 7b Land east of London Road: 190 homes
- 7c Land North and South of Banter's Lane: 100 homes
- Neighbourhood Centre
- Primary school with nursery

8 North of Broomfield

- 512 homes
- Neighbourhood Centre
- Nursery

9a Waltham Road Employment Area

- 3,500sqm B2/B8 Use

14a & 14b Ford End

- 14a Land west of Back Lane, Ford End: 20 homes
- 14b Land south of Ford End Primary School: 20 homes

15 Little Boyton Hall Farm Rural Employment Area

- 6,000sqm B2/B8 Use

South and East Chelmsford

Proposals include a new garden community at East Chelmsford (Hammonds Farm), and a strategic employment site. New smaller allocations in Bicknacre and East Hanningfield. Existing allocations carried forward at South Woodham Ferrers, Bicknacre and Danbury.

10 North of South Woodham Ferrers

- 1,220 homes
- 5 Travelling Showpeople Plots
- 1,200sqm Business Space
- Neighbourhood Centre
- 2 nurseries and potential primary school

11a-c Bicknacre

- 11a South of Bicknacre: 42 homes
- 11b Land at Kingsgate: 20 homes
- 11c Land west of Barbrook Way: 20 homes

12 St Giles, Bicknacre

- 32 homes

13 Danbury

- 100 homes

16a East Chelmsford Garden Community (Hammonds Farm)

- 3,000 homes to 2041 (plus 1,500 homes post 2041)
- 20 Gypsy and Traveller Pitches
- 43,000sqm Business Space
- Country Park
- Neighbourhood Centres
- 1 all-through school
- 2 primary schools and nursery
- 3 nurseries

16b Land adjacent to A12 Junction 18

- 43,000sqm Business Space

17a & 17b East Hanningfield

- 17a Land North of Abbey Fields: 15 homes
- 17b Land east of Highfield Mead: 20 homes

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

Local Plan policies

There are a number of new and updated policies included within the Preferred Options Local Plan. These cover many topics including housing, climate change, economy, environment, health and wellbeing, travel and transport, heritage, and design. We are not proposing to fundamentally change the general approach in the adopted Local Plan, but we want to take on board updated information and address some of our major challenges including acting on the climate emergency, responding to the housing affordability crisis and strengthening community ties.

It is important to note that the Local Plan is still evolving, and no firm decisions have been made at this stage. We will continue to gather evidence throughout the Local Plan preparation and the Preferred Options consultation will be an important aspect of this. **All the evidence and comments received will be used to prepare the final draft version of the Local Plan.**

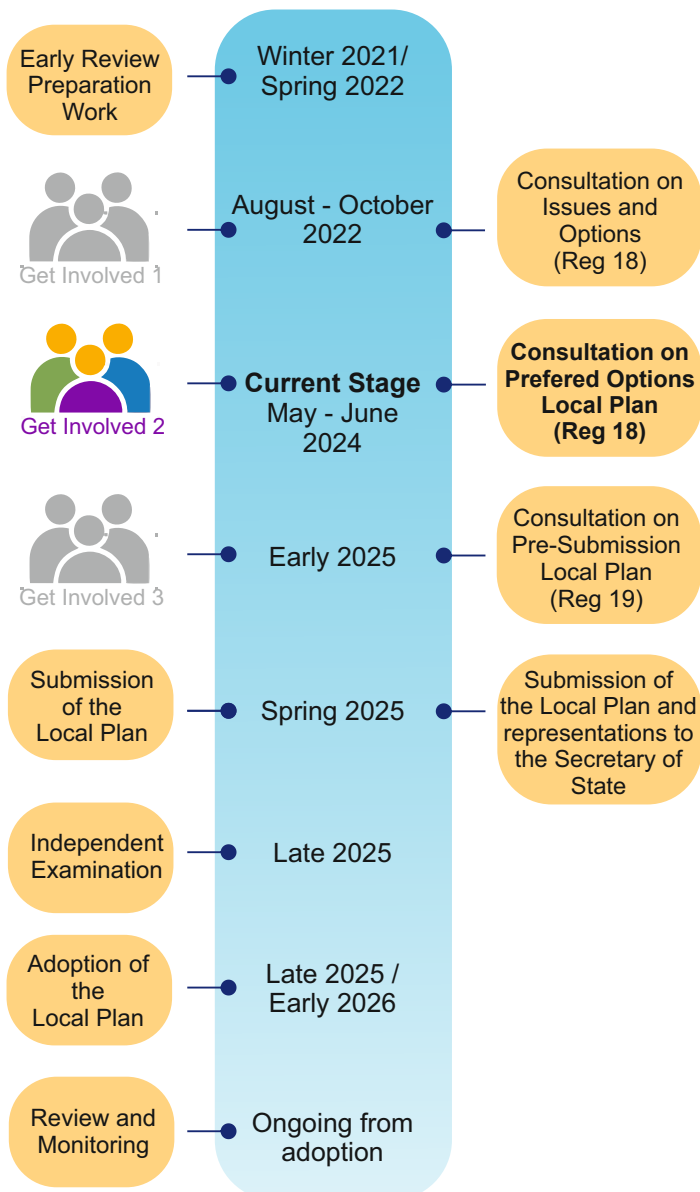
What is the Integrated Impact Assessment (IIA)?

The IIA identifies the key sustainability issues for the Review of the Local Plan. These feed into a framework against which the proposals have been assessed. It covers the potential environmental, social, economic and health performance of the Local Plan and any reasonable alternatives. The IIA includes:

- Sustainability Appraisal (SA)
- Strategic Environmental Assessment (SEA)
- Habitats Regulations Assessment (HRA)
- Health Impact Assessment (HIA)
- Equality Impact Assessment (EqIA)

We will be consulting on the IIA as part of the Preferred Options consultation.

What is the Local Plan timetable?



Where can I view the consultation documents?

The consultation documents will be available to view and comment on via our consultation portal at www.chelmsford.gov.uk/planningpolicyconsult. They will be available to read during normal opening hours at the Council's Customer Service Centre in Chelmsford.

There is an interactive online exhibition available during the consultation period – this can be found at www.chelmsford.gov.uk/lp-review. We will also be holding in-person exhibitions at Civic Centre, Duke Street, Chelmsford. These exhibitions will provide an opportunity for you to find out more and discuss the consultation with a Planning Officer. These will be held on

- Thursday 16th May 2024 6pm - 8pm
- Friday 17th May 2024 1pm - 3pm
- Saturday 18th May 2024 10am - 12pm
- Thursday 13th June 2024 6pm - 8pm
- Friday 14th June 2024 1pm - 3pm
- Saturday 15th June 2024 10am - 12pm (with British Sign Language interpreter available)

Consultation dates and how to have your say



The consultation on the Preferred Options documents runs for a period of six weeks from 10am on Wednesday 8 May 2024 to 4pm on Wednesday 19 June 2024. Comments made before or after these dates will not be considered.

You can respond:

- Via our consultation portal at www.chelmsford.gov.uk/planningpolicyconsult.
- By email to planning.policy@chelmsford.gov.uk
- By post to Spatial Planning Services, Chelmsford City Council, Civic Centre, Duke Street, Chelmsford, CM1 1JE.

Next Steps

All comments will be used to inform the next stage of the process, the Pre-Submission Local Plan. We plan to consult on this in 2025.

Document Control Sheet

Essex Highways

Transport Planning
 Victoria House
 Chelmsford
 CM1 1JR

W

www.essex.gov.uk/highways

Project Number	B3553RA3
Status	Final
Revision	1
Control Date	12 th December 2024

Record of Issue

Issue	Status	Author	Date	Check	Date	Review	Date
1	Draft	JW	12-11-24	SP	15-11-24	SP	15-11-24
2	Final	JW	11-12-24	SP	12-12-24	SP	12-12-24

Approved for Issue By	Date
KS (APM)	12-12-24

Distribution

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Preferred Spatial Approach – Response to Representations

The following table documents a summary of key representations made during the summer 2024 consultation on the transport modelling evidence base for Chelmsford City Council’s Local Plan Review Preferred Spatial Approach, along with Essex Highways’ response to queries raised.

Table Item ID:	Summary Point:	Summary of detailed representation made:	Essex Highways Modelling Response:
Comment by: Wates Developments and Hammonds Estates LLP – Comment ID: PO24-4653			
1.	Clarity needed on the requirement for CNEB contributions	It is unclear currently from the council’s current transport evidence base why contributions to the CNEB are required, as this is not indicated by the results of the Transport Testing of the Preferred Option to 2041 (dated March 2024) and the Local Junction Capacity Assessment Modelling (dated May 2024); rather, the March 2024 document concludes that the completion of the CNEB is only required once capacity issues along the A12 mainline are addressed. On this basis, the requirement for the CNEB is associated primarily with background increases in traffic using the A12, rather than development trips at East Chelmsford Garden Community (Hammonds Farm). Clarification of this point, and therefore the robustness of this the policy requirement for S106 contributions towards this infrastructure, are sought and should be addressed more fully in the next iteration of the Plan.	Essex Highways understand that CCC and ECC are reviewing the funding options for delivery of the CNEB. Whilst the strategic modelling undertaken to support the Local Plan transport evidence base suggests that the distribution of trips between Hammonds Farm and the CNEB will be small (<10%), approximately one third of development trips to/from Hammonds Farm are shown in the forecast modelling to access the A12 Junction 19 Boreham Interchange, at the southern end of the CNEB.
Comment by: Wates Developments and Hammonds Estates LLP – Comment ID: PO24-4743			
2.	Disagreement on early conclusions regarding requirements for Hammonds Farm	Do not agree with some of the early conclusions about the requirements for the East Chelmsford Garden Community (Hammonds Farm). The executive summary on Page 11 of the Transport Appraisal of the Preferred Option (March 2024) states that: “Critical to the planning application process should be a requirement to ensure that background traffic flows along the A414 are not unreasonably delayed by the addition of development trips. This may well require significant highway measures in the vicinity of the site access”.	The wording used in the Transport Appraisal of the Preferred Spatial Approach does not state that highway measures should be implemented to ensure a nil detriment impact of development at Hammonds Farm. Rather, that there is an expectation that sustainable and active mode measures, along with potential highway capacity improvements will be identified as part of the planning application process to mitigate against “unreasonable delays” to these modes –

Preferred Spatial Approach – Response to Representations

Table Item ID:	Summary Point:	Summary of detailed representation made:	Essex Highways Modelling Response:
		<p>We disagree with this statement as it is not consistent with NPPF Paragraph 115, where the key test relates to severity of impact, and not to protecting against “unreasonable delays” or providing “nil detriment” to motorists. Even if subsequent modelling evidence shows an increased period over which drivers would experience delay, it is not the aim of national or local policy to protect the convenience of commuting car drivers.</p>	<p>which could ‘help to achieve’ a nil detriment impact.</p> <p>By “unreasonable delays” we (Essex Highways) mean, for example, a notable increase in journey times for background traffic flows - including buses and emergency service vehicles and/or delays that lead to a notable worsening of noise and air quality along the A414 corridor.</p>
<p>Comment by: Walshingham Planning, on behalf of Little Baddow, Sandon, Boreham & Danbury Parish Councils – Comment ID: PO24-8576</p>			
3.	5.1.10 Uncertainty in Hammonds Farm forecast beyond 2041	<p>Both December 2023 and March 2024 evidence documents refer to uncertainty in forecasting forward beyond 2041 and therefore do not test more than 3,000 dwellings at East Chelmsford Garden Community (Hammonds Farm). There will always be uncertainty which requires addressing in forecasting, and whilst development locations beyond this Local Plan Review to 2041 are not known, it is considered that a sensitivity assessment of the East Chelmsford Garden Community in 2041 with 4,500 dwellings could provide an initial indication of the scale of impacts and mitigation required and may be helpful during the next stage of Local Plan evidence and formulation of the council’s IDP.</p> <p>Trip Generation: The Strategic Growth Site Policy 16a (Hammonds Farm) includes residential proposals for up to 4,500 dwellings to the period 2048. The Chelmsford VISUM model is only forecast to 2041 and allows for only 3,000 dwellings at the Hammonds Farm site. Again, the impact on the local highway network and at key junctions is likely to be far greater than is currently predicted as a result of the additional trips generated by the extra 1,500 dwellings.</p>	<p>Alongside the challenges of forecasting background levels of demand and road infrastructure 20+ years into the future and beyond the current Local Plan period, an assessment of an additional 1,500 dwellings at Hammonds Farm would require an assumption to be made on the mitigation already in place to support a 3,000 dwelling development by 2041. The scope and delivery timeframes for this mitigation have yet to be agreed between developers and ECC/CCC.</p> <p>Observations from the strategic modelling suggest that without capacity improvements, additional development traffic added to the A12 corridor would result in a wider dispersal of background traffic and/or reductions in peak hour trips being modelled. Therefore, the scale of impact from a further 1,500 dwellings, and the mitigation required, would be difficult</p>

Preferred Spatial Approach – Response to Representations

Table Item ID:	Summary Point:	Summary of detailed representation made:	Essex Highways Modelling Response:
			<p>to assess using the modelling methodology adopted for the Local Plan evidence base.</p> <p>It is, however, expected that any capacity improvement measures identified as part of the planning application process would be tested with a full 4,500 dwelling build-out, with assumptions to be agreed with developers on the volume of background growth to be applied.</p>
4.	3.4.3 - 3.4.7 Lack of detailed modelling of site accesses at Hammonds Farm	No work has been undertaken to determine the location, type or scale of the Site access onto A414 Maldon Road required to accommodate the vehicle trips predicted to be generated by the Site.	<p>The modelling undertaken for the appraisal of the Local Plan Preferred Approach, is strategic and area-wide in nature and further local/detailed modelling will be required and undertaken as part of the planning application process for the Hammonds Farm development.</p> <p>Whilst access proposals for Hammonds Farm have yet to be fully designed and assessed, the location of accesses onto the wider road network will be included in the Local Plan Pre-Submission modelling, based on outline developer proposals at this stage.</p>
5.	3.4.8 Lack of detailed modelling of junction 19	Whilst it is also proposed to provide an additional access to serve Strategic Growth Site Policy 16a via the A12 Junction 19 to the north, the modelling undertaken in support of the Preferred Spatial Approach does not include detailed analysis of Junction 19 with Local Plan Review development trips and it is therefore unclear if such an access can be accommodated at this junction to serve the Site.	Outputs from a VISSIM microsimulation model of A12 Junction 19, built to assess National Highways' A12 widening DCO proposals, will be referenced and evaluated within the context of the Local Plan appraisal as part of the next stage of modelling.

Preferred Spatial Approach – Response to Representations

Table Item ID:	Summary Point:	Summary of detailed representation made:	Essex Highways Modelling Response:
			<p>Early concept development accesses onto the wider road network will be included in the latest Local Plan Pre-Submission strategic modelling, based on outline developer proposals.</p>
6.	<p>3.4.11 – 3.4.13 Future impact on approach to Beaulieu Station not properly assessed</p>	<p>The ‘Transport Impact Appraisal of Spatial Approaches’ (December 2023) report suggests that delays along the approach to the Beaulieu Rail Station should be monitored over time to determine the long-term viability of the route as a bus access link between the proposed allocated Site at Hammonds Farm and the railway station. Whilst this is typical for new developments as part of travel plan monitoring, proposing such a measure once infrastructure is already provided may be short sighted.</p> <p>The report goes on to say that “should future journey times to Beaulieu Station via the Boreham Interchange increase substantially, consideration should be given to placing additional focus on enhancing the provision of sustainable transport links to the existing rail station in Chelmsford city centre. Services could make use of the existing bus lane along the A1114 Essex Yeomanry Way (Baddow Bypass) and improved access through the redesigned Army and Navy Roundabout. However, PM peak traffic congestion along Parkway in the city centre would need to be managed to help improve travel times for buses heading out of the city centre.”</p> <p>These statements and worded solutions do not appear to fully address likely issues of congestion on the local highway network. This highlights the fact that further modelling work would be required to assess this scenario.</p>	<p>It is expected that analysis of outputs from the VISSIM microsimulation model of A12 Junction 19 will help to infer the level of future bus accessibility between Beaulieu Station and the proposed Hammonds Farm development.</p> <p>It is not within the practical scope of the Local Plan appraisal to assess the scale of mitigation required along alternative sustainable corridors into the city centre from the Hammonds Farm site. However, the Local Plan transport modelling evidence base does recognise the need for a city centre sustainable access corridor study to be undertaken as part of the Hammonds Farm planning application – should proposals for a bus service to Beaulieu Rail Station be compromised by access difficulties at the Boreham Interchange.</p>

Preferred Spatial Approach – Response to Representations

Table Item ID:	Summary Point:	Summary of detailed representation made:	Essex Highways Modelling Response:
7.	3.4.16 – 3.4.17 Evidence does not demonstrate suitable access to Hammonds can be provided	<p>Given that the proposed bus, walking, and cycling infrastructure improvements appear unlikely to achieve the necessary mode shift away from car use as set out above, there is concern as to the ability of appropriate Site access junctions to be provided to accommodate the likely vehicle trips generated by the proposed allocated Sites.</p> <p>The transport modelling evidence base does not clearly demonstrate suitable access can be provided to serve Strategic Growth Site Policy 16a at Hammonds Farm and Strategic Growth Site 16b to the south.</p>	<p>The modelling undertaken for the appraisal of the Local Plan Preferred Approach, is strategic in nature, but where available, early-stage access proposals provided by developers of Local Plan sites will be modelled as part of the Local Plan Pre-Submission appraisal.</p> <p>More detailed modelling to assess the impact of proposed development on the local road network and the detailed mitigation required to accommodate new trips associated with it, will be required and undertaken as part of the planning application process for developments identified as allocated sites in the Local Plan.</p>
8.	4.2.2 - 4.2.8 Use of 2019 model and historic traffic surveys	<p>Modelling for the critical A12 Junctions 18 and 19 are based upon 2019 traffic surveys that were used to support the strategic VISUM traffic model, which notably, has not been calibrated to turning movements at junctions.</p> <p>Traffic flows for modelling of the A12 Junction 18 have been based upon traffic surveys undertaken just prior to the Covid-19 pandemic. Whilst turning movement proportions have been checked against historic 2016 data, travel behaviour and patterns have changed since the pandemic and thus utilising data from this period may be unrepresentative of current conditions.</p> <p>Traffic survey data is typically valid for a period of three years and when considering the significance and scale of the proposed site allocations, use of recent and up to date traffic</p>	<p>The appendices of the ‘T002 - Transport Impact Appraisal of Preferred Spatial Approach – March 2024’ report contain the findings of a study undertaken to look at the differences in traffic flow patterns around Chelmsford in the years post-Covid-19. Whilst it is accepted that there are statistical differences between pre and post Covid-19 traffic flows at individual locations on the road network, at an aggregate level, there is no significant difference in either the AM or PM peak. This supports DfT findings that overall volumes are still at pre-pandemic levels and have not yet stabilised. Given that the VISUM model uses count data at an aggregate level, the 2019 validation is considered to still be</p>

Preferred Spatial Approach – Response to Representations

Table Item ID:	Summary Point:	Summary of detailed representation made:	Essex Highways Modelling Response:
		<p>survey data would be more appropriate for creating a base scenario for junction assessment.</p> <p>The base traffic survey data used to create the Chelmsford VISUM and local junction models requires updating to reflect current travel behaviour and patterns</p> <p>Significant manipulation of historic pre-Covid-19 pandemic traffic survey data has been undertaken to create baseline survey data to support junction assessments. The base traffic survey data used to create the VISUM and local junction models is therefore questionable and requires updating to reflect current travel behaviour and patterns.</p>	<p>appropriate for use and provides a reliable, stable base for the modelling.</p> <p>Additional junction modelling will be undertaken as part of the Pre-Submission Local Plan appraisal which will use traffic data collected in September 2024 along the A12 corridor to improve base junction model validation/calibration in post-Covid conditions.</p> <p>It should be noted that calibration/validation to turning flows at junctions would not be expected for a strategic assignment model of the size developed for Chelmsford. Nevertheless, effort has been made to ensure that turning flows appear reasonable at key junctions, and where differences are noted, findings have been caveated in the analysis.</p>
9.	4.3.1 - 4.3.13 Using 'Low' trip rates underestimates the volume of development trips	<p>It is suggested that the trip rates used in the forecast modelling are low as a result of internalisation and sustainable and active travel mode-share, however, these vehicle trip rate reducing factors would already be accounted for in the trip rates determined from the TRICS database. As such, these low vehicle trip rates used would in fact be a double counting of sustainable and active travel mode-share trips and thus significantly underestimate the vehicle trip generation of the proposed allocated sites.</p> <p>Given that it has already been identified that the proposed bus, walking, and cycling infrastructure improvements proposed as part of the Strategic Growth Area Policy 16a are</p>	<p>The Local Plan appraisal makes use of the core trip rates already found within the VISUM forecast model, which have been used across several studies in Chelmsford. These include; the appraisal of Army & Navy junction design options (the modelling of which has been approved by DfT), the appraisal of the Chelmsford North-East Bypass, and the impact appraisal of the proposed Chelmsford Garden Community to the north of the city centre. It was considered appropriate to use the same trip rate assumptions to maintain consistency in approach across these studies.</p>

Preferred Spatial Approach – Response to Representations

Table Item ID:	Summary Point:	Summary of detailed representation made:	Essex Highways Modelling Response:
		<p>unlikely to achieve the necessary mode shift away from car use, and the fact that a development proposal at Northeast Chelmsford of very similar nature to that proposed as part of the Site allocation at Hammonds Farm uses far higher, and as expected vehicle trip rates, for determining development vehicle trips suggests that vehicle trip rates used in the Chelmsford forecast model is significantly underestimated.</p> <p>Residential vehicle trip rates for the Local Plan Review Preferred Spatial Approach that are used in the Chelmsford forecast model appear to be significantly underestimated and the impact on the local highway network and at key junctions is likely to be far greater than is currently predicted</p>	<p>It is recognised that the trip rates used are representative of an aspirational approach to development planning and the levels of trip generation that could be achieved with the successful implementation and uptake of sustainable and active mode infrastructure through travel plan monitoring, penalties for failing to meet targets, monitor and manage practices etc. The trip rates are, however, not considered ‘unrealistic’, and are aligned with latest NPPF guidelines for Local Plan development.</p>
10.	4.4.4 - 4.4.15 Impact on A12 J18 & lack of mitigation measures	<p>The impact of a Site Access along A414 Maldon Road to serve Strategic Growth Site Policy 16a and Strategic Growth Site 16b is unknown and may cause additional delay and queuing along the A414 Maldon Road approach to the A12 Junction 18. The existing model only assesses the impact of the additional vehicle trips on the A12 Junction 18 without understanding how vehicles queued back along A414 Maldon Road may block or impact on the operation of a Site access junction.</p> <p>The ‘Transport Impact Appraisal of Preferred Spatial Approach’ (March 2024) document suggests that initial proposals to mitigate the impact on the A12 Junction 18 are contained in the October 2022 Stantec report ‘Hammonds Farm Transport Technical Report’. These proposals will be refined through the ongoing Local Plan master planning and planning application process.</p> <p>A review of the Stantec report does not identify any other mitigation measures beyond those already proposed as part</p>	<p>Where available, early-stage access proposals provided by the Hammonds Farm developer will be modelled as part of the Local Plan Pre-Submission appraisal.</p> <p>However, the modelling undertaken for the appraisal of the Local Plan Preferred Approach, is strategic in nature, with a focus on the wider patterns of impact across the road network in Chelmsford. This is understood to be commensurate with the typical scope of modelling required for a Local Plan transport appraisal. More detailed modelling will be undertaken to assess the impact of development and access proposals on the local road network, and the detailed mitigation required, through developer Transport Assessments as part of the planning</p>

Preferred Spatial Approach – Response to Representations

Table Item ID:	Summary Point:	Summary of detailed representation made:	Essex Highways Modelling Response:
		of the Site allocation requirements, which include the sustainable and active travel bridge over the A12 and bus priority link to the north at the A12 Junction 19.	application process for the Hammonds Farm development.
11.	4.4.21 – 4.4.29 A12 J19 Boreham Interchange, insufficient evidence to demonstrate access at Hammonds can be accommodated	<p>In order to demonstrate that the A12 Junction 19 can be considered a suitable option for providing access to the Hammonds Farm site, further modelling work is required</p> <p>Whilst the VISUM strategic forecast model incorporates the latest Junction 19 designs and signal timings published as part of the A12 Chelmsford to A120 widening scheme DCO, it does not allow for the Site access to the Strategic Growth Site Policy 16a at Hammonds Farm.</p> <p>It should also be noted that all modelled junctions except for two, one of which is the A12 Junction 19, were built using demand flows taken directly from the 2041 Chelmsford VISUM forecast model for scenarios with and without Local Plan Review development trips.</p> <p>Current modelling results related to the A12 Junction 19 that are presented in the evidence base in support of the Preferred Spatial Approach cannot be relied on and do not demonstrate that at this stage, an additional access from the A12 Junction 19 to serve the allocation of development at Hammonds Farm can be accommodated.</p>	Updated junction modelling will be undertaken as part of the Pre-Submission Local Plan appraisal, including the use of outputs from a VISSIM microsimulation model of A12 Junction 19, built to assess National Highways' A12 widening DCO proposals. Where available, early-stage access proposals provided by the Hammonds Farm developer will be modelled at A12 Junctions 18 and 19.

14 December 2023

Ref: LBD/AONBAPP/DEC23



Mail Hub
Worcester County Hall
Spetchley Road
Worcester
WR5 2NP

<<By email only>>

Dear

Thank you for your email enquiry and for sharing your report on the natural, cultural, and historical significance of the Little Baddow and Danbury area in Essex with Natural England in support of the Danbury Ridge and the Chelmer Valley National Landscape Working Group's ambition for a National Landscape designation in this area. We acknowledge the accompanying letters of support for the Danbury Ridge and the Chelmer Valley National Landscape you propose submitted to us alongside your report from the National Trust, Essex Wildlife Trust, Essex Waterways & the Essex Bat Group.

By way of update, since our last written correspondence, Natural England are still working on the current round of National Landscape (Area of Outstanding Natural Beauty, AONB) designation projects announced in [June 2021](#), these are:

- A new Yorkshire Wolds AONB
- A new Cheshire Sandstone Ridge AONB
- An extension to the Surrey Hills AONB
- An extension to the Chilterns AONB

Landscape designation is a multi-year process and we remain fully resourced and committed to the above four cases. Additionally, following on from [Government's announcement on 29 November 2023](#), we will be starting work to consider the possibility of designating a new National Park. We are therefore not taking on any additional new designation projects at the current time.

It is important to note that there is no formal application process for National Park or National Landscape (AONB) designation. Natural England takes an evidence-led approach, using information such as the All-England Strategic Landscape Mapping Assessment Tool. We are also guided by government policy steers, and any future search will be England-wide.

Natural England is not in a position to confirm timescales for when our next landscape designation programme will commence, nor to confirm the format for the process. We will, however, keep the report you have submitted to us and supporting documentation on file in addition to any further appendices you wish to submit to us.

Yours sincerely,

West Anglia Area Team



WELBECK STRATEGIC LAND V LIMITED

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By email only:

Jeremy.Potter@chelmsford.gov.uk

28th October 2024

Dear Jeremy,

Re: Land West of Barbrook Way, Bicknace (Draft Allocation 11c)

Further to our discussions, I write in relation to the above draft allocation, and in response to some third party comments received as part of the Preferred Options Consultation on the Local Plan Review that closed in June 2024. It is understood that concerns have been raised in relation to access being deliverable from Barbrook Way. This Statement seeks to provide comfort that the site is deliverable.

For context prior to entering the Promotion Agreement for the land Welbeck Land undertook significant due diligence into potential access points for the development. This included a detailed topographical survey and significant investigation into any legal issues related to land ownership.

The results of our highways search would indicate the extent of the adopted highway does not include this sliver of land albeit due diligence is ongoing to see if the underlying s38 agreement for Barbrook Way can be secured in order to check that the highways search result is correct and the sliver of land is not, indeed, adopted.

We have also undertaken detailed investigations into any potential third parties (persons or entities) that may be able to successfully claim ownership of the land. Our research has not identified any such party that could realistically make such a claim. With this information we have been able to secure an indemnity insurance policy which benefits the development site, successors in title, service providers and alike to protect against the risk, however slim, of any third party either seeking to claim ownership of the third party strip and being successful in doing so.

These indemnity insurance policies exist precisely for such scenarios which are not unusual, particularly given errors in the mapping on Land Registry UK, often owing to many of the boundaries being drawn historically. Therefore, we strongly believe that the Council should consider this sufficient to demonstrate that the site is deliverable, and there is no reason to discount it or remove its allocation for housing in the forthcoming Plan.

Furthermore, and as provided to the Council we have to date produced several indicative masterplans of varying scale from 160 to 250 dwellings. Given our confidence in our ability to rely on Barbrook Way we have indicated this as our primary access.

However, our detailed investigations have demonstrated that alternative access points are available from Priory Road. Although it is acknowledged that this is not the Council's preferred option, it does

assist in demonstrating that the site is not ransomed. Enclosed are the alternative options for information.

Yours sincerely

**Alice Lack MRTPI
Director
Welbeck Strategic Land V Limited**



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Chelmsford Local Plan Pre-Submission (Regulation 19) Document

January 2025

For Chelmsford Policy Board -16 January 2025

NOT FINAL CONSULTATION VERSION

Our Planning Strategy 2022 to 2041

Chelmsford
Local Plan 

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Foreword

Guiding Chelmsford's growth to be a greener, fairer, more-connected community

The City Council is reviewing its Local Plan to meet key aims; act on the climate and ecological emergency; tackle the housing affordability crisis; strengthen communities and the economy.

The Government says we must also review whether we have the right targets for creating new homes and jobs and they require us to do this every five years. As we adopted the current Local Plan in 2020, this review ensures that we can consult and involve the public properly before the five year period ends in 2025. The Council consulted on the main issues and options for this review in 2022 and preferred options for this review in 2024. The consultation responses, alongside collected evidence and national policy, have been used to develop this Pre-Submission document for publication. We invite representations on this version of the Local Plan and these will be sent to a Planning Inspector to consider as part of the Independent Examination of the Local Plan.

The plan period extends to 2041 to ensure we plan for our community's needs well into the future. We are not fundamentally changing the general approach in the adopted Local Plan; we want to improve it to address our major challenges and take on board updated information.

Climate action

As Chelmsford continues to develop, it is vital that we continue to tackle the consequences of climate change and biodiversity loss to reduce our impact on the planet we share. The City Council declared a climate and ecological emergency in 2019 and is working to a robust and comprehensive Action Plan: <https://www.chelmsford.gov.uk/media/vicpii5u/climate-change-action-plan.pdf>. The Council aspires to net zero its own carbon emissions by 2030 and will continue to provide leadership and support for us all to do the same as soon as possible.

The Pre-Submission Local Plan focuses on:

- integrating measures to enable these actions to happen, including the requirement for zero carbon developments
- boosting opportunities for active and sustainable travel
- requiring new tree planting, expanding natural habitats and biodiversity, and
- improving water efficiency.

Affordable homes and pride in Chelmsford's places

We also have an ambition to tackle the challenges that face our economy, society and environment. We seek to deliver a plan that meets the needs of the community in terms of housing, employment and infrastructure.

Allocating land for housing and employment is key. However, it is also vital that we provide the infrastructure which supports that - schools, health facilities, shops, transport and more.

The Council places high importance on:

- maximising the delivery of affordable housing
- creating places which are easily accessible
- promoting walking, cycling and public transport

- securing developer contributions for infrastructure, and
- providing jobs for local residents.

This Pre-Submission document sets out how to do more for our economy and job creation by proposing significant new land for employment and supporting local people to access the new jobs. It also considers proposed changes to national planning policy which is likely to result in a higher Local Plan housing requirement.

More-connected community

In parallel, our proposed changes to the Local Plan will give opportunities for making better provision for our communities and building stronger, more-connected neighbourhoods. Such measures will further develop a sense of pride and deliver local facilities and services to support our communities.

The plan also goes further to enhance health and wellbeing and tackle health inequalities by

- promoting active lifestyles
- providing new spaces for play, recreation and sports, and
- creating a network of great places and spaces which promote social cohesion.

Listening to your views

This is the third stage of consultation on a version of the Plan that the Council believes meets legal and soundness requirements and can be submitted for independent examination. It is a requirement of the Planning Inspectorate, that at this stage responses are focused only on legal and soundness matters. The Plan sets out more information on what this means, to enable residents, businesses, developers and others to get involved and make their comments. Help us guide Chelmsford's growth to be a greener, fairer, more-connected community.



Stephen Robinson
Leader of the Council



Rose Moore
Cabinet Member for a Greener Chelmsford

Member.Enquiries@chelmsford.gov.uk

01245 606606

1 – Introduction



About this document

1.1 Chelmsford City Council has been at the forefront of plan-making in recent years and much of our planned development is either complete or well underway. To continue this success, it is important that we keep our plans up-to-date to ensure that Chelmsford remains a vibrant and attractive place to live, work and socialise. The Council's review of the Local Plan will update our planning framework to meet local development needs for the period 2022-2041 and will consist of a Written Statement (this document) and a Policies Map.

1.2 As the County Town of Essex, 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 United Kingdom¹. Over the coming decades, Chelmsford is forecast to be the major growth location for new homes and jobs in Essex.

1.3 Along with the City of Chelmsford, the Council's administrative area includes the riverside town of South Woodham Ferrers and villages set within attractive countryside. For the purposes of this document, where we talk about Chelmsford we are referring to the Council's whole area, and where we talk about the Council we are referring to Chelmsford City Council, unless otherwise identified.

1.4 Having a clear and up-to-date Local Plan which meets local development needs and reflects the views of local people on how they wish Chelmsford to develop will be central to the success of this future growth.

1.5 The Local Plan outlines the strategic priorities and long-term vision for Chelmsford and identifies locations for delivering housing and other strategic development needs such as employment, retail, leisure, community and transport development. It contains a Spatial Strategy to deliver this vision. The Local Plan sets out the amount and location of new development, and how places will change and be shaped throughout the Local Plan period and beyond. The Local Plan together with the adopted Minerals and Waste Local Plan, South East (Inshore) Marine Plan and any made (adopted) Neighbourhood Plans form the statutory Development Plan for the area. Planning applications will be determined against the Development Plan, unless material considerations deem otherwise. The Development Plan policies should be read as a whole and alongside the National Planning Policy Framework (NPPF).

1.6 This Local Plan will run from when it is adopted until 2041. Having no growth is not an option, so we have the Local Plan to make sure development is properly planned. The aim is to get the right type of development in the right places to meet the growing needs of local people and businesses whilst protecting our environment.

1.7 Once adopted this Local Plan will supersede the previously adopted Local Plan (2013-2036) and its policies. A schedule of these superseded policies is included at Appendix A of this document.

¹ The Sunday Times, 2019

1 - Introduction

1.8 The Local Plan identifies the number and locations for houses, employment and businesses we are planning for, along with all the other things needed to support growth, such as where children will go to school, where people will work, and how they will get around. It includes site allocation policies for future development including Strategic Growth Sites and Growth Sites. All site allocation policies within the Local Plan are also classified as Strategic Policies.

1.9 The format of this document is set out below:

Section 1 - introduces the Local Plan, its purpose, the Local Plan period, the Integrated Impact Assessment and community-led planning.

Section 2 - sets out the ambitions for growth across Essex² as a whole and within the sub-areas of Northern and Central Essex. It describes how Chelmsford will continue to be a major focus for new growth within the County over the next 20 years and beyond, and how the Council will work with neighbouring authorities to plan positively for this. It also sets out information on the geography, demography and population of Chelmsford and identifies a series of challenges and opportunities that the Local Plan will address.

Section 3 – sets out the nine Strategic Priorities for the Local Plan area.

Section 4 – sets out the long-term Vision and Spatial Principles for managing and accommodating growth within Chelmsford up to 2041 and beyond.

Section 5 – sets out how the Local Plan will deliver sustainable development to meet development needs throughout the Local Plan period.

Section 6 – sets out how much development is needed and how it will be accommodated through a Spatial Strategy. In addition it presents a number of strategic policies including those related to securing infrastructure and delivering growth.

Section 7 – sets out the key features of the Local Plan and the focus on place shaping and provision of supporting infrastructure based on development within three Growth Areas – (1) Central and Urban Chelmsford, (2) North Chelmsford and (3) South and East Chelmsford. It continues with site-specific policies related to specific allocations.

Section 8 – provides the policies for securing the right type of homes and economic growth, and protection of the countryside, historic environment, natural environment and community assets.

Section 9 – focuses on design and place-shaping including policies related to securing high quality urban design, parking standards, and sustainable buildings.

Section 10 – sets out how the Local Plan will be monitored in delivering its objectives.

Section 11 – the Policies Map and inset maps, identify the spatial proposals of the Local Plan including site allocations and areas for protection. It also identifies sites in the Mineral Consultation and Safeguarding Areas.

² The reference to Essex in this document includes the Unitary Council areas of Southend-on-Sea and Thurrock often referred to as Greater Essex

What stage are we at?

1.10 This document is the Review of the Adopted Local Plan - Pre-Submission Consultation Document published in accordance with Regulations 19 and 20 of the Town and Country Planning (Local Planning) (England) Regulations 2012. It has been prepared following two public consultations, firstly the Issues and Options consultation in 2022 and secondly the Preferred Options consultation in 2024.

1.11 The Issues and Options consultation was the first stage towards updating the adopted Local Plan and provided a starting point for engagement with our communities. The main purpose of the Issues and Options consultation document was to ensure that we covered the right issues and that all suitable options for accommodating change were considered. The Preferred Options consultation was a full draft plan and included:

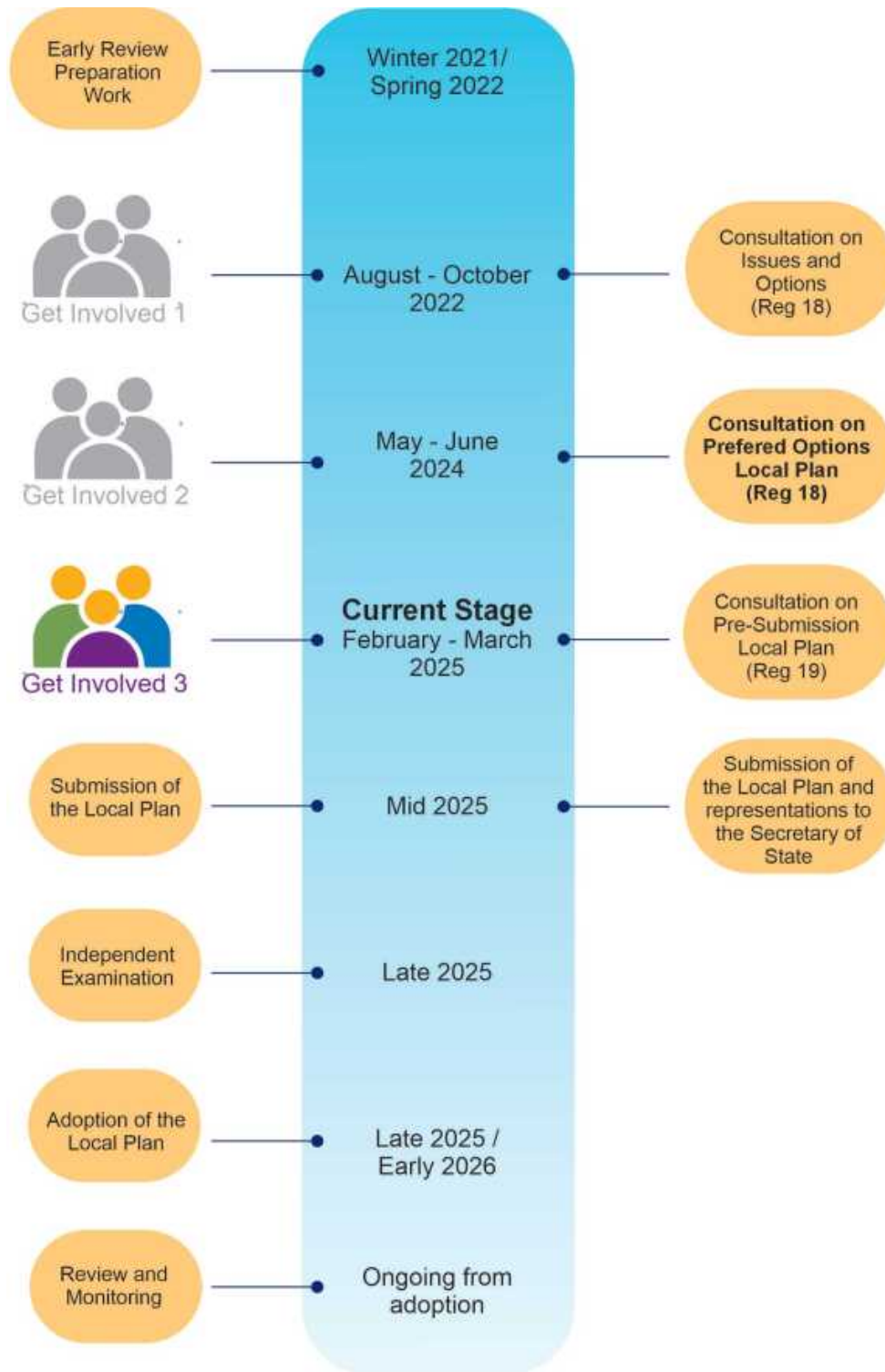
- Updated draft Strategic Priorities
- New draft Vision
- The approach to calculating future development requirements, including homes and employment
- Spatial Strategy and preferred site allocations for future development
- Revised draft planning policies.

1.12 The comments received at the Preferred Options stage have been considered as part of drafting this Review of the Adopted Local Plan - Pre-Submission Consultation Document. More information on how these comments have been used can be found in the Preferred Options 'You Said, We Did' feedback report which has been published on our website at: www.chelmsford.gov.uk/lp-review

What is the timetable for the Local Plan review?

1.13 There are more stages to go through until the Local Plan can be adopted. This is the third round of public consultation on the draft Local Plan prior to its submission for examination by an independent Planning Inspector. The diagram below shows where we are now, and the work we still have to do. The detailed timetable is set out within our Local Development Scheme, which is available to view online at: <https://www.chelmsford.gov.uk/media/ew4mbrsr/chelmsford-local-development-scheme-2023-2028.pdf>

Figure 1 : Local Plan Timetable



How can I have my say?

1.14 This Pre-Submission consultation is the final stage before submitting the Local Plan to the Secretary of State for an Independent Examination. The representations received will be collated and submitted to the Planning Inspector holding the Independent Examination, alongside the Local Plan.

1.15 We want to encourage as many people and organisations as possible to have their say on this Pre-Submission Local Plan.

1.16 You can comment on as much or as little as you wish but for this stage in plan making, it is important that you identify which part you are commenting on. In addition, the Inspector will need to know whether you support or object to the Local Plan, whether the Council has met the legal requirements and whether it meets the test of soundness set out in the National Planning Policy Framework (Paragraph 35). Plans are sound if they are:

- Positively prepared – the plan should be prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is practical to do so and consistent with achieving sustainable development;
- Justified – the plan should be an appropriate strategy, taking into account the reasonable alternatives, and based on proportionate evidence;
- Effective – the plan should be deliverable over the plan period, and based on effective joint working on cross-boundary strategic matters
- Consistent with national policy – the plan should enable the delivery of sustainable development in accordance with the policies in this Framework and other relevant national planning policy statements.

Consultation on the Review of the Adopted Local Plan – Pre-Submission Consultation Document will run for a period of xxxx weeks from 10am on xxx to 4pm on xxx.

Our preferred means of receiving comments is through our consultation portal at www.chelmsford.gov.uk/planningpolicyconsult. This ensures that your comments are recorded accurately and are processed quickly. This system also allows you to download the consultation documents and sign up for alerts to future consultation events.

Alternatively, you can submit your comments by: Email to planning.policy@chelmsford.gov.uk Post to Spatial Planning Services, Chelmsford City Council, Civic Centre, Duke Street, Chelmsford, CM1 1JE.

You can comment on as much or as little as you wish but please ensure you clearly mark which paragraph/figure/table/policy your comments relate to.

Please note we are unable to accept anonymous representations and any comments received after the closing date cannot be accepted.

Full details of how to make comments can be found in the Consultation Statement available at: www.chelmsford.gov.uk/lp-review

1 - Introduction

1.17 Alongside this Pre-Submission consultation, we are consulting on an Integrated Impact Assessment (IIA). This encompasses the sustainability appraisal, strategic environmental assessment, habitats regulations assessment, health impact and equality assessment of the review of the adopted Local Plan, and you can read and comment on it using the details above.

1.18 To find out more about how to use the consultation portal, please read our user guide: www.chelmsford.gov.uk/lp-portal-guide.

1.19 If you are experiencing problems, you can contact us via <https://forms.chelmsford.gov.uk/contact-us-planning/> or call our helpline on 01245 606330.

What happens next?

1.20 We will acknowledge all comments that have been made, although we cannot write to you about your individual comments.

1.21 Comments received to this consultation will be published on the Council's consultation portal in accordance with the Data Protection Act. The comments, together with evidence base studies, will be submitted to the Planning Inspectorate for the Independent Examination.

1.22 A feedback report summarising the main issues raised in the consultation responses will be published on our website.

What has been considered?

National Planning Policy

1.23 Local Plans must be consistent with national planning policy to ensure the delivery of sustainable development. This is set out in the National Planning Policy Framework (NPPF). Consistency with the NPPF is one of the tests of soundness considered at the Independent Examination of Local Plans. Alongside the NPPF, the national Planning Practice Guidance (PPG) provides more practical guidance for the implementation of national planning policy. The Local Plan takes account of the provisions of national planning policy and guidance.

How we have assessed environmental impacts

1.24 An Integrated Impact Assessment (IIA) has been undertaken by specialist consultants on behalf of the Council.

1.25 The IIA assesses the site options and policies set out in this Pre-Submission Local Plan against a range of social, environmental, economic, health and equality indicators and helps to identify all the likely significant effects. The IIA advises on ways in which any adverse effects could be avoided, reduced or mitigated or how any positive effects could be maximised.

1.26 The IIA includes a Habitats Regulations Assessment (HRA). This assesses whether the new Local Plan would adversely affect a European habitat site which include Special Areas of Conservation (SAC), Special Protection Areas (SPA) and Ramsar sites, for example, the Crouch and Roach Estuaries in South Woodham Ferrers. The HRA advises whether there are any likely significant effects on European habitat sites and sets out appropriate mitigation strategies where adverse effects are identified.

1.27 The Council is seeking views on the Pre-Submission IIA as part of this consultation. The Council will take into account the findings of the IIA assessment when updating the Local Plan, alongside national policy and guidance, our evidence base and formal consultation responses.

1.28 The IIA is available to view on our website at:

www.chelmsford.gov.uk/planning-and-building-control/planning-policy-and-local-plan/local-plan-review-2022/

How we have engaged with other Councils and partners

1.29 The Council is committed to co-operate with other councils and key organisations on strategic planning issues under the 'Duty to Co-operate'. The Council has complied with the Duty to Co-operate. This has made sure that issues such as providing land for new homes, employment, infrastructure, and managing flood risk are properly co-ordinated. The Council has led discussions with a number of key partners including other local planning authorities, Essex County Council and National Highways. Further joint working will continue.

1.30 The Council's approach to this positive engagement has been detailed throughout the plan making process in the Duty to Co-operate Strategy and Duty to Co-operate Position Statement, which details who we have engaged with, when and what methods were used. The Council will continue to have regard to other authorities' plans. This includes neighbouring authorities' Local Plans, Essex County Council's Minerals and Waste Plans, and strategies of any other relevant bodies.

What evidence have we used?

1.31 As well as working with partners and stakeholders, the Council has undertaken a significant amount of research to help inform the proposals and policies within this document. This is called the Evidence Base, and includes background information, the Council's existing strategies and current planning policy, and specially commissioned studies on particular topics where more information was helpful. These include environment, heritage, population, homes, transport, economy, and infrastructure.

Topic Papers

1.32 We have produced a range of Topic Papers to set out how the review of the Local Plan has been developed. These have been refreshed and updated to support the Pre-Submission consultation with the latest information/position. Topic Papers provide background information and further explanation, but they do not contain any policies, proposals, or site allocations. The Topic Papers cover the Spatial Strategy and Integrated Impact Assessment, Climate Change, Housing, Employment, Health and Wellbeing, Natural Environment, Historic Environment, Infrastructure and Transport and can be viewed on the evidence base page of the Council's Local Plan website.

1.33 All key Evidence Base documents prepared to support this Pre-Submission Local Plan can be viewed on our website.

1 - Introduction

Essex Minerals Local Plan 2014

1.34 Essex County Council is the Minerals Planning Authority for Chelmsford, and is responsible for preparing planning policies and assessing applications for mineral development. The Essex Minerals Local Plan (MLP) (2014) forms part of the statutory Development Plan and should be read alongside the Chelmsford Local Plan. The role of the MLP is to ensure a steady and adequate supply of mineral resources to facilitate development over the Local Plan period and beyond and is currently being reviewed.

1.35 There are active quarry sites in Chelmsford as well as currently unworked sand and gravel deposits which are subject to a Minerals Safeguarding policy within the MLP. The safeguarding policy requires that the Minerals Planning Authority - Essex County Council - be consulted on development proposals covering 5 hectares or more within the sand and gravel Minerals Safeguarding Area.

1.36 Essex County Council must be consulted on all non-mineral related development proposed within these Safeguarded Areas that meet the threshold and relevant tests set out in Policy S8 of the MLP. The Policies Map in Section 11 identifies the relevant Minerals Safeguarding Areas.

1.37 The MLP also designates Mineral Consultation Areas at a distance of 250m around active quarries, other mineral infrastructure and areas allocated or permitted for mineral extraction. Essex County Council must be consulted on all non-mineral related development proposed within these Consultation Areas that meet the tests set out in Policy S8 or its successor policy, including the scoping of any Minerals Resource Assessment and Minerals Impact Infrastructure Assessment. The latest MLP, which can be found at <https://www.essex.gov.uk/planning-land-and-recycling/planning-and-development/minerals-and-waste-planning-policy/existing> identifies existing and allocated Minerals sites and their relevant Consultation Areas within the Council's area.

Essex and Southend-on-Sea Waste Local Plan

1.38 Essex County Council is also the Waste Planning Authority for Chelmsford, and is responsible for preparing planning policies, and also for assessing applications for waste management development. The Essex and Southend-on-Sea Waste Local Plan (WLP) was adopted in July 2017 forming part of the statutory Development Plan and should be read alongside the Chelmsford Local Plan. The WLP covers the period from 2017 to 2032. It sets out where and how waste management developments can occur, and contains the policies against which waste management planning applications are assessed.

1.39 The WLP proposes new waste development in Chelmsford at two locations: Sandon Quarry and Blackley Quarry, Great Leighs.

1.40 The WLP also identifies a number of areas of search across the county where the Waste Planning Authority may support development outside of allocated waste sites. These areas of search are all existing industrial estates, and any waste use proposed on these estates will be required to be in keeping with existing development. The WLP seeks to focus any new proposals for waste management facilities, which support local housing and economic growth, within these areas of search before other locations are considered. Five are proposed for Chelmsford, at Drovers Way, Dukes Park Industrial Estate, Springfield Business Park, Westways and Widford Industrial Estate.

1.41 The WLP also designates Waste Consultation Areas within 250m of safeguarded sites, or within 400m of a Water Recycling Centres. Essex County Council must be consulted on all non-waste related development within these areas, that meet the tests set out in Policy 2 (except for exceptions defined in Appendix C), to ensure that the proposed development would not adversely impact on their existing or future operation, along with the scoping of any Waste Infrastructure Impact Assessment. The latest Waste Local Plan, which can be found at <https://www.essex.gov.uk/planning-land-and-recycling/planning-and-development/minerals-and-waste-planning-policy/waste-local>, identifies existing Waste sites and their relevant Consultation Areas within the Council's area.

South East (Inshore) Marine Plan

1.42 The Marine Management Organisation (MMO) adopted its South East (Inshore) Marine Plan in June 2021. It includes land to the south of South Woodham Ferrers. The Marine Plan's jurisdiction overlaps with the Council's responsibilities (which ranges from Mean High Water Springs (MHWS) or the tidal limit out to the territorial limit). This remit covers both the marine area and tidal rivers, and extends up to MHWS where there is an overlap with terrestrial planning. As such, the South East (Inshore) Marine Plan must be considered alongside the Local Plan to provide a consistent approach for planning on land, and within the inter-tidal and marine environment. It should also be noted that a marine licence may be required for certain activities carried out within the UK marine area.

Planning Validation Requirements

1.43 Planning applications will be determined in light of policies and proposals within the Local Plan. In order for planning applications to be considered valid, a range of information must be submitted including plans and/or supporting documents. The Council's local validation list is available on our website and clarifies what information is required. This will vary for different types and scales of application being made and will be reviewed as necessary to take account of statutory changes or Government guidance.

1.44 The supporting documents which the Council can require to validate an application include a Design and Access Statement, Biodiversity Checklist and Report, Heritage Statement, Agricultural Land Classification Survey, Transport Assessment and Travel Plan, and Land Contamination Assessments. Chelmsford City Council operates within a two-tier local government system. Essex County Council (ECC) has a statutory role as the highway and transportation authority; the lead authority for Education including early years and childcare (EYCC), Special Education Needs and Disabilities (SEND), and Post 16 education; the Minerals and Waste Planning Authority; the Waste Disposal Authority; Lead Local Flood Authority, lead advisors on public health; responsibilities for adult social care (housing needs of older people and adults with disabilities); and the provision of libraries. The ECC Developers' Guide to Infrastructure Contributions should be used for guidance on the required documents and plans to be submitted with planning applications, such as Land Compliance Study for education facilities, Transport Assessments/Transport Statements, Travel Plans and matters related to Sustainable Drainage Systems.

1 - Introduction

What is Community-Led Planning and where does it fit in?

1.45 A Town or Parish Council, or a constituted community organisation, has the ability to prepare further plans and orders that complement the Local Plan. These optional rights and powers were introduced to enable communities to get more involved in planning for their areas.

1.46 These community groups can prepare the following:

- **Neighbourhood Development Plan** – provides local policies for development and use of land in a neighbourhood
- **Neighbourhood Development Order** – enables Town and Parish Councils to grant planning permission for certain types of development without the need for people to apply to the Council
- **Community Right to Build Order** – enables small-scale development in communities such as housing or community facilities.

1.47 These planning tools are designed to be used positively to plan for future development and support planned growth in a local area, build on the strategic needs set out in a Local Plan, and also conform with national policy and guidance. The Council will work together with communities who are developing their community-led plans alongside the Local Plan, to make sure they complement each other. Once a community-led plan has been finalised, a referendum is held in the neighbourhood area it covers. If it is approved by the community, it will be adopted by the Council as part of the Local Plan.

1.48 Neighbourhood Plans have been 'made' (adopted) for South Woodham Ferrers, Writtle, Little Baddow and Sandon. The areas covered by these plans are shown on the Policies Map.

2 – About Chelmsford



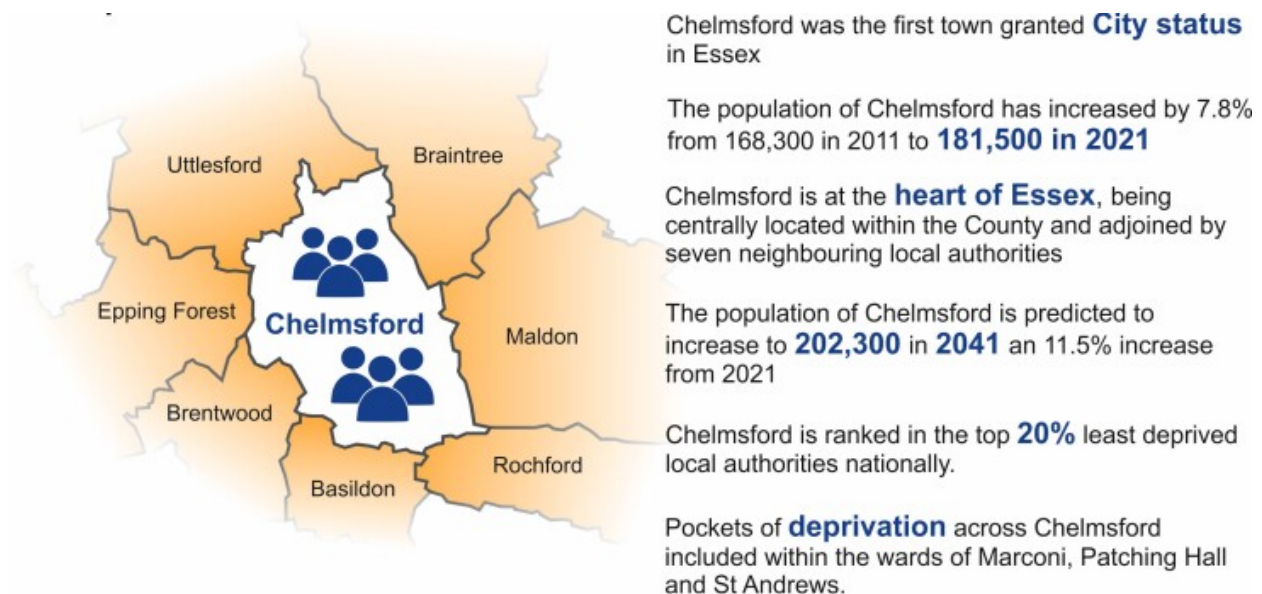
2 - About Chelmsford

2.1 To help us to plan for the future, we must have a good understanding of the characteristics of Chelmsford today, and the issues and opportunities that these present. These are set out in the Evidence Base documents supporting the Local Plan and summarised below. More detailed information is set out within the Integrated Impact Assessment.

2.2 Chelmsford has an important regional and sub-regional role. It provides a focus for jobs, shopping, healthcare, education, leisure and recreation for the wider area. The information in this section reflects this role.

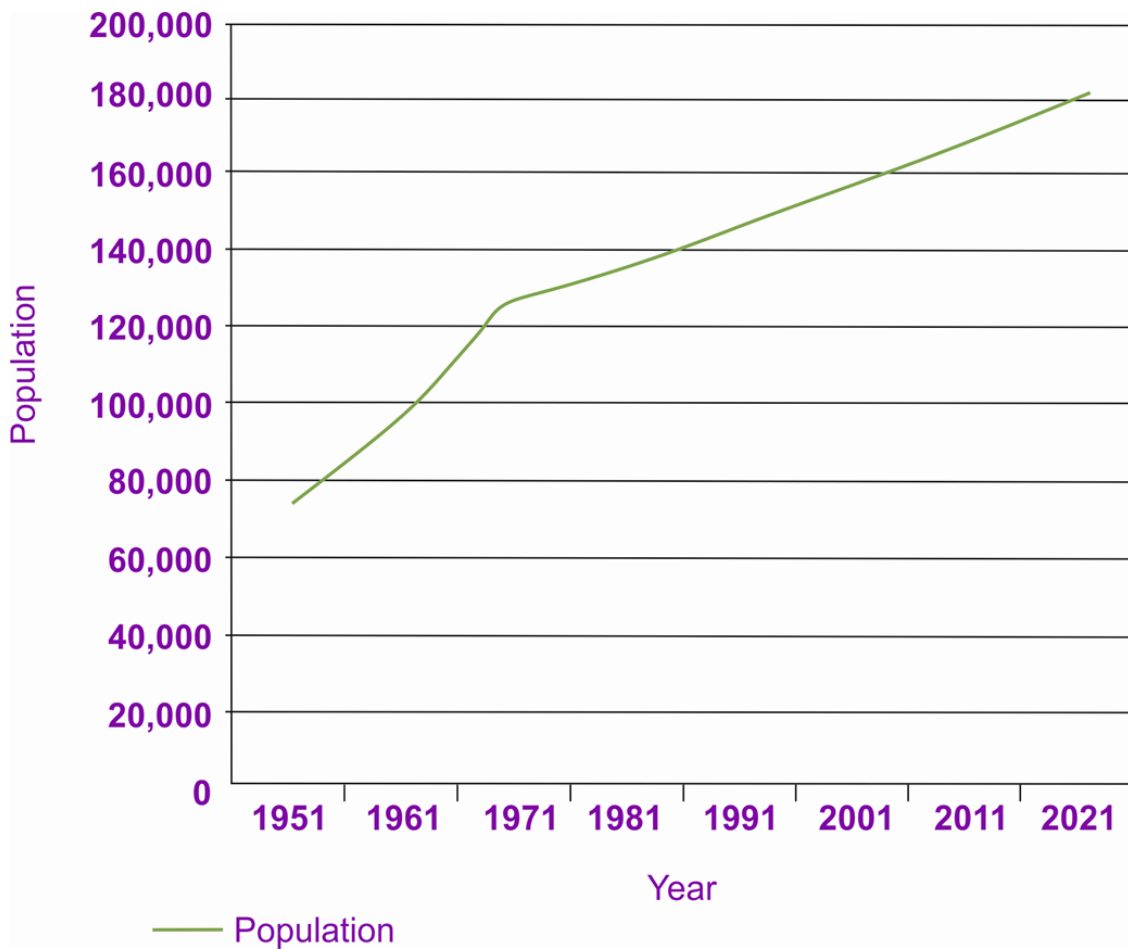
Population

Figure 2 : Population



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). Historic population growth since the 1950s is shown in Figure 3.

Figure 3 : Historic population growth



2.4 In terms of population change by age group in Chelmsford, there has been an increase of 26.0% in people aged 65 years and over from 2011 to 2021, an increase of 3.3% in people aged 15 to 64 years, and an increase of 8.3% in children aged under 15 years (ONS, June 2022). Demographic changes will shape the type and size of accommodation necessary over the Local Plan period.

Deprivation

2.5 Chelmsford is ranked as one of the least deprived local authorities in England with one of the lowest average proportion of households in poverty within Essex. However, there are pockets of deprivation across Chelmsford including within the wards of Marconi, Patching Hall and St Andrews within Chelmsford Urban Area.

Regional context

Ambitions for Growth across Essex

2.6 Chelmsford is located in the heart of the county. Essex, including Southend and Thurrock, is a thriving and prosperous area, home to over 1.86 million people and nearly 90,000 businesses (ONS Census 2021). Essex has seen significant growth in new homes and jobs in recent years and this trend is forecast to continue.

2 - About Chelmsford

2.7 Essex has an excellent strategic location adjacent to London with good links to Europe, as well as other key economic locations such as Cambridge. These and other strengths have allowed Essex to be a significant driver of the UK economy - generating £44.7bn Gross Value Added (GVA) (ONS, 2021). Essex also benefits from international links through its airports (Stansted and Southend) and ports (Harwich, London Gateway and the Port of Tilbury). The creation of Thames Freeport is expected to generate a substantial level of economic activity driving the need for labour and employment floorspace particularly for South Essex authorities and across the wider area extending into mid Essex along key transport corridors. Much of the Essex economy is focused along four key corridors, following major transport routes:

- The A12 & Great Eastern Mainline Corridor (Brentwood-Chelmsford-Colchester)
- The A120 Haven Gateway Corridor (Harwich-Colchester-Braintree-Stansted)
- The M11 Corridor (London-Harlow-Stansted-Cambridge), and
- The A127 Corridor (London-Basildon-Southend-Thurrock-Canvey Island).

2.8 The Essex economy currently supports around 756,000 jobs (BRES 2023) and is predicted to need around 100,000 new jobs by 2041, representing growth of 11% (Cambridge Econometrics, EEFM, 2019). Due to its strategic position along the A12 corridor, existing strong local economy and highly educated population, Chelmsford is expected to accommodate a major share of the forecast new employment and retail growth.

North and Central Essex

2.9 The north and central part of Essex comprises the local authorities of Chelmsford, Colchester, Braintree and Tendring. This part of Essex is forecast to experience significant new growth and change over the coming decades.

2.10 These authorities and their partners in north and central Essex wish to respond to the opportunity of future growth by planning positively for the area as a whole. Working together to address some of the key strategic issues in this part of Essex will achieve the best outcomes for current and future communities. In particular, it will help to deliver sustainable development that respects local environments and provides new jobs and the necessary new or upgraded infrastructure to support this growth.

2.11 The influences of population and economic growth do not stop at administrative boundaries. Settlement patterns, migration flows, commuting and strategic infrastructure needs all have significant influences within and between local authority areas. Working together in a strategic approach will demonstrate how the authorities are meeting the requirements of the Duty to Co-operate to engage constructively, actively and on an on-going basis in the preparation of plans involving cross-boundary impacts.

2.12 Braintree, Colchester and Tendring Councils have prepared a shared strategic plan. This forms a joint Part 1 of their relevant Local Plans for the period to 2033. Due to a mismatch in timetables, Chelmsford is not covered by this shared strategic plan. However, all authorities are collaborating on strategic cross-boundary issues and the alignment of strategic investment priorities in support of sustainable growth. Therefore, wherever appropriate, aspects of the Part 1 shared strategic plan have been included within objectives, policies and allocations of Chelmsford's Local Plan.

2.13 Past under-investment in transport infrastructure and increased demand for road and rail use has placed significant strain on the transport network. Future planned growth provides the opportunity to address these infrastructure needs as well as to ensure that active and sustainable travel modes are promoted, although significant challenges in funding will need to be addressed. Further evidence on future infrastructure requirements is provided in the Infrastructure Delivery Plan (IDP).

2.14 Against this background, the key strategic objectives the authorities will address collaboratively are:

- **Providing New and Improved Transport and Communication Infrastructure** - To make efficient use of existing transport infrastructure and to ensure sustainable transport opportunities are promoted to support new and existing communities. Where additional capacity is required in the form of new or upgraded transport infrastructure (whether this be active travel, sustainable or highways infrastructure) to support new development, ensuring that this is delivered in a phased and timely way to minimise the impact of new development. To ensure this is provided alongside the development. To ensure that enabled communication is provided as part of new developments as enabled communication is essential for modern living and broadband infrastructure and related services will be essential for business.
- **Providing Sufficient New Homes** - To provide for a level and quality of new homes to meet the needs of a growing and ageing population in North Essex; to achieve this by ensuring the availability of developable land in appropriate locations and that the market delivers a suitable mix of housing types and tenures.
- **Fostering Economic Growth** - To strengthen and diversify local economies to provide more jobs; and to achieve a better balance between the location of jobs and housing, which will reduce the need to travel and promote sustainable growth.
- **Addressing Education and Healthcare Needs** – To provide good quality educational opportunities as part of a sustainable growth strategy, including practical vocational training and apprenticeships linked to local job opportunities. To work with partners in the Mid and South Essex Integrated Care Board, Public Health and local health partnerships to ensure adequate provision of healthcare facilities to support new and growing communities.
- **Ensuring High-Quality Outcomes** – To promote greater ambition in planning and delivering high-quality sustainable new communities. Overall, new development must secure high standards of urban design and green infrastructure which creates attractive and sustainable places where people want to live and spend time. New development needs to be informed by an understanding of the historic environment resource gained through the preparation of Historic Impact Assessments (Historic Statements in Chelmsford), and to conserve and enhance the significance of heritage assets including any contribution made to their significance by their settings.

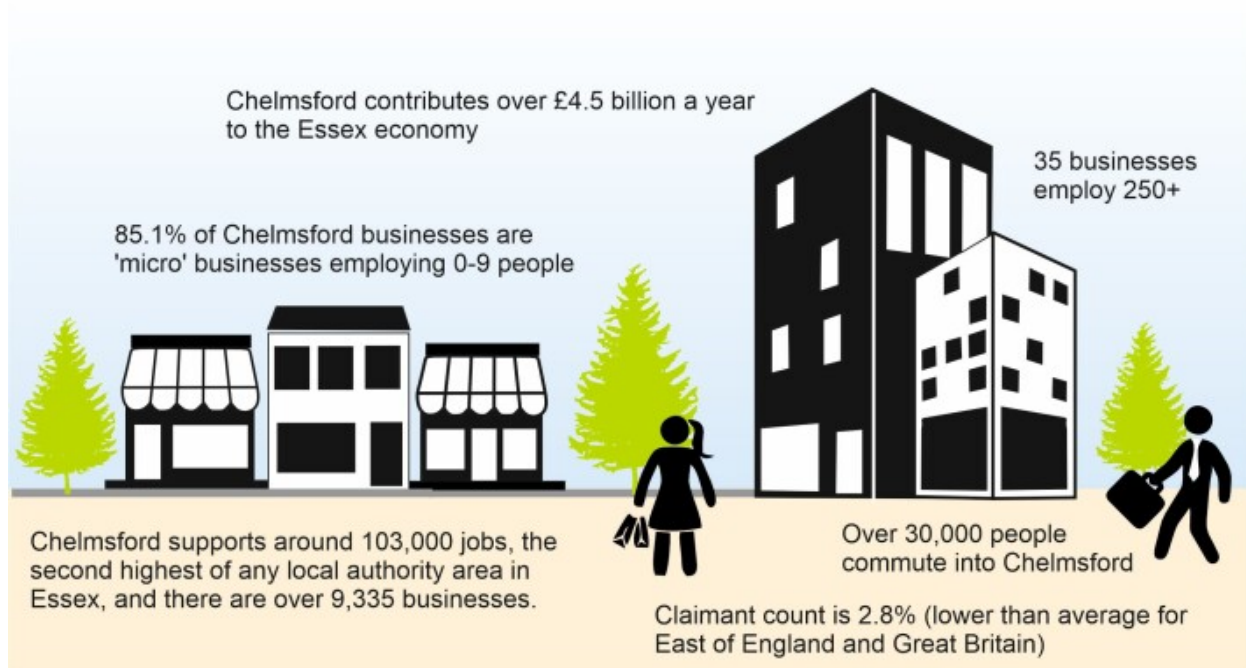
2.15 The authorities and Essex County Council, are working together to promote sustainable growth with the necessary supporting infrastructure and to address the strategic priorities across the wider geographical area. A 'Memorandum of Co-operation: Collaboration on Strategic Priorities in North and Central Essex' (MOU) is also in place between the authorities.

Local context

2.16 There are a number of key local issues which help to define and shape Chelmsford. In addition to the context above, these key issues have helped to shape the Strategic Priorities of the Local Plan.

Jobs, Business and Economy

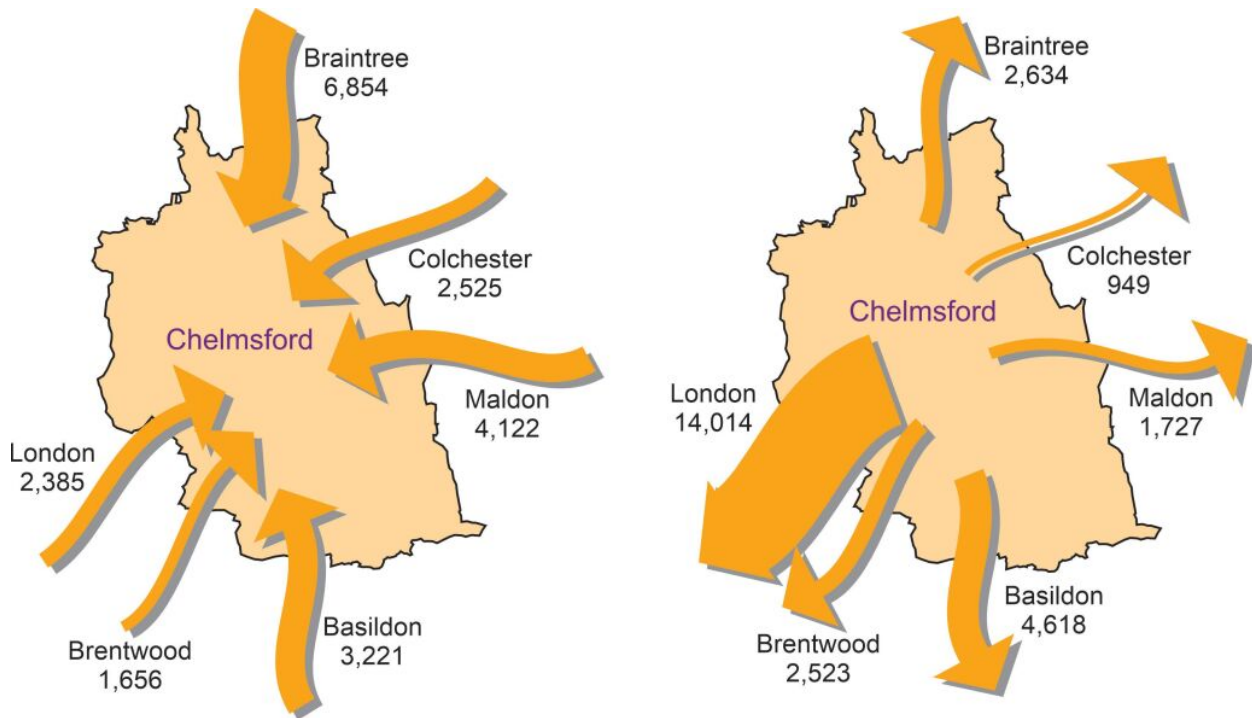
Figure 4 : Jobs, Business and Economy



2.17 Chelmsford's economy and employment base is strong and continues to grow in line with its role as a regional administrative and commercial centre. Chelmsford supports around 103,000 jobs, the second highest of any local authority area in Essex, and there are around 9,000 businesses.

2.18 Over 50% of Chelmsford's working population both live and work in Chelmsford. Around 20% of workers commute to London. Other popular destinations for Chelmsford residents to work are Basildon, Maldon, Brentwood and Braintree, where some 16% commute to work. Around 36% of Chelmsford's workforce lives outside the area with significant commuting across North Essex, with over 13,000 people commuting from Braintree, Colchester and Maldon each day to work in Chelmsford. This reflects the functional economic geography which Chelmsford shares with Braintree, Maldon and Colchester districts. Inward and outward commuting flows are shown in Figure 5, using the non-covid affected data from 2011.

Figure 5 : Main commuting flows into and out of Chelmsford



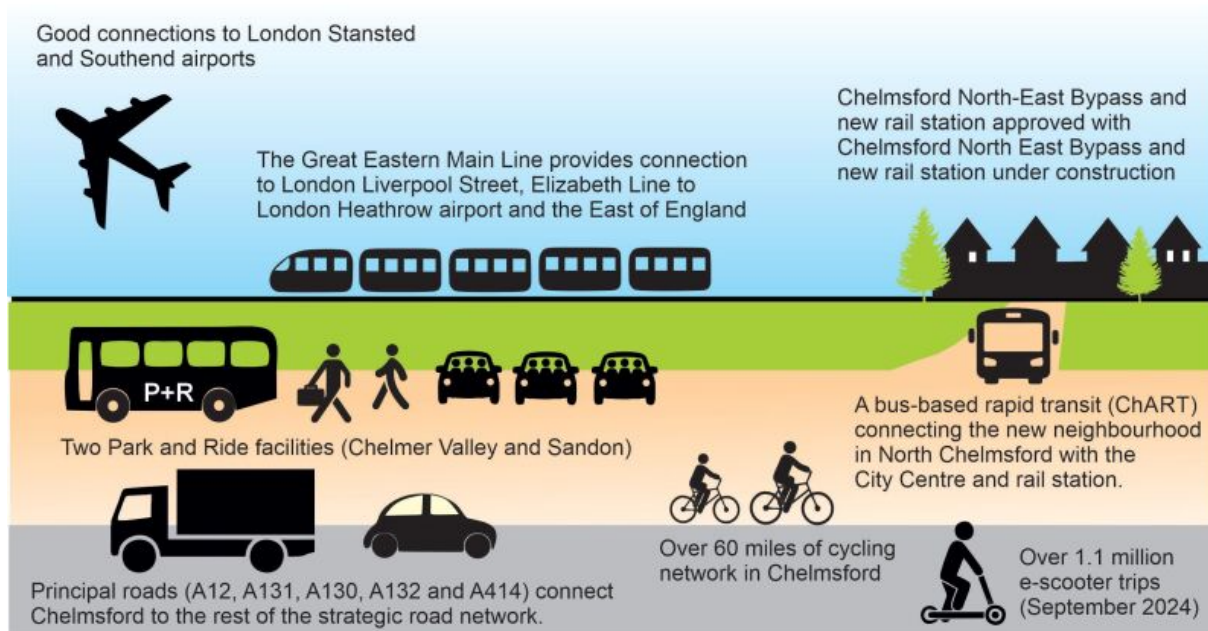
Source: ONS (2011)

2.19 The economy of Chelmsford is mixed. Between 2022 and 2041 forecasts indicate that the number of jobs in office, industrial and distribution based sectors across Chelmsford will increase by around 2,800. This would represent a growth of 8.9% when measured against the number employed in those sectors in 2022. Across all economic sectors the growth in jobs is expected to amount to around 12,400 which would be an increase in new jobs of 12.5%. In overall terms construction, residential and social care, food and beverage and health care are expected to be the sectors with the highest growth in the Local Plan period (Cambridge Econometrics 2022).

2 - About Chelmsford

Transport

Figure 6 : Transport



2.20 High car ownership and high levels of vehicle movements and commuting cause traffic congestion on main roads across Chelmsford at peak times. The high cost of local housing also results in some workers living a significant distance from their workplace.

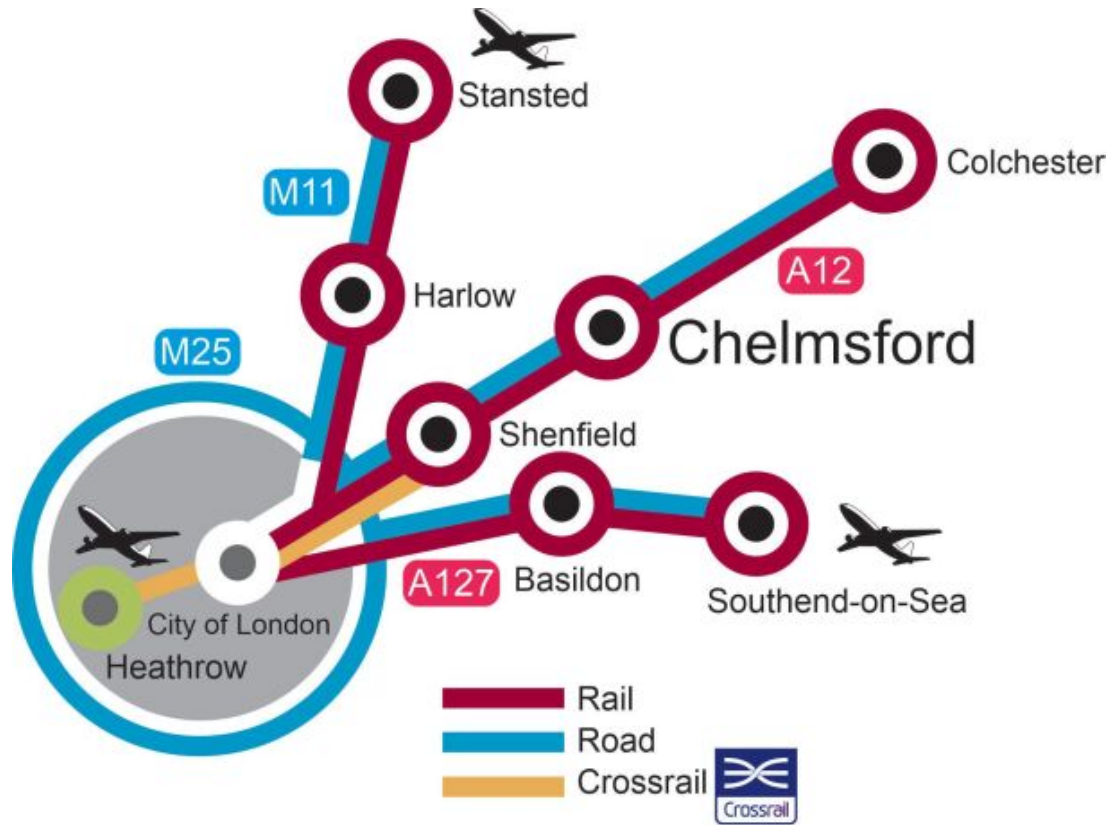
2.21 Chelmsford has a wide influence on its surrounding area. The principal roads that connect Chelmsford to the rest of the strategic road network are the A12, A131, A130, A132 and A414. These roads together with the rail network are heavily used, particularly given the proximity to and connectivity with London. The transport modelling evidence base reveals that all the principal roads and many local roads through Chelmsford are at, or near to, capacity during peak periods. The first phase of the Chelmsford North East Bypass (CNEB) is programmed for delivery in 2026. The CNEB has a safeguarded corridor and will provide when fully complete a new 4.6km single carriageway bypass from the A12 in the south to the A131 in the north.

2.22 Chelmsford is well served by a range of urban and inter urban bus services between key centres in Essex. Chelmsford also has two Park and Ride facilities (Chelmer Valley and Sandon) with frequent connections to the City Centre for commuters and shoppers. North Chelmsford is also served by a bus-based rapid transit (ChART) connecting the new neighbourhood with the City Centre and rail station.

2.23 The Great Eastern Main Line provides rail services between London Liverpool Street and the East of England, as far as Norwich, including Chelmsford. It also carries freight traffic to and from Harwich International Port, which handles container ships and freight transport to the rest of the UK. The Elizabeth Line (Crossrail) provides services commencing just south of Chelmsford in Shenfield providing additional capacity and quicker journeys to a wider choice of destinations. Beaulieu Park Rail Station will provide Chelmsford with an additional railway station and access with regular connections to London, with services taking around 40 minutes. The new station is programmed to be operational from the end of 2025. The

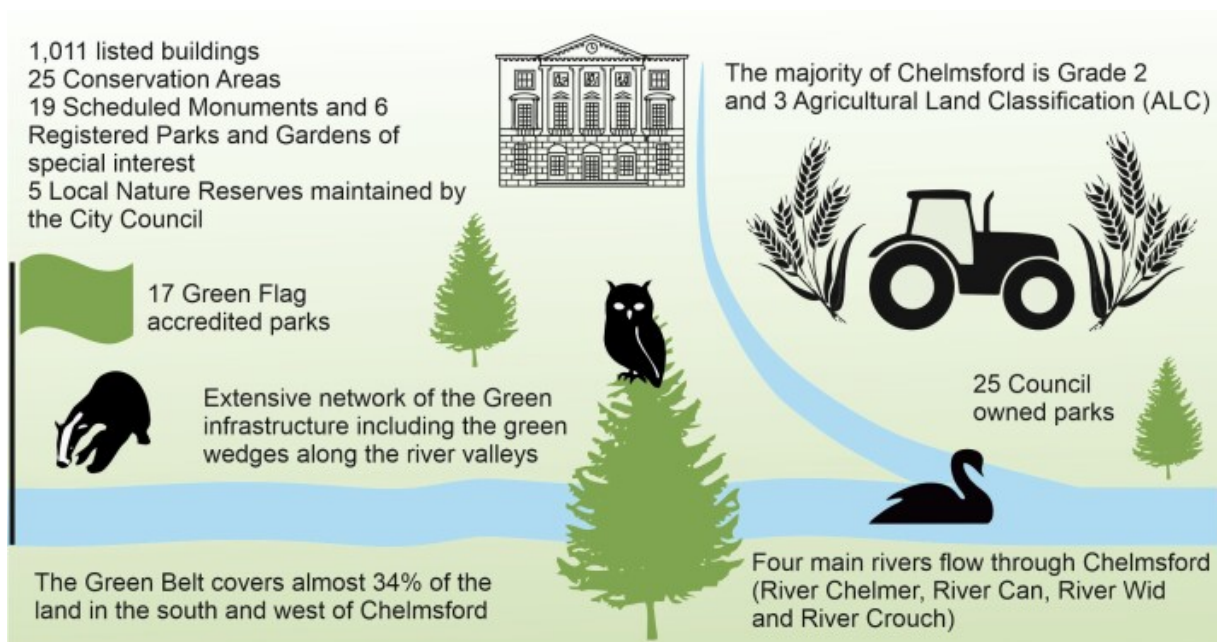
Elizabeth Line and the new main line rail station at Beaulieu Park in north east Chelmsford will contribute to the continued attractiveness of Chelmsford as a place to live and to do business. Chelmsford also has good connections to London Stansted and Southend airports, as shown in Figure 7.

Figure 7 : Chelmsford's Connectivity



Environment

Figure 8 : Environment



2 - About Chelmsford

2.24 Chelmsford enjoys a very high-quality environment with 700 hectares of recreational space, including 17 Green Flag accredited parks³, complemented by an extensive network of the Green Wedge, gardens and nature reserves. The Green Wedge covers 3% of the land in the whole of the Chelmsford area. 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. There are four main rivers that flow through Chelmsford and a range of habitats and high levels of biodiversity including sites of local, national and European importance. The Green Belt covers almost 34% of the land in the south and west of Chelmsford, shown in Figure 9.

Figure 9 : London's Green Belt

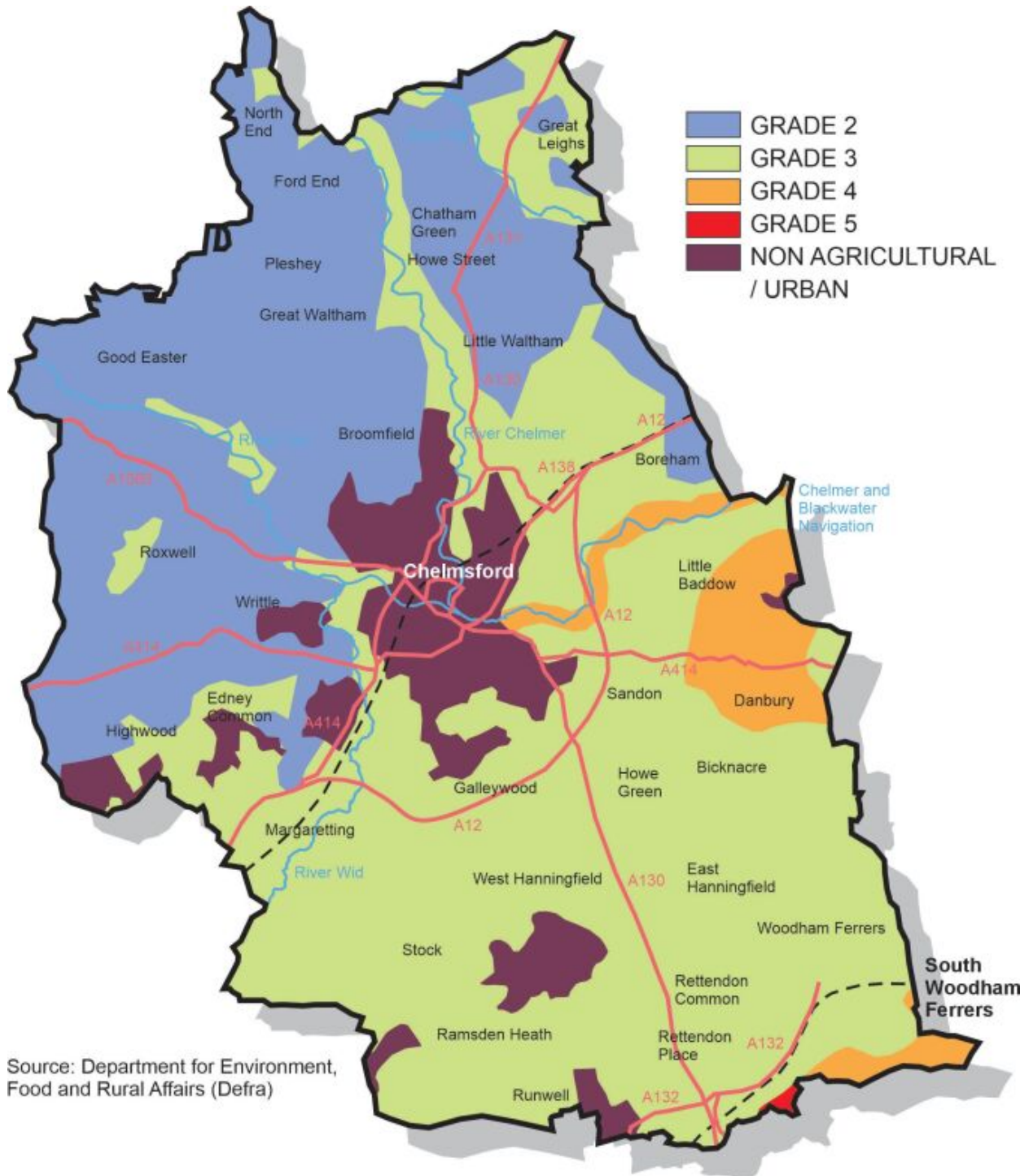


2.25 There are large areas of agricultural land in Chelmsford which provides an important natural resource. Land quality varies from place to place and the Agricultural Land Classification (ALC) provides a method for assessing the quality of agricultural land. Figure 9, showing Natural England's Agricultural Land Classification of Chelmsford, sets out that most of this is classified as agricultural 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) with the majority of Grade 2 land in the north and west of Chelmsford. The Best and Most Versatile Land is defined as Grade 1, 2 and 3a. Figure

³ [Love Your Chelmsford 2022](#)

10 represents a generalised pattern of agricultural land classification grades and does not show the subdivisions of Grade 3 which are normally mapped in more detail.

Figure 10 : Agricultural Land Classification



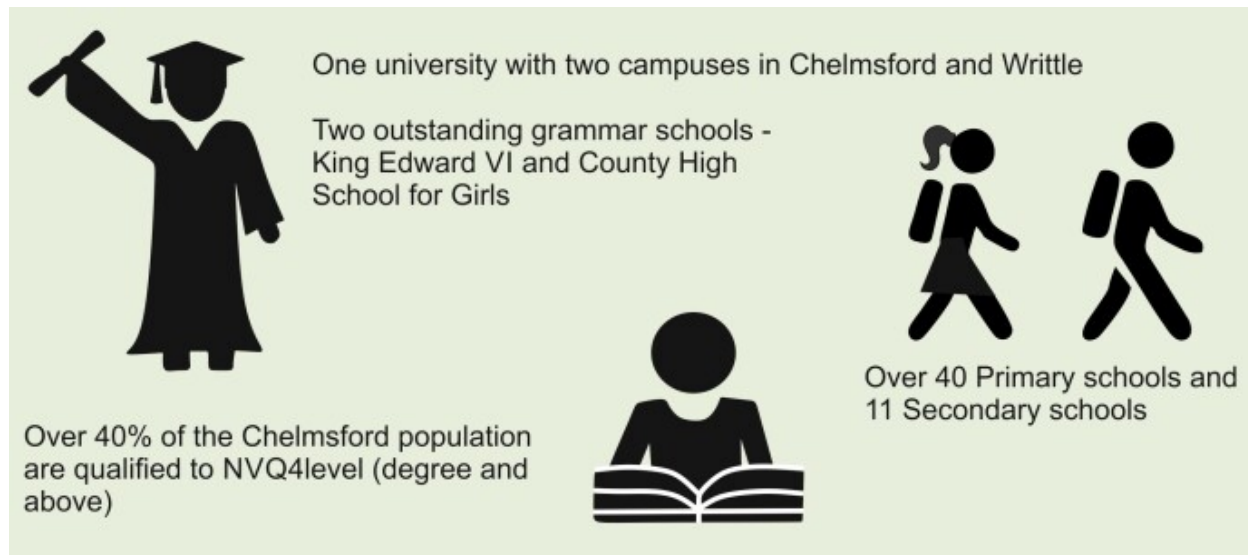
2.26 Chelmsford has some areas which are at risk from flooding. These are largely around the rivers and river valleys, as well as low lying land and coastal areas to the south eastern corner of Chelmsford.

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2.27 Chelmsford is also rich in history, with over 1,000 listed buildings, 25 Conservation Areas, 19 Scheduled Monuments and 6 Registered Parks and Gardens of Special Interest. Its historic landscape contains many archaeological sites dating back to pre-historic times.

Education and skills

Figure 11 : Education and Skills



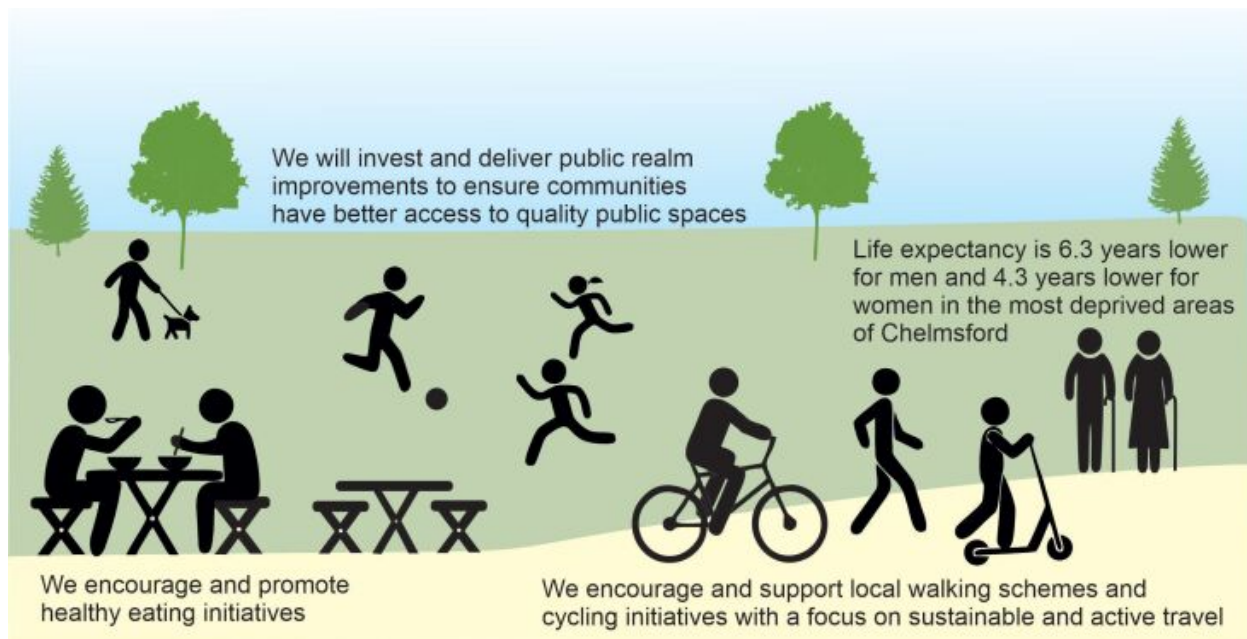
2.28 Chelmsford has a well-educated and highly skilled workforce. Over one third of the workforce hold a NVQ4 level (degree and above). Chelmsford has a significantly lower percentage of people leaving education without any qualification compared to regional and national averages. There are a wide range of public and private schools and higher and further education establishments including Anglia Ruskin University (ARU), and Chelmsford College.

2.29 Anglia Ruskin University is one of the largest and fastest growing universities in the UK. It has campuses in Chelmsford and Writtle following its merger with Writtle University College in 2024. The University provides a range of research and consultancy services to businesses, working in partnership to add value to their business and is therefore an important driver of the local economy. In addition, Chelmsford College has specialisms in engineering, science and technology working in partnership with the University.

Community Facilities and Services

2.30 As well as extensive community services at a neighbourhood level, such as places of worship, community centres, local shopping parades, health and social care, Chelmsford provides many county-wide services. These include Broomfield Hospital, Chelmsford Diocese, key educational institutions, Essex County Council, Essex Police Headquarters and Magistrates, Crown and County Courts.

Figure 12 : Health and Social Wellbeing



2.31 The health of Chelmsford's population is generally good with life expectancy for both men and women higher than the average for England. Despite an overall positive picture of health, some inequalities in health do exist. For example, life expectancy is 6.3 years lower for men and 4.3 years lower for women in the most deprived areas of Chelmsford than in the least deprived areas.

2.32 Healthcare provision in Chelmsford includes Broomfield Hospital (which includes Accident and Emergency services) and a range of private and NHS healthcare providers. There are also two private hospitals in Chelmsford. New healthcare facilities are proposed as part of the major new development currently taking place to the north east of the City Centre at Beaulieu and North of Broomfield.

Current and future role of Chelmsford

Chelmsford's Evolution

2.33 From its Roman and medieval roots, Chelmsford has grown substantially since 1945. All the previous Plans for Chelmsford have included the release of greenfield land for housing and employment. As an example, the Plan of 1964 saw the building of large new areas on greenfield sites, including what we now know as North Springfield, from Old Springfield up to White Hart Lane, Chelmer Village, Newlands Spring, the large Meadgate and Barnard Road Estates, the Tile Kiln area and most of Moulsham Lodge, amongst others. Much of South Woodham Ferrers was built in the 1970s and 1980s. Plans from the 1990s have seen the development of Beaulieu Park and Chancellor Park in the Springfield area, and most recently North East Chelmsford.

2.34 Chelmsford was awarded City status in 2012 and as the County Town it provides many administrative, legal and civic functions for the whole of Essex. This underpins Chelmsford's role as the Capital of Essex. The influence of Chelmsford extends not just across Essex, but also across the wider region where it is one of the most successful areas,

2 - About Chelmsford

with a strong and diverse local economy, attractive new housing areas and substantial investment taking place on vital new infrastructure.

2.35 The strategy of the Council's previously adopted Local Plan was to focus development on previously developed sites in Chelmsford City Centre, sustainable urban extensions around Chelmsford and South Woodham Ferrers, and development around Key Service Settlements outside the Green Belt. The previously developed sites included the development of the former Royal Mail premises in Victoria Road and the Car Park to the West of County Hotel, Rainsford Road, both of which are now built.

2.36 Chelmsford is already an attractive place, comprising the City of Chelmsford, the town of South Woodham Ferrers, numerous villages and a rich and diverse natural and historic environment. In many respects, the growth that has taken place, particularly during the past 25 years, has helped shape Chelmsford to be the successful place it is now. Vital new infrastructure has been delivered alongside new homes, jobs, shops and leisure opportunities. Chelmsford's economy has been transformed from one being dominated by manufacturing industry to one with strengths across many sectors, but especially finance, health and education.

Chelmsford – Present Day to 2041

2.37 Chelmsford is at the very heart of Essex, being centrally located within the County and adjoined by seven neighbouring local authorities (Figure 13). The Green Belt covers almost 34% of the land in the south and west of Chelmsford.

Figure 13 : Map of Planning Authorities that surround Chelmsford



2.38 Taking into account the projected population increase, the Council is determined to ensure that future growth continues to take place in a sustainable way. This will bring further improvements to the quality of life for residents and much needed new community and transport infrastructure whilst at the same time protecting and enhancing the natural and historic environment.

2.39 The Council is working, and will continue to work, with its many partners in both the public and private sectors to deliver positive change for its communities. The Local Plan through its Strategic Priorities, Spatial Principles, policies and proposals provides the key planning framework to guide such change until 2041. It provides an exciting opportunity to ensure that Chelmsford continues to be at the forefront of creating sustainable new communities, contributing to its future success.

Chelmsford 2041 – 2050

2.40 The Council wants to ensure that development plans post-2041 can build on the success of previous Plans and the area's strengths to ensure that Chelmsford can further develop as an attractive and accessible place in which to live, work and socialise.

2.41 Chelmsford's success means that it is inevitable that it will remain a focus for growth and change in the County well into the 21st Century. Our growth agenda beyond 2041 to the period to 2050 could replicate the housing and employment numbers in the Local Plan period to 2041. Planning for the long-term increases certainty and provides a strategic framework to maximise the potential for infrastructure funding.

2.42 The need to deliver more housing, employment, improved active and sustainable travel, new and improved infrastructure, tackle climate change, improve health and wellbeing and protection of the environment, will continue to remain fundamental objectives of the Council and future development plans. To achieve this, the Local Plan will be forward looking, shaping the sustainable planning of Chelmsford's development and infrastructure needs not just in the foreseeable future but also providing a longer-term framework.

3 - What are our Strategic Priorities

Our Strategic Priorities

3.1 This Section sets out the Strategic Priorities for Chelmsford that will be addressed through the Local Plan. In particular, it looks at what Chelmsford is like today, how things are changing, what issues need to be addressed and what opportunities will be created. This will ensure that the Local Plan recognises Chelmsford’s spatial characteristics in planning for its future development.

3.2 The Strategic Priorities have been grouped into themes, to clearly demonstrate the links between them:

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

Strategic Priority 1 – Addressing the Climate and Ecological Emergency

3.3 There is a need to address climate change globally and locally to anticipate, mitigate, adapt and be resilient to climate change, reduce carbon emissions and minimise flood risk.

3.4 There is scope within the Local Plan to contribute to achieving these priorities through the location of development and the design of buildings and places within new and existing development. Key aims of the Council’s Climate and Ecological Emergency Action Plan include reducing carbon emissions, lowering energy consumption, reducing waste and pollution, improving air quality, greening Chelmsford, increasing biodiversity and encouraging active and sustainable travel.

3.5 All development needs to contribute towards addressing these priorities, whilst also improving the environment around us. To achieve this the Local Plan requires development to deliver net-zero carbon emissions and provide other measures which meet the key aims, such as integrated and stand-alone renewable generation, and energy and water efficiency. Future climate risks will be considered when allocating development sites to ensure risks and vulnerabilities are understood over the development’s lifetime.

3.6 Flood risk management which supports climate resilience will need to keep pace with projections of climate change. The Local Plan has been subject to a Strategic Flood Risk Assessment (SFRA). Some sites in areas of existing flood risk have also been subject to a more detailed assessment, including sequential and exception tests. Nature based solutions such as Sustainable Drainage Systems (SuDS) and tree planting will form a key part of mitigation, to provide a dual role in water storage and delivering multifunctional benefits for the built, natural and historic environment. In addition, the Essex Local Nature Recovery Strategy will provide priorities and identify areas for nature recovery to help address the ecological emergency and climate change. The Council has made a commitment to a 10

3 - What are our Strategic Priorities?

year tree planting campaign which aims to plant one tree for every resident and at least three for every new home built, with a target of 175,000 new trees including for woodland expansion. Street trees are also encouraged in new developments to help meet this target.

Strategic Priority 2 – Promoting smart, active travel and sustainable transport

3.7 The Local Plan seeks to bring about a significant change in how people make their journeys towards more active and sustainable travel choices. A number of recent initiatives will contribute towards achieving this aim, and these have informed policy (e.g. Essex County Council's Safer Greener Healthier campaign).

3.8 There continues to be a need for development to provide mitigation measures on the local road network, and the need for more sustainable modes of travel is required to assist in adapting to climate change, as well as ensuring development is able to accommodate the latest transport technologies.

3.9 Consideration will also be given to development layouts within major new developments which contribute to creating walkable neighbourhoods, where everyday facilities such as schools, shops, workplaces, community and sports facilities, and open spaces are easily accessible by walking or cycling in 15-20 minutes. This initiative is already being rolled out in Chelmsford Garden Community.

3.10 Collectively, such measures should improve the way people move around with an emphasis on active and sustainable modes of transport and reducing current reliance on fossil fuelled vehicles.

3.11 Support will be given to the provision of strategic transport infrastructure to enable a future for efficient alternatives to fossil fuelled vehicles. Development layouts should be future proofed to accommodate future bus infrastructure and dedicated bus routes, and emerging new technologies such as autonomous vehicles, mobility hubs and on-demand transport. This includes a requirement for electric charging points for all new non-residential development.

3.12 Securing local transport infrastructure is key to creating the conditions for active and sustainable travel locally, such as electric charging points for all new houses, accessible cycle and footpaths, multifunctional greenways, secure cycle parking, and provision of or subscription to car clubs.

Strategic Priority 3 - Protecting and enhancing the Natural and Historic Environment, and support an increase in biodiversity and ecological networks

3.13 Chelmsford has a wide range of national and local planning and environmental designations such as Sites of Special Scientific Interest (SSSIs), local wildlife habitats and woodlands providing biodiversity and ecological benefits. Chelmsford's historic environment is also important with a range of Scheduled Monuments, Listed Buildings, Conservation Areas, Registered Parks and Gardens and non-designated heritage assets. All of these contribute towards the local distinctiveness of the area and need to be protected and enhanced at the same time as achieving the growth required.

3.14 The Local Plan policies will seek to achieve a net gain for biodiversity by providing new spaces including high quality green/blue infrastructure built into the designs and masterplans of new development.

3.15 The river valleys are an important local asset which not only offer natural flood protection but contribute significantly to the local landscape and character of the area and have a role in accommodating active travel corridors. In addition, the water quality of the rivers is an important factor in maintaining diverse natural habitats.

3.16 The Local Plan will also protect and enhance local distinctiveness and plan positively for the creation, protection, enhancement and management of multifunctional green/blue infrastructure networks and habitats to ensure a net gain for biodiversity and green infrastructure in line with the Council's Green Infrastructure Strategic Plan and Natural England's Green Infrastructure Framework.

3.17 The Local Plan seeks to minimise the loss of the best and most versatile agricultural land to ensure future food production. However, to meet our development needs it is inevitable that some agricultural land will be lost. This will need to be balanced against the relative scale of the loss and other planning factors such as sustainability and general suitability for development of the location.

3.18 High quality green infrastructure will be used to protect, enhance and create wildlife corridors to maintain ecological connectivity when greenfield land will be lost. In line with the Spatial Principles (Policy S1), the Local Plan will also maximise the use of suitable previously developed land (brownfield land), provided that it is not of high environmental value and represents a sustainable location.

Strategic Priority 4 - Ensuring sustainable patterns of development and protecting the Green Belt

3.19 National planning policy includes a presumption in favour of sustainable development requiring Local Plans to plan positively to meet local development needs. In line with national policy and the Evidence Base, the policies and allocations in the Local Plan will ensure that new development takes place in a sustainable way by balancing the key economic, social and environmental dimensions.

3.20 The Local Plan will follow the national planning policy approach of sustainable development to ensure that appropriate development can be approved without delay. A sustainable development should meet the needs of the present, without comprising the ability of future generations to meet their own needs. A balance needs to be struck between the need for, and positive benefits of, development against its impacts. This is tested through separate Sustainability Appraisals.

3.21 The Local Plan will ensure that Chelmsford can accommodate its future growth requirements and minimise the effect on the environment for example by promoting development of previously developed land in Chelmsford Urban Area and elsewhere, and accommodating some of the housing requirement on smaller sites of 1ha or less in sustainable locations.

3.22 The Green Belt is a national designation which restricts the types of new buildings, extensions and land uses in the area it covers. The Green Belt covers around 34% of the Council's area. Development allocations will be focused at settlements outside the Green Belt, informed by a Settlement Hierarchy to select sustainable locations. Other policies will provide continued protection to prevent the encroachment of growth into undeveloped areas and the coalescence of existing built-up areas.

3 - What are our Strategic Priorities?

3.23 Appropriate waste management and the supply of minerals is provided for within Essex County Council's Waste and Minerals Plans. These plans, alongside partnership working with the County Council, have informed the Local Plan process and will ensure that there is appropriate management of waste and that any mineral reserves are not sterilised by future development where the development is not necessary, and their prior extraction is practical and environmentally feasible. The Local Plan will also be consistent with the requirements of the South-East Inshore Marine Plan. Regard should also be had to relevant waste management Government guidance such as the Waste Development Industry Code of Practice (DoWCoP).

Strategic Priority 5 - Meeting the needs for new homes

3.24 Chelmsford is a largely affluent area where average house prices and rents are high, sustained by high demand. As with much of the South East of England, this creates an affordability issue as the cheapest homes are less affordable to those on lower incomes.

3.25 There is significant demand for affordable housing (particularly rented affordable) or first homes for first time buyers or those on lower incomes. There is also demand for specialist residential accommodation. The Local Plan will need to ensure the provision of sufficient and appropriate housing to meet local housing needs and the requirements identified through the Gypsy and Traveller Accommodation Assessment (GTAA) and for Travelling Showpeople plots and Gypsy and Traveller pitches. The ageing population also means that the Local Plan needs to provide the right type of homes, including independent living accommodation for older people (55+), supported housing for adults with learning or other disabilities and appropriate support services as well as sufficient healthcare facilities to support both older residents and the population as a whole in the period to 2041.

Strategic Priority 6 - Fostering growth and investment and providing new jobs

3.26 The economic vitality of Chelmsford and the success of its businesses are fundamental to improving the prosperity and quality of life of local residents. The Local Plan needs to ensure that Chelmsford's businesses thrive, continue to innovate and can be even more productive and resilient; and that Chelmsford fosters new economic growth and new jobs to meet forecast local needs generated by the growing population.

3.27 Unemployment is low in Chelmsford, which also has a higher proportion of managerial and professional workers compared to regional and national averages. However, Chelmsford does have a skills shortage in some sectors including healthcare, and some workers are unable to afford homes close to work. This creates additional pressure to make sure that adequate provision is made for housing in line with Chelmsford's role as a regional and sub-regional centre.

3.28 The Local Plan will seek to ensure a flexible rolling supply of employment land over the Local Plan period. Where appropriate, it will support the retention of existing designated employment areas to maintain supply and choice of employment floorspace and rural employment development opportunities, and support the growing green economy and the creative sector.

3.29 The Council will also continue to support local businesses outside the Local Plan process through its business support services and by delivering the Chelmsford Economic Strategy, to encourage a circular economy.

Strategic Priority 7 - Creating well designed and attractive places, and promoting the health and social wellbeing of communities

3.30 The Local Plan policies will seek to promote the health and wellbeing of communities for example by requiring development to contribute to creating an inclusive built and natural environment, to provide new green spaces including high quality green infrastructure and access to the countryside, to provide sport and recreation facilities and to promote active and healthy lifestyles through the enhancement of active and sustainable travel routes.

3.31 New development will need to ensure that the integrity of communities is maintained and social cohesion is promoted. New development can also help to provide new primary health services where they are most needed.

3.32 The Local Plan will also seek to ensure that all new development meets the highest standards of design. The high-quality design of new development is essential to making places more attractive, sustainable, safe and accessible. Good design can also help mitigate the impacts of climate change and air pollution, promote healthier lifestyles and build a sense of civic pride. This includes public realm improvements to create attractive places where people want to live, work and visit.

3.33 The Local Plan will further require the use of masterplans for Strategic Growth Sites and encourage design codes where appropriate for strategic scale developments.

3.34 Large scale developments involve long term project development and management which should involve the new community. Community involvement is key to the success of new communities and could include management of community facilities, creation of gardens or orchards, and land trusts, as has been successfully demonstrated at Chelmsford Garden Community. Provision and management of well-supported community facilities will assist in ensuring sustainable and energy efficient development which is fit for the future.

Strategic Priority 8 - Delivering new and improved strategic and local infrastructure

3.35 The continued growth and popularity of Chelmsford is placing pressure on existing strategic infrastructure. This includes pressure on transport infrastructure, the potential for increased flood risk and greater pressure on resources such as water and waste services.

3.36 In parts of Chelmsford, existing local infrastructure such as schools and healthcare facilities are at, or near to, capacity. Much existing infrastructure therefore has little spare capacity to cope with population growth and new housing and employment development.

3.37 The Local Plan will seek to ensure that necessary new or upgraded strategic and local infrastructure and facilities are provided alongside the development of new residential communities including education, police, ambulance and fire and rescue, primary healthcare provision, recycling facilities and appropriate drainage, as well as community facilities such as halls and places of worship. It will also ensure that appropriate levels of open space, sports and leisure provision, such as multi-use facilities, are provided as part of development to meet the needs of residents.

3.38 The Strategic Growth Site policies within the Local Plan set out the local infrastructure required to support the identified growth. To support this the Infrastructure Delivery Plan (IDP) identifies the infrastructure needed to support the planned development and contains details regarding its phasing and costing.

3 - What are our Strategic Priorities?

3.39 One of the most challenging strategic infrastructure requirements is ensuring the transport network is sufficient to accommodate future growth. Many of the existing roads in the City Centre are at, or near to, capacity. Much existing transport infrastructure therefore has little spare capacity to cope with population growth and new housing and employment development. However, capacity to transport people exists on sustainable and active travel networks such as bus, walking and cycling. Subsequently, capacity in certain areas may come about from promoting a change in behaviour, for example in how people choose to travel.

3.40 Consultants, Ringway Jacobs, through Essex County Council has undertaken transport modelling to help support the proposals in the Local Plan. The Local Plan evidence base comprises a series of traffic modelling reports including a specific report on this review of the Local Plan. The traffic modelling report follows on from earlier assessments of the adopted Local Plan and this current review. The modelling outputs indicate that the patterns and severity of congestion across Chelmsford would remain broadly consistent regardless of differences in Local Plan development allocations and the mitigation measures identified. Further work is being undertaken to consider the likely traffic impact on local junctions most affected by the allocation sites and the mitigation measures to help to improve the performance at the junctions. The results of this additional modelling work will inform the review of the Local Plan.

3.41 The Council has worked alongside Essex and Suffolk Water and Anglian Water to produce a Water Cycle Study to ensure there is sufficient capacity for water supply and waste water management, and identify any gaps in capacity.

3.42 Some parts of Chelmsford are also without access to high-speed broadband. Throughout the Local Plan period the Council will work with stakeholders to help promote gigabit broadband communications in all new developments, where it is viable to do so.

3.43 The Council will use Community Infrastructure Levy (CIL) (and/or its successor) receipts and planning conditions or legal agreements to ensure the provision of infrastructure. The Council will also work with infrastructure providers to facilitate the timely provision of infrastructure needed to support development. Where necessary this will involve suitable phasing of development and forward funding of its supporting infrastructure. Working in partnership with other councils in Essex which are promoting strategic levels of growth, there are opportunities to maximise future investment for strategic infrastructure funding.

Strategic Priority 9 – Encouraging resilience in retail, leisure, commercial, and cultural development

3.44 Jobs in retail are focused in Chelmsford City Centre, South Woodham Ferrers Town Centre and Principal Neighbourhood Centres. Chelmsford City Centre attracts shoppers and visitors from well beyond the Council's area boundary.

3.45 Chelmsford City Centre is by far the largest centre within the Local Plan area, and as such provides a range of functions, services and facilities. Chelmsford City Centre has recently seen a significant expansion through the development of the Bond Street centre on former car parks to the east of the High Street comprising 27,900sqm of new retail and leisure floorspace.

3.46 Developments such as the new Bond Street development, Bus Station, former Marconi Site, former Anglia Ruskin University Central Campus, and the Cricket Club have assisted

3 - What are our Strategic Priorities?

the City Centre in being a vibrant place both during the day and in the evening. As well as a wide range of residential development in the City Centre there is a focus for shopping, major employment, civic and administrative functions, arts, culture and leisure and a centre of excellence for education and healthcare. The Council will continue to encourage investment in major new infrastructure, retail, office, arts, leisure and cultural facilities to build upon past success.

3.47 Comprehensive leisure services are provided by the Council and through the private sector. These include a wide range of sports and recreation facilities, including two cinemas, Chelmsford City Racecourse, a large variety of sports facilities and extensive improvements to the flagship Riverside Ice and Leisure Centre.

3.48 There is evidence that the retail offer of South Woodham Ferrers Town Centre could benefit from enhancements and investment to meet the requirements of customers, businesses and visitors.

3.49 The Council will continue to support new and enhanced retail, leisure and commercial development through protecting existing assets and supporting appropriate growth in these sectors.

3.50 The Council is keen to ensure that all parts of Chelmsford are vibrant and successful with continued new facilities and by encouraging investment in Chelmsford's arts and culture. To this end the Council has also developed a vision to promote integrated enhancement of the West End quarter of Chelmsford City Centre. This area has a diverse mix of uses, acts as an important transport interchange and includes important civic functions, yet parts of the area have a rundown appearance and feel severed from the City Centre. The vision for the West End makes recommendations for enhancements in the future to provide an attractive and distinctive quarter. Culture Chelmsford, an independent charity, has also been established to work in partnership with the Council to strengthen Chelmsford's cultural identity. Through close engagement with the public and stakeholders, the mutual objective is to inspire participation in the arts and culture, to build awareness of Chelmsford's historic heritage and to ignite interest in developing creative and cultural legacies for the future. The Trust has led on developing a shared Cultural Strategy to implement a 10-year vision for the whole of the Council's area.

3.51 Work is also continuing on implementation of the Plan for Improving Rivers and Waterways in and around Chelmsford, to improve the appearance, attractiveness and recreational use of Chelmsford's rivers and waterways, and some of its ambitions have been translated into policy.

4 - Our Vision and Spatial Principles



4.1 Taking into account the Strategic Priorities, this Section sets out the long-term Vision and Spatial Principles for managing and accommodating growth within Chelmsford up to 2041 and beyond.

Vision for Chelmsford

4.2 Our Vision for Chelmsford sets out the kind of place we want to be in 2041:

Guiding Chelmsford's growth towards a greener, fairer and more connected community.

Through the Vision, by 2041, Chelmsford will continue to:

- be an area for significant growth, achieving sustainable housing and employment development and providing new homes and jobs to meet a range of needs
- support a strong and expanding economy including supporting the growth of the construction, clean energy, advanced manufacturing and engineering, digi-tech, life sciences and health and care, and professional and support sectors
- have a City Centre which continues to be a leading shopping and leisure destination, with an enhanced mix of vibrant and successful cultural, retail, leisure and residential use
- revitalise South Woodham Ferrers Town Centre by enhancing its retail, cultural and leisure offer
- be a place with an improving transport system offering enhanced connectivity for all through active and sustainable travel leading to modal shift
- support sustainable new development including the new Beaulieu Park Rail Station, expanded Park and Ride sites, capacity improvements to the Army and Navy Junction and strategic highway improvements
- move towards a net zero carbon future for Chelmsford seeking to mitigate and adapt to climate change and to promote the sustainable use of natural resources
- maximise opportunities for active and sustainable transport by providing increased opportunities for active and sustainable travel including walking, cycling and public transport
- provide new and expanded infrastructure, services and facilities to support new development, including the provision of new education, healthcare and police facilities and multifunctional green/blue infrastructure
- deliver Biodiversity Net Gain and wider environmental net gains, that forms an important component of nature recovery
- have residents benefiting from healthier, more inclusive and active lifestyles, in healthy living environments which reduce health inequalities
- deliver developments that respect the character and local distinctiveness of the area and that are well designed
- protect and enhance the rich and diverse built, historic and natural environment including the coast
- maximise the conservation value and enjoyment of Chelmsford's unique Green Wedge, riverbanks, canals and waterways including Sandford Mill
- be a centre of excellence for education and skills development with high-performing schools, University and a School of Medicine

4 - Our Vision and Spatial Principles

- achieve the urban renewal and regeneration of Chelmsford Urban Area and City Centre
- support the rural economy with vibrant and sustainable rural areas
- build on success and facilitate the sustainable growth of the area
- facilitate the provision of gigabit broadband
- be a vibrant, attractive and a desirable place to live, work, visit and study in.

Spatial Principles

4.3 The following Spatial Principles will guide how the Strategic Priorities and Vision will be achieved. They will underpin spatial planning decisions and ensure that the Local Plan focuses growth in the most sustainable locations. In particular, they will also contribute to delivering the Council's response to the declared climate and ecological emergency, focus on health and wellbeing, and secure the enhancement and extension of the City's Green Infrastructure Resource.

STRATEGIC POLICY S1 – SPATIAL PRINCIPLES

The Council will require all new development to accord with the following Spatial Principles where relevant:

- 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.**

Reasoned Justification

4.4 The Council has assessed its development requirements for the period to 2041. This development growth needs to be managed to ensure sustainable development is achieved. Therefore, to manage this change, a series of Spatial Principles have been established. The Spatial Principles are not listed in order of preference or priority but are all interrelated and when considered together will shape the Council's Spatial Strategy. They will be applied as relevant to all development proposals and related applications.

a) Locate development at well-connected and sustainable locations

4.5 Development will be focused at well-connected locations for example along strategic transport corridors, close to existing local services and in areas with a good level of existing or proposed transport infrastructure including active and sustainable transport opportunities. This will help reduce the need to travel and encourage the use of non-car modes.

4.6 Creating development that is accessible by different modes of transport, especially walking and cycling and the use of public transport is essential in promoting sustainable development as it reduces car dependency. An important policy tool to achieve this is the modal hierarchy (a prioritised list of transport modes). All major development should follow the modal hierarchy by providing access for all of the following:

- i Walking and providing access for people with mobility impairment
- ii Cycling
- iii Public transport
- iv Powered two wheelers
- v Commercial vehicles including taxis
- vi Car sharing
- vii Private cars.

b) Protect the Green Belt from inappropriate development

4.7 The extent of the Green Belt in Chelmsford is already established in the Council's adopted Local Plan and national planning policy is clear that the boundaries should only be altered in exceptional circumstances. The Green Belt will be protected as it provides the strongest possible planning policy to prevent the encroachment of urban growth into open undeveloped areas and the coalescence of existing built-up areas. Inappropriate development is harmful to the Green Belt and should not be approved except in very special circumstances, as set out in the NPPF.

c) Promote the use of suitable previously developed land for development

4.8 In order to make the best use of land and to ensure that new development is located in sustainable locations, there is a need to make the most of previously developed land, provided that it is not of high environmental value and represents a sustainable location.

4.9 By their very nature, previously developed sites in urban areas can be well served by existing infrastructure but they may also be subject to constraints related to their precise uses or surroundings. These can include sites being in multiple ownership, the high cost of land, demolition of existing buildings and site remediation works. As such, redevelopment of some previously developed land can take a long time to become deliverable. There are a number of previously developed sites in the Chelmsford Urban Area which will be suitable for redevelopment over the Local Plan period. This reflects changes in the national and local economy resulting in land becoming derelict, under-used or no longer viable.

4.10 Encouraging the effective re-use of suitable previously developed sites will only meet a limited proportion of our overall needs for new homes and jobs and will not necessarily deliver significant infrastructure improvements. Where appropriate and viable, development on sustainable previously developed sites should be optimised, including the use of higher densities, particularly near public transport interchanges. However, there remains a need to allocate significant new development on greenfield sites to meet future development needs.

4 - Our Vision and Spatial Principles

d) Continue the renewal and enhance the vitality of Chelmsford City Centre and its Urban Area

4.11 To ensure the continued urban renaissance and renewal of Chelmsford City Centre and its surrounding Urban Area, previously developed sites will be allocated for new development including new residential, employment and mixed use developments. This will assist in urban regeneration by re-using derelict and other urban land in Chelmsford, which together with the promotion of city greening through the Green Infrastructure Strategic Plan, will help it transform into an even more vibrant and successful place.

e) Focus development at the higher order settlements outside the Green Belt and respect the existing development pattern and hierarchy of other settlements

4.12 Strategic development will be focused in accordance with a Settlement Hierarchy by directing the new development growth in or around Chelmsford City Centre/Urban Area, some Key Service Settlements and other sustainable settlements outside the Green Belt. The existing settlement pattern should be respected so development does not sprawl into nearby settlements undermining their distinct and separate identities, and to prevent more isolated development which is severed or with poor connectivity.

f) Respect the character and appearance of landscapes and the built environment, and preserve or enhance the historic and natural environment and biodiversity

4.13 Chelmsford contains a number of rich and varied landscapes and new development proposals will need to respect their character and appearance and their role for wildlife and increasing biodiversity. The river valleys where they permeate into Chelmsford Urban Area have a unique role and function and are identified as the Green Wedge. New development proposals will also need to respond to the character and appearance of the built environment in particular to preserve or enhance the historic environment.

g) Locate development to avoid or manage flood risk and reduce carbon emissions

4.14 The Local Plan will seek to reduce the risk to people and the built and natural environment from flooding by discouraging inappropriate development in areas at known risk from flooding. The Council will apply a sequential risk-based approach to new development in line with national policy and the Strategic Flood Risk Assessment. New development will be focused in areas where there is no or low risk of flooding. Where this is not possible, then the Sequential Test will be applied as outlined in the NPPF, followed if necessary by the Exception Test. New development should also ensure that it does not exacerbate or create flood risk elsewhere. It should demonstrate it will be safe for its lifetime. The Sequential Test and (Exception Test where applicable) have been undertaken for Local Plan site allocations. The location of development and its proximity to existing or proposed services and community facilities will make an important contribution to reducing carbon emissions.

h) Ensure development is served by necessary infrastructure and encourage innovation

4.15 The provision of infrastructure, services and facilities that are identified to serve the needs arising from new development, should be provided in a timely and, where appropriate, phased manner to serve their occupants and users. This will include maximising the efficient use of existing infrastructure and securing forward-funded infrastructure that supports new development such as the provision of new schools and innovative solutions for active and sustainable travel.

i) Locate development to utilise existing and planned infrastructure effectively

4.16 The Council will actively engage with partners to maximise the opportunities presented through new development to help fund and deliver new and improved infrastructure necessary to mitigate the impact that arises from new development, especially where significant new greenfield housing development is required. Infrastructure includes roads and other transport facilities, education and healthcare facilities, flood defences, open spaces and cultural and recreational facilities.

j) Ensure development is deliverable

4.17 The Local Plan as a whole including supporting infrastructure must be deliverable and viable. The Council will also need to demonstrate a five-year supply of deliverable housing land, in accordance with national policy.



5 - Creating Sustainable Development

5.1 This Section sets out the Strategic Policies that underpin and guide the Council's Spatial Strategy by addressing climate change, promoting social inclusion, conserving and enhancing the historic and natural environment and safeguarding community assets. New Strategic Policies have been added, numbered S14 to S17. However, they have been shown in the order they will appear, and all the Strategic Policies will be renumbered in the final plan.

Addressing sustainability

5.2 The achievement of sustainable development is at the heart of the planning system. Through its policies and proposals, the Council will secure new development that fulfils the three dimensions of sustainable development: economic, social and environmental.

5.3 In addition, the need to address climate change and ensure that new development contributes towards improved quality of life and wellbeing are important structuring elements. There is a need to balance these objectives with the amount of new development which is proposed within the Local Plan period.

STRATEGIC POLICY S2 – ADDRESSING CLIMATE CHANGE AND FLOOD RISK

The Council, through its planning policies and proposals that shape future development, will seek to mitigate and adapt to climate change. In addressing the move to a net zero carbon future for Chelmsford, the Council will seek new development that:

- Reduces greenhouse gas emissions
- Results in net zero carbon emissions and exceeds Building Regulations Parts F and L in accordance with Policy DM31
- Promotes the efficient use of natural resources including use of integrated water management techniques
- Reduces the need to travel and provides for active and sustainable transport modes
- Provides opportunities for renewable and low carbon energy technologies and schemes
- Provides opportunities for decentralised energy and heating systems
- Encourages design and construction techniques which contribute to climate change mitigation and adaptation
- Minimises impact on flooding and over-heating
- Protects and provides opportunities for well-connected multifunctional green and blue infrastructure including city greening, woodland creation, tree planting, and new habitat creation
- Assists the delivery of Biodiversity Net Gain that will deliver mitigation and adaptation benefits.

5 - Creating Sustainable Development

The Council will require that all development is safe, taking into account the expected life span of the development, from all types of flooding and appropriate mitigation measures are identified, secured and implemented. New development should not worsen flood risk elsewhere.

Reasoned Justification

5.4 The global climate is changing and the NPPF makes it clear that mitigating and adapting to climate change is a core planning principle to the achievement of sustainable development. Greenhouse gas emissions from human activity is widely believed to be the main cause of climate change, especially carbon dioxide and nitrogen oxides being emitted from the burning of fossil fuels such as oil, gas and coal. There has been a global increase in temperature and episodes of severe and sustained rainfall and increased river flows which are likely to affect the nature and frequency of flooding. This is consistent with projections of climate change.

5.5 The Council declared a Climate and Ecological Emergency on 16 July 2019. Essentially this declaration represents a commitment to take appropriate action to make the Council's activities net-zero carbon by 2030. In January 2020, the Council agreed a Climate and Ecological Emergency Action Plan with an initial focus on fifteen key areas of activity. It is aimed at:

- reducing carbon emissions
- lowering energy consumption
- reducing waste and pollution
- improving air quality
- greening Chelmsford
- increasing biodiversity
- encouraging more active and sustainable travel choices.

5.6 Essex as a whole has been identified as a large area of water stress by the Environment Agency. Given that the southern part of the East of England has been earmarked for extensive development, this will generate increased demand for water resources adding pressure on an already dry area.

5.7 To mitigate the impacts of climate change, the Climate Change Act 2008, as amended, commits the UK to reducing the UK's greenhouse gas emissions by 100% below 1990 levels, to achieve 'net zero' by 2050. This is a very challenging target and local plans present an obvious opportunity to help meet this target e.g. decarbonisation of transport, promoting green infrastructure including city greening, and by shaping the location and design of new development, including measures to promote renewable and low carbon energy developments, water and energy efficiency such as insulation, living walls/roofs, passive solar design, tree planting, Sustainable Drainage System (SuDS) and providing resilient ecological networks. Such measures will also assist in minimising over-heating in developments.

5.8 Essex County Council set up the Essex Climate Action Commission (ECAC) to advise on Essex's response to climate change. The commission published its report '[Net-Zero: Making Essex Carbon Neutral](#)' in July 2021, and this set out a comprehensive plan to:

- reduce the county's greenhouse gas emissions to net zero by 2050, in line with UK statutory commitments
- make Essex more resilient to climate impacts such as flooding, water shortages and overheating
- enhance biodiversity and the natural environment by creating natural green infrastructure across 30 per cent of all land in Essex by 2040.

5.9 Essex County Council is working alongside the Council to secure the highest standards required to address climate change and net carbon zero development. The Chelmsford Council Water Cycle Study (February, 2024) recommends the use of integrated water management techniques to address the challenge of water stress in the Council's administrative area.

5.10 Areas of flood risk include risk from all sources of flooding - including from rivers and the sea, directly from rainfall on the ground surface and rising groundwater, overwhelmed sewers and drainage systems, and from reservoirs, canals and lakes and other artificial sources.

5.11 The Council will require that development is protected from flooding and that appropriate measures are implemented to mitigate flood risk both within the development boundary and off-site in all flood zones, and to ensure that the development remains safe throughout its life. In line with Policy DM18, development within areas of flood risk will be required to provide a safe dry refuge above 0.1% (1 in 1000) AEP with an allowance for climate change and a safe means of access or suitably manage risk through some other means. At a development site level, mitigation measures can include SuDS, the use of permeable hardstanding materials and landscaping. At a strategic level, to reduce flood risk within Chelmsford City Centre, the Council will work with the Environment Agency to put in place strategic flood defence measures upstream from Chelmsford Urban Area on the Rivers Can and Wid (the Future Flood Resilience scheme) and, in appropriate circumstances, local flood protection measures within development sites. Developments should accord with latest technical guidance, or as updated and amended, including The Environment Agency's Approach to Groundwater Protection; The CIRIA C753 SUDS Manual; and Sustainable Drainage Systems: Non-Statutory Technical Standards.

5.12 In considering proposals for development the Council will follow a sequential risk-based approach, including the application of the "exception test" where some continuing development is necessary for wider sustainable reasons. The Sequential Test should consider flood risk from all sources, when considering whether development in that location is appropriate.

5.13 Climate change including sea level rise is likely to increase pressure on the management of coastal habitats and coastal communities along Chelmsford's coastal fringe around South Woodham Ferrers. The current Essex and Suffolk Shoreline Management Plan aims to reduce the threat of flooding and erosion to dwellings, key infrastructure and tourism facilities. This and other relevant policies in the Local Plan help to support the implementation of the Essex and Suffolk Shoreline Management Plan.

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5.14 The Marine Management Organisation (MMO) adopted its South East (Inshore) Marine Plan in June 2021. It includes land to the south of South Woodham Ferrers. The Marine Plan's jurisdiction overlap with the Council's responsibilities (which extend to mean low water) and due regard must be given to the Marine Plan. The South East (Inshore) Marine Plan, must be considered alongside the Local Plan, to provide a consistent approach for planning on land, and within the inter-tidal and marine environment.

STRATEGIC POLICY S14 – HEALTH AND WELLBEING

The Council is committed to improving the health and wellbeing of our residents and communities, promoting more active and healthier lifestyles, creating healthy living environments and reducing health inequalities through high quality placemaking.

The Council will achieve this by ensuring that new development:

- **Contributes towards the strategic priorities of the Chelmsford Health and Wellbeing Plan to help reduce inequalities including health**
- **Has good access to services and facilities to support daily life and provide for the needs of their communities including education, employment, retail, public transport, healthcare, social, community and greenspace**
- **Is well designed to create safe, inclusive and accessible places for all users and encourage social interaction and wellbeing**
- **Creates opportunities for healthy and active lifestyles including access to and the provision of new multifunctional green and blue infrastructure, spaces for play, recreation and sports, and better active travel including provision for safe, attractive and well-connected pedestrian and cycle routes**
- **Provides good quality housing both externally and internally, to provide a healthy living environment now and in the future**
- **Supports the provision of cultural infrastructure and public art to create a sense of place and identity**
- **Is climate resilient and as sustainable and energy efficient as possible to promote healthy environments**
- **Provides opportunities for access to nature to support physical and mental health**
- **Provides appropriate mitigation to avoid harmful health impacts/emissions.**

In addition to the above, all new strategic scale residential development (defined as development for 100 or more units) will be required to demonstrate how they have considered the following in their place making objectives:

- **Opportunities for community involvement in the long-term management and stewardship of the new development**
- **Opportunities for growing food such as allotments, community gardens and orchards to improve access to local healthy food**
- **Creation of walkable neighbourhoods to support people to live healthy lifestyles having regard to the Essex Design Guide - a New Development Model for Essex**
- **Livewell Development Accreditation Scheme**

- **Creation of a physical environment where people have the resilience to cope with life's changes such as a dementia friendly environment**
- **Incorporation of Sport England and National Design Guide Active Design principles**
- **Provision of a mix of uses on site that support daily life including education, employment, retail, public transport, healthcare, social, community and greenspace**
- **Opportunities to make a significant positive contribution to health and wellbeing.**

For development of 50 or more residential units and non-residential development in excess of 1,000 sqm (excluding agricultural buildings) a Health Impact Assessment will be required to assess the likely positive and negative impacts on the health and wellbeing of different groups in the population and on existing health services and facilities. The assessment should include recommendations on how positive health impacts could be maximised and negative impacts on health and inequalities avoided or mitigated. The Council will require Health Impact Assessments to be prepared having regard to the most up to date advice and best practice for such assessments. Where significant impacts are identified, planning permission will be refused unless measures to meet the health service requirements of the development are mitigated.

Developments which will have an unacceptable significant adverse impact on health and wellbeing which cannot be mitigated, or that fail to offer reasonable provisions, will be refused.

Reasoned Justification

5.15 Spatial planning and health and wellbeing are intrinsically linked. The health and wellbeing of individuals and communities is affected by a wide range of factors. Health and wellbeing can be encouraged and improved through high quality planning, design and management of the environment providing convenient local healthcare services; public and open spaces and natural environments to encourage people to be physically active encouraging community participation; ensuring developments embody the principles of lifetime neighbourhoods and promote independent living; promoting access to healthy and locally sourced food; and encouraging active travel, most particularly cycling and walking for healthy lifestyles.

5.16 The Chelmsford Health and Wellbeing Plan has identified five key health and wellbeing priorities. These are to reduce excess weight and obesity and increase physical activity in adults and children, alleviate loneliness and social isolation, improve poor housing, enabling people to age well in Chelmsford and to reduce alcohol, substance misuse and behavioural addictions. These can all impact our physical and mental health.

5.17 The Council will work to improve the health and wellbeing of residents and communities by working in partnership with the NHS and Public Health to ensure residents and communities can access high quality primary and secondary health care services and that new and improved services are put in place, where appropriate, to serve the growing population; particularly for vulnerable groups and communities. The Council will also monitor the wider health and wellbeing outcomes using the Thriving Places Index.

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5.18 The design and masterplanning of development proposals will embrace the role they can play in supporting healthy lifestyles by facilitating participation in sport and physical activity. All development proposals should embed the Sport England and National Design Guide Active Design principles. There should be particular regard to the sections relating to local identity and distinctiveness, mixture of housing type and tenure, internal and external layouts and walkable neighbourhoods with good access to a mix of uses and facilities.

5.19 The NPPF recommends that local authorities should consider opportunities to support people to live healthy lifestyles including planning for an environment that helps promote active travel and physical activity. Good quality infrastructure encourages active travel and the use of public transport. Improved active travel corridors and access to public transport makes it easier for our residents and communities to use healthier travel choices which help prevent excess weight and obesity. All new and improved walking and cycling routes should be designed to ensure they are coherent, direct, safe, comfortable and attractive.

5.20 Climate change impacts health directly through extreme weather conditions and events. In the UK, the effects of climate change will not be felt equally and are likely to increase health inequalities. There are significant health opportunities in the response to climate change. Many of the solutions to address climate change, such as promoting more sustainable and active travel and healthy sustainable diets are interventions that also bring benefits to health. Climate change is increasing global temperatures by increasing the periods and frequency of high temperatures. Buildings can be kept cool during hot weather either through passive building design or energy-intensive methods to control internal temperatures. There are a number of negative health impacts caused by high indoor temperatures and overheating. High quality buildings are comfortable and healthy and should be both cool in the summer and warm in the winter. The buildings should have good fresh air ventilation and circulation, good levels of natural light and be protected from climate impacts such as flooding and overheating. Well-designed homes and buildings provide high quality functional, accessible and sustainable internal and external spaces for their residents and users positively promoting health and wellbeing. More information about the creation of sustainable buildings can be found in the National Design Guide, Making Places SPD and the Essex Design Guide.

5.21 Investment in cultural buildings, places and spaces, the arts and public art and its associated infrastructure can provide improved and new cultural experiences for our residents and communities improving their health and wellbeing. Collaboration between the Council, local health providers, voluntary sector and key stakeholders will help embed culture into new and existing communities across Chelmsford.

5.22 Community allotments, gardens and orchards provide learning opportunities about how to grow food and eat local fresh produce when it is in season. They also help to improve physical and mental health and wellbeing by being outdoors. More information about healthy eating and improving access to good quality food is set out in the Chelmsford Food Plan, adopted by the Council in 2023.

5.23 Walkable neighbourhoods are designed to prioritise walking and cycling enabling access to facilities and services without needing to use the private car. The co-location and concentration of retail, community and associated uses to support linked trips should be promoted as they would result in creating multiple reasons to visit a destination, minimising the number and length of trips and increasing the awareness and convenience of opportunities to participate in leisure, sport and physical activity. Development proposals should have

regard to the Essex Design Guide and supplementary guidance (A New Development Model for Essex, October 2023).

5.24 The built and natural environment also has an important role to play in maintaining people's health, wellbeing and independence and their resilience to cope with life's changes including those with dementia. The local environment is a fundamental factor contributing to the quality of life of all people, which can either be enabling or disabling. Having access to amenities like local shops, doctors, post offices and banks within easy, safe and comfortable walking distances helps people feel connected. For people with dementia, it can also help them to live independent and fulfilling lives for longer. It is also important to consider the significant role that consistency and familiarity plays in giving people confidence and helping them to feel safe, especially older people and those with dementia. This can be as simple as the purpose of a building being obvious or having clear lines of sight through a development. Other design principles which developers should adhere to include ensuring that developments are accessible to those with both visible and hidden disabilities including dementia including familiarity, legibility, distinctiveness, accessibility, comfort and safety.

5.25 Developers are encouraged to apply for their developments to be awarded Livewell Development Accreditation. The scheme encourages developers to promote the physical and mental health of residents when designing and building new developments. The voluntary scheme recognises the wider factors that impact on health and wellbeing including access to healthier food, support for local employment and education facilities and inclusive communities.

5.26 Residents and the users of new development will have an impact upon the health services and facilities that are provided in the Council's administrative area. Likewise, through the design of new development, healthy living can be promoted. The extent of these impacts needs to be assessed to ensure that adequate health services continue to be provided for the community as a whole. For development of 50 or more units and non-residential development in excess of 1,000 sqm (excluding agricultural buildings) which have relatively little impact upon health and wellbeing and health services, a rapid or desktop assessment may be sufficient to satisfy the requirements of this policy. For larger scale developments and developments where a rapid or desktop assessment indicates more significant impact upon health and wellbeing and health services, a comprehensive Health Impact Assessment (HIA) will be required. A comprehensive HIA can include matters such as housing quality and design, access to healthcare services and other social infrastructure, access to open spaces and the natural environment, air quality and noise impact, accessibility and travel options, crime reduction and community safety, access to healthy food, social cohesion and minimising the use of resources. Early engagement with the Council's and Essex County Council's public health officers is recommended prior to commencement of an HIA to help ensure that the HIA can inform proposals effectively. The Council will liaise with the Mid and South Essex Integrated Care System and Essex County Council Health and Wellbeing Services when assessing the scope and scale of likely impacts. A HIA should be prepared following the current best practice advice and reflect the most up to date evidence. Further details on preparing HIAs can be found in the Health Impact Assessment section of the Essex Design Guide.

STRATEGIC POLICY S15 – CREATING SUCCESSFUL PLACES

Development that is designed to be attractive, high quality, accessible, inclusive and safe will be supported.

Reasoned Justification

5.27 High quality design of new development is essential to making places more attractive, sustainable, safe and accessible, and should be at the heart of every development. New development is not only about the buildings, but how they fit together, the spaces between them, and how the development is experienced. This sense of place does not arise by accident, but by careful application of all aspects of high quality, beauty and sustainability. Good design can also help to mitigate the impacts of climate change, promote healthier lifestyles and build a sense of civic pride.

5.28 Masterplans will be required for Strategic Growth Sites, and they may also be appropriate for constrained or sensitive sites. Masterplans are separate from the planning application process. An approved masterplan must be in place for the relevant site prior to the determination of any planning application, and should set out the development principles and supporting evidence. Some allocated sites have existing masterplans/design briefs. The Council will review and consider whether they are relevant and/or still up-to-date to determine whether further masterplanning is required and whether the masterplan process can be adapted to take account of them. The use of planning briefs or design coding may be required for smaller sites to provide a framework for development and clear guidance for design requirements.

5.29 Development proposals should have regard to the National Design Guide and National Model Design Code (September 2019) which offers general guidance on achieving high quality places and spaces. In addition, regard should be had to the Council's Making Places SPD. Making Places offers detailed guidance on achieving the required policy standards within the Local Plan and sets out local design guidance relevant to Chelmsford – in particular for the natural environment, movement, public spaces, built environment, sustainable design and construction, and adaptable buildings. Development proposals should also have regard to the Essex Design Guide which provides key design principles and advice across a wide range of topics to inform the plan making and planning application decision making process.

5.30 The Council encourages developments to be inclusive to accommodate all users, placing people at the heart of the design process.

5.31 Development is not only about creating a successful new place, but also securing its long- term future. New large Strategic Growth Sites should have long-term place keeping arrangements which involve community engagement and involvement in the management and enhancement of public spaces and community assets so residents are at the heart of the community, alongside developer commitment to creating and maintaining a legacy for future generations.

STRATEGIC POLICY S3 – CONSERVING AND ENHANCING THE HISTORIC ENVIRONMENT

The Council will conserve and where appropriate enhance the historic environment recognising the positive contribution it makes to the character and distinctiveness of Chelmsford through the diversity and quality of heritage assets. This includes wider social, cultural, economic and environmental benefits.

The Council will designate and keep under review Conservation Areas in order to preserve or enhance their special architectural or historic interest with an emphasis on retaining and where appropriate improving the buildings and/or features that make a positive contribution to their character or appearance.

The Council will conserve or enhance the significance (including any contribution made by its setting) of Listed Buildings, Scheduled Monuments and Registered Parks and Gardens with an emphasis on preserving and where appropriate enriching the social, cultural, economic and environmental benefits that these heritage assets provide.

The Council will seek the protection, conservation, and where appropriate and important to their significance, re-use and/or enhancement of historic places and sites on the Heritage at Risk Register and the local buildings at risk register.

When assessing applications for development, the Council will place great weight on the preservation or enhancement of designated heritage assets and their setting. The Council will encourage applicants to put heritage assets to viable and appropriate use, to secure their future preservation and where appropriate enhancement, as appropriate to their significance. Policy DM13 sets out how the Council will consider proposals affecting the different types of designated heritage assets and their significance.

The Council will seek to conserve and where appropriate enhance the significance of non-designated heritage assets and their settings, which includes buildings, structures, features, gardens of local interest and protected lanes. Policy DM14 sets out the Council's approach to the protection and retention of these assets.

Chelmsford contains a number of sites of archaeological importance. As set out in Policy DM15, the Council will seek the preservation and where appropriate enhancement of sites and their setting of archaeological interest.

Reasoned Justification

5.32 Chelmsford has a rich and diverse heritage. It has many heritage assets which are worthy of protection for their significance and for their contribution to the special character of Chelmsford. Within Chelmsford's administrative area there are 1,011 listed buildings. There are also 25 Conservation Areas, 19 Scheduled Monuments, and 6 Registered Parks and Gardens all of which are shown on the Policies Map. With the exception of Conservation Areas, these designated heritage assets are identified within the National Heritage List for England.

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5.33 Buildings are listed on the basis of their special architectural or historic interest. These buildings are subject to special planning controls over their demolition, partial demolition, alteration or extension in any manner which affects their special character. Within Chelmsford there are a high number of timber frame buildings from the 14th-17th centuries reflecting the prosperity of the area in this period and displaying vernacular building techniques, notably within the rural areas and village centres, such as Stock, Writtle, Boreham and Great Waltham. The survival of vernacular buildings across the administrative area contributes to its distinctiveness. There are 63 Grade I and II* listed buildings, including medieval parish churches, structures at Pleshey Castle, Henry VIII's palace at New Hall, country houses (such as Langleys, Leez Priory and Boreham House) and exceptionally complete timber frame buildings.

5.34 Conservation Areas are designated under the Planning (Listed Building and Conservation Areas) Act 1990. Conservation Areas are defined and designated by the Council. They are areas of special architectural or historic interest where the Council has a statutory duty to preserve or enhance their character or appearance. The Council will produce character appraisals and management plans for its Conservation Areas. 5 Conservation Areas cover the City Centre, 17 historic village centres, St John's Hospital and John Keene Memorial Homes and are designated for their special character.

5.35 The Chelmer and Blackwater Navigation is also designated as a Conservation Area. This historic waterway, which extends through Braintree and Maldon districts, resulted in Chelmsford's expansion and development as an industrial centre from the late eighteenth century. It is significant for its structures, including 13 locks, landscape character, leisure and recreational value.

5.36 There are 6 Registered Parks and Gardens, including an 800m long Avenue at New Hall, the rare 'canal' water feature at Boreham House and the Humphry Repton landscape at Hylands Park. The public parks at Hylands and Danbury have an important role in the distinctness of Chelmsford and social wellbeing. They also contribute to the local economy through organised events and formal and informal recreation. The Council recognises that Registered Parks and Gardens should be protected.

5.37 Archaeological and/or historical features represent a finite and non-renewable resource that are vulnerable to damage and destruction. Any works to Scheduled Monuments require the consent of the Secretary of State. There are 19 Scheduled Monuments, including a number of moated sites, Roman villas, the Iron Age Hillfort at Danbury, the late twelfth century earthwork castle at Pleshey and medieval salt works at South Woodham Ferrers. The Essex Site and Monument Record records over 2,500 archaeological sites in Chelmsford.

5.38 In addition to designated heritage assets, Chelmsford has many non-designated assets which are worthy of protection and conservation for their architectural, townscape, landscape or historic interest. The Council will continue to update a list of heritage assets which have local value. This is titled Register of Buildings of Local Value and includes buildings, structures or features of local architectural or historic interest which make a positive contribution to their locality. 564 buildings are included on the current Register of Buildings of Local Value, and 12 sites are identified on the Inventory of Design Landscapes of Local Interest prepared by the Essex Gardens Trust. Both the designated and non-designated heritage assets reflect the expansion of Chelmsford as a manufacturing and technology

centre in the early twentieth century, when Hoffmann, Marconi, and Crompton were located in the town.

5.39 A Heritage at Risk programme has been implemented by Historic England. It protects and manages the historic environment so the number of 'at risk' historic places and sites across England is reduced. The Heritage at Risk Register identifies those sites that are most at risk of being lost as a result of neglect, decay or inappropriate development.

5.40 The Council also maintains a buildings at risk register (including designated and non-designated heritage assets) and proactively works to seek their protection and conservation. Sustaining appropriate uses is part of a strategy to ensure their conservation and their economic contribution. The 2022 Buildings at Risk Register includes 12 entries. In determining planning applications, the Council will take account of the desirability of sustaining and promoting opportunities to enhance the significance of both designated and non-designated assets and their settings.

5.41 There are a number of country lanes and byways which are of historic and landscape value, and which make an important contribution to the rural character of certain areas, as set out in the Essex County Council Protected Lanes Studies. The Council intends to protect these lanes and byways by preserving, as far as possible, the trees and hedgerows, banks, ditches and verges which contribute to their character, and by resisting development proposals which have a detrimental effect upon them.

5.42 The role of historic assets can also contribute towards the area's wider green infrastructure network, to local character and distinctiveness, and the economy. The Council will seek opportunities to promote the local distinctiveness of Chelmsford through heritage interpretation, blue plaques and public art.

STRATEGIC POLICY S4 – CONSERVING AND ENHANCING THE NATURAL ENVIRONMENT

The Council is committed to the conservation and enhancement of the natural environment through the protection of designated sites and species, whilst planning positively for biodiversity networks and minimising pollution. All projects should have regard to reducing the impacts of climate change and respond to the ecological emergency, delivering multiple benefits in terms of but not exclusive to habitats, carbon storage and Natural Flood Management.

The Council will plan for a well-connected multifunctional network of green and blue infrastructure which protects, enhances and restores ecosystems and allows nature recovery across the Council's area. The garden community developments will be required to deliver 20% Biodiversity Net Gain, other qualifying new development will be required to deliver a minimum 10% Biodiversity Net Gain. The needs and potential of biodiversity will be considered together with those of natural, historic and farming landscapes, the promotion of health and wellbeing, sustainable travel, water management including water resources, and climate change adaptation.

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The Council will ensure that new development does not contribute to water pollution and, where possible, enhances water quality, and demonstrates the advancement of biodiversity and amenity interests through the provision of a range of greenspaces. Management, mitigation and compensation measures will be secured through planning conditions/obligations where necessary. Developers will need to demonstrate that sufficient waste water treatment capacity is available ahead of occupation to ensure no deterioration in the quality of receiving waters.

The Council will ensure that, where appropriate, new development seeks to improve water-related biodiversity taking account of Water Framework Directive objectives and River Basin Management Plan actions.

The Council will ensure that new development maximises opportunities for the preservation, restoration, enhancement, and connection of natural habitats in accordance with the Local Nature Recovery Strategy or future replacements.

The Council will seek to minimise the loss of the best and most versatile agricultural land (Grades 1, 2 and 3a) to major new development.

Contributions from qualifying residential developments within the Zones of Influence, as defined in the adopted Essex Recreational disturbance Avoidance and Mitigation Strategy (RAMS), will be secured towards mitigation measures identified in the RAMS.

Reasoned Justification

5.43 The Council has a duty to protect sites of international, national, regional and local nature conservation importance. The importance of these sites across the Council's area is reflected in the range of designations and reflects the specific importance of particular habitats. Designated sites include Ramsar Sites, Special Protection Areas, Special Areas of Conservation (SACs), Sites of Special Scientific Interest (SSSIs), Ancient Woodlands, Local Nature Reserves and Local Wildlife Sites. Proposals likely to have an adverse effect on sites designated for their international, European and national importance to nature conservation will require a full assessment in line with European legislation. Appropriate weight will also be given to sites pending designation.

5.44 The Environment Act, 2021, brought mandatory Biodiversity Net Gain (BNG) into law. This means that all new developments will be required to deliver a minimum 10% increase in biodiversity.

5.45 Essex Local Nature Partnership (LNP) was set up in response to the 2021 Environment Act requirement for the development of Local Nature Recovery Strategies (LNRS). Its goal is to develop a LNRS that has cross sectoral support, as well as nature recovery, resulting in more nature across Essex in the future, as mandated by the 2021 Environment Act. The LNRS will set out in detail a strategy for delivering this mandate, but overall the principle is that there is a need for better connectivity and scale to achieve nature recovery across Essex.

5.46 New development should minimise pollution of the natural environment including potential light pollution from glare and spillage on intrinsically dark landscapes and nature conservation.

5.47 The Council's 'Improvement Plan for Rivers and Waterways in and around Chelmsford' sets out opportunities to improve the appearance, attractiveness, and recreational use of these assets and to promote schemes and activities that enhance their habitat, ecological and biodiversity value.

5.48 The area's nature conservation assets form the basis for a City-wide network of green infrastructure which meets the needs and potential of biodiversity, recreation, habitat creation, amenity and sustainability (notably in respect of travel, water management and climate change) together.

5.49 The Council has developed a Green Infrastructure Strategic Plan which sets out the aspirations and opportunities to establish a green infrastructure network across the City and to promote city greening. This will include both green and blue spaces (such as, hedgerows, woodlands, parks, rivers and water courses). Objectives, standards and guidelines for its implementation aim for a City which is more ecologically diverse and robust, better connected and can meet the needs and expectations of its residents, workers and visitors.

5.50 The expansion of the City's natural assets and green infrastructure network will be secured through:

- Protecting, enhancing and restoring green infrastructure assets of all kinds, as part of a multifunctional network which reflects the needs and potential of biodiversity, natural and historic landscapes, sense of place, sport and recreation, water management, productive and healthy farming landscapes, climate change adaptation, sustainable movement, and community health and wellbeing
- Facilitating greater appreciation and use of the City's green infrastructure assets, promoting a sense of place and ownership
- Realising greater connectivity across the City through a network of high quality and accessible green spaces and corridors
- At the landscape and local scales planning and managing networks of natural and cultural assets to conserve, enhance and restore ecosystem function and human wellbeing
- Securing a step-change in environmental quality and performance to meet the goals of sustainable development, quality of life enhancement and climate change adaptation
- Where appropriate planning positively for the creation, protection, enhancement and management of networks of biodiversity and green infrastructure.

5.51 New development in particular will be expected to incorporate multifunctional greenspaces which provide for biodiversity, recreation and sustainable travel, whilst helping to reduce pollution through the use of Sustainable Drainage Systems (SuDS). In addition, new development should seek to improve water-related biodiversity taking account of Water Framework Directive objectives and River Basin Management Plan actions. Appropriate mitigation measures will be required on sites where protected species are impacted by development.

5.52 Provision will include new strategic greenspaces which will be of City-wide importance including three new Country Parks in East Chelmsford, East Chelmsford Garden Community (Hammonds Farm) and North East Chelmsford and areas for future recreation use/SuDS to support strategic site allocations in Great Leighs, East Chelmsford, East Chelmsford Garden Community (Hammonds Farm), North East Chelmsford and West Chelmsford. As part of the original masterplan for Chelmer Village, an area of open land was also identified for informal

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strategic recreation. These and other green infrastructure allocations are shown on the Policies Map.

5.53 All development proposals must comply with current requirements and best practice for measurable biodiversity net gain and Nature Recovery Strategies and Networks. As a minimum, 10% biodiversity net gain is required or as otherwise indicated in policy and legislation. This is in addition to the requirement to follow the mitigation hierarchy. Biodiversity net gain requirements must not undermine the existing range of protections, in planning policy and legislation, for irreplaceable habitats and protected sites. As part of the planning process a calculation in line with the latest Natural England Biodiversity Metric should be submitted and strict adherence to the mitigation hierarchy should be used to ensure harm is avoided in the first instance, that provision for a minimum 10% measurable net gain in biodiversity is made onsite wherever possible and that offsite compensation with a long-term management plan is used as a last resort.

5.54 Residential development proposed within the Local Plan has the potential to result in an increase in recreational disturbance on the Essex Estuaries Special Area of Conservation (SAC) and Crouch and Roach Estuaries Special Protection Areas (SPA). This issue was further considered in an Appropriate Assessment which identified the need to prepare a Recreational Avoidance and Mitigation Strategy (RAMS). Following consultation with Natural England, an Essex-wide RAMS was prepared to cover the Essex Estuaries SAC and Crouch together with the Roach Estuaries SPA and the Colne and Blackwater Estuaries SPAs and Ramsar sites.

5.55 The Essex Coast Recreational disturbance Avoidance and Mitigation Strategy (RAMS) Strategy Document was adopted in 2019 and the SPD was adopted in 2020. The Essex Coast RAMS, which has the brand name Bird Aware Essex Coast, aims to deliver the mitigation necessary to avoid adverse effects on the integrity of habitats sites from the in-combination impacts of residential development in Essex. The Essex Coast RAMS identifies a detailed programme of strategic avoidance and mitigation measures which are to be funded by developer contributions from all qualifying residential development within the Zones of Influence as defined in the adopted RAMS or, in exceptional circumstances, identify and implement bespoke mitigation measures to ensure compliance with the Habitats Regulations. Major developments (defined as sites of 10 or more dwellings) may also be required to provide or contribute towards additional recreational mitigation measures to address alone impacts of the proposal as identified in paragraph 8.139 of DM16. This will be informed by a review of the RAMS and SPD which is expected to be complete in late 2025 and/or project level HRAs.

5.56 The Council recognises the importance of the best and most versatile agricultural land. This is defined as Grades 1, 2 and 3a, within the NPPF, and is recognised as a natural resource for the future. Effective use of brownfield land of low environmental value will be encouraged to minimise the loss of higher quality agricultural land. Furthermore, the Council will seek the provision of high quality green infrastructure that will protect, enhance and create wildlife corridors to maintain ecological connectivity when greenfield land will be lost.

STRATEGIC POLICY S5 – PROTECTING AND ENHANCING COMMUNITY ASSETS

The Council recognises the important role that community facilities have in existing communities including health, police, education, social, sports and leisure, parks and green spaces, arts and cultural facilities. They are also an integral part of any proposals for new residential and employment development. New or extended facilities will be accessible to the communities they serve and by a range of active and sustainable transport. They will be secured by a range of funding measures including planning obligations, Community Infrastructure Levy (CIL), and/or its successor, and other relevant funding streams. Existing community assets will also be protected from inappropriate changes of use or redevelopment.

Reasoned Justification

5.57 Community assets are an important part of the fabric of communities. To ensure that new places are sustainable and create developments where people want to live, work and enjoy, there is a need to ensure that community facilities are provided as part of larger developments.

5.58 An important element of sustainable development and creating safe, cohesive and sustainable communities is the provision and protection of community uses such as schools, health, police and recreation, education, community halls, pavilions, scout huts, places of worship and other cultural buildings at locations that are readily accessible. Schools are specifically identified on the Policies Map. These uses are predominately within Use Class F1/F2 of the Use Classes Order 1987 (as amended). In addition, and especially outside the urban areas, facilities such as public houses, post offices, local shops and petrol stations and other community facilities can perform a vital function in terms of the economic and social welfare of such areas, and to help ensure the continued vitality of village and rural communities.

5.59 As community assets are not immune from development pressures, the Council will seek to protect its existing community assets through relevant Local Plan policies.

5.60 Existing indoor and outdoor recreation facilities represent important assets serving the communities in which they are located, and in some instances the wider area. This importance relates to their function and also the amenity value and the contribution the outdoor facilities have in providing a 'green lung' and visual break in the built environment. Where appropriate, and especially in the context of the new residential neighbourhoods, local and strategic open space such as country parks should form part of the masterplan for these areas. When considering proposals, the Council will have regard to the changing needs or demands for such facilities.

6 - How will Future Development Growth be Accommodated?



6.1 This Section sets out the requirements for development for the period up to 2041 and the Council's Spatial Strategy. It also presents a number of strategic policies including policies related to securing infrastructure and delivering growth. New Strategic Policies have been added, numbered S16 and S17. However, they have been shown in the order they will appear, and all the Strategic Policies will be renumbered in the final plan. Strategic Growth Sites, providing 100 or more new homes, have an accompanying policy which sets out the expectations for their delivery. Growth Sites, providing less than 100 new homes, also have specific policies where appropriate.

Development requirements

STRATEGIC POLICY S6 – HOUSING AND EMPLOYMENT REQUIREMENTS

The Council will make provision for the following new development requirements:

A. HOUSING

In order to meet the transitional arrangements for assessed housing need calculated using the Standard Method, provision is made for a minimum of 22,990 net new homes at an average annual rate of 1,210 net new homes per year.

In order to meet the identified need of 40 new permanent pitches for Gypsies and Travellers, sites providing a total of 30 permanent pitches for Gypsies and Travellers, as defined by national planning policy, will be allocated with the remainder of the need to be met through windfall applications using the criteria of Policy DM3.

In order to meet the identified need of 38 new permanent plots for Travelling Showpeople, sites providing a total of 28 permanent plots for Travelling Showpeople, as defined by national planning policy, will be allocated with the remainder of the need to be met through windfall applications using the criteria of Policy DM3.

B. EMPLOYMENT

A minimum of 162,646sqm of new employment floorspace (Use Classes E(g)(i-ii), B2 and B8), in addition to existing employment development commitments, is identified to be delivered over the Plan period through flexible employment site allocations.

Reasoned Justification

New Homes

6.2 The Council is committed to plan positively for new homes and to help significantly boost the supply of housing to meet the needs of the area. To meet the requirements of national planning policy there is a need to establish the number and type of new homes.

6.3 The Strategic Housing Needs Assessment (SHNA) report published in August 2023 uses the Standard Method relevant at the time for calculating housing need and follows a four-step process leading to a housing need for 955 dwellings per year.

6 - How will future development growth be accommodated?

6.4 An addendum note to the SHNA 2023 was published in November 2024 and partially updates it. The key reason for the 2024 addendum note was to review the implications of moving from housing delivery at the Standard Method of 955 dwellings per year up to a figure of 1,206 dwellings per year – the proposed transitional figure associated with a local housing needs figure of 1,406 per year calculated using the Standard Method published as part of the proposed reforms to the NPPF consulted on during July – September 2024.

6.5 With the higher housing number, it is projected that net in-migration to the Council area would increase and there would be stronger population growth, which in turn could impact on a range of housing needs, including the need for affordable housing, the mix of housing and housing for older people.

6.6 The City Council declared a housing crisis in Chelmsford in February 2022 and levels of homelessness continue to rise. Taking into account the range of housing needs identified in the SHNA 2023 and 2024 addendum note, the Council proposes a Housing Requirement figure of 1,210 homes per annum for the plan period 2022 – 2041. This equates to 83% of the local housing needs figure of 1,454 per year calculated using the Standard Method published in the December 2024 NPPF.

6.7 The Council will review housing numbers regularly in accordance with national policy requirements, and will have regard to the housing market area when consulting on any strategic matters that apply, including any housing needs that cannot be met within neighbouring areas.

Housing Supply

6.8 To help significantly boost housing supply, the Council proposes to allocate development sites in the Local Plan to provide 1,210 homes per annum.

6.9 Provision is made for a total of 23,326 new homes in the period 2022 - 2041. When considering existing housing completions (1,837), existing sites with planning permission (3,016), existing Local Plan allocations to 2036 (11,867) and Windfall Projection to 2041 (2,373), the residual new Local Plan Allocations for the period to 2041 is 4,233 new homes.

Table 1 :Housing supply

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

6 - How will future development growth be accommodated?

6.10 Based on past delivery records, windfall sites will also make an important contribution to the Spatial Strategy. These are sites expected to come forward throughout the Local Plan period and as such are taken into account when determining the residual housing requirement. The Council has assessed the contribution of windfall sites on past housing supply in Chelmsford. The evidence shows that around 196 new homes have been built on windfall sites per year. For future housing supply, a windfall allowance of 175 new homes a year is considered robust and represents a modest contribution to overall supply.

6.11 Housing completions will be assessed annually against the housing trajectory to monitor performance and determine whether any action is required to improve delivery rates. This will be reported in the Authority Monitoring Report (AMR). It is important that a range of house types and sizes are provided as part of new residential developments. The requirements for the size and type of housing are contained in Policy DM1, and for affordable housing in Policy DM2.

Gypsy and Travellers and Travelling Showpeople

6.12 In accordance with the National Planning Policy for Traveller Sites (PPTS) the Council in partnership with other Essex Local Authorities undertook a Gypsy and Traveller Accommodation Assessment in 2023. This identified those Gypsies, Travellers and Travelling Showpeople which should be planned for in accordance with the PPTS, and those which should otherwise have their specific cultural needs of living accommodation met in accordance with the Equalities Act 2010, the Children's and Families Act 2014 and the Human Rights Act 1998, and where the PPTS does not apply. The Local Plan needs to consider the accommodation needs of all Gypsies, Travellers and Travelling Showpeople. For those Gypsy and Travellers that do not meet the PPTS definition their needs will be considered through the provisions for specialist housing covered by Policy DM1 Cii.

6.13 The findings of the Gypsy and Traveller Accommodation Assessment (GTAA) that covers the period 2023 to 2041 identifies a requirement for 40 permanent Gypsy and Traveller pitches and 38 permanent Travelling Showpeople plots to be developed by 2041 within Chelmsford for households that meet the definition of Gypsies and Travellers in the PPTS at the time the GTAA was published.

6.14 The Council will expect to see Gypsy and Traveller Pitches and/or Travelling Showpeople accommodation provided on all suitable large strategic development allocations, the detail of which are set out in separate strategic site policies. The remaining need will be met through regularisation of existing pitches/plots and windfall applications where appropriate.

New Employment Floorspace

6.15 National policy requires Local Plans to proactively drive and support sustainable economic development to deliver the jobs that the country needs. The Council wants Chelmsford's economy to develop further and for businesses to be even more successful and productive. To achieve this, the Local Plan will ensure that there is an appropriate quantity and range of employment land to enable the local economy to function efficiently. The Local Plan will also assist in the creation of new jobs and inward investment by less direct means, for example, by supporting the expansion of education and training, facilitating improvements to transport and telecommunications and maintaining an attractive environment through the protection of the landscape and heritage assets.

6 - How will future development growth be accommodated?

6.16 Chelmsford's economy and employment base is strong and continues to grow in line with its role as a regional administrative and commercial centre. Chelmsford supports around 87,000 jobs – the highest of any district in Essex and there are around 9,300 businesses.

6.17 The economy of Chelmsford is mixed with high numbers of jobs in the retail sector, social and health work sector, professional and scientific sector and the administration support sector. The Essex Sector Development Strategy (2022) identifies growing employment sectors that are set to create new jobs over the next 30 years including construction, clean energy, advanced manufacturing and engineering, digi-tech, life sciences, and health and care, and professional and support sectors.

6.18 The Employment Land Review 2023 (and Focused Update 2024), and the Retail Capacity Study Update 2023 have informed the amount and type of employment and retail floorspace that will be required within the Local Plan period.

6.19 The Local Plan allocates 162,646sqm of new employment floorspace to accommodate economic growth and employment requirements. This is informed by forecasts in the Employment Land Review 2023 (and Focused Update 2024) and seeks to meet job growth forecasts over the plan period. This new supply is in addition to extant planning permissions. As a result, the Local Plan exceeds the recommended minimum employment space requirements over the period to 2041. The Council will monitor employment development growth alongside housing delivery through subsequent reviews of the Local Plan to ensure that new employment space broadly matches the future growth of the resident workforce in Chelmsford.

The Spatial Strategy

6.20 In order to meet identified development needs, the Spatial Strategy sets out the scale and distribution of new development across Chelmsford during the Local Plan period up to 2041. It is based on a number of considerations including national planning policy, the Local Plan's Strategic Priorities, Vision and Spatial Principles, environmental constraints, and the availability and viability of land for development.

STRATEGIC POLICY S7 – THE SPATIAL STRATEGY

The Spatial Strategy applies the Spatial Principles to focus new housing and employment growth to the most sustainable locations by making the best use of previously developed land in Chelmsford Urban Area; new garden communities to the north east and east of Chelmsford; sustainable urban extensions around Chelmsford and South Woodham Ferrers; expansion of existing employment sites; and development around Key Service and Service Settlements outside the Green Belt in accordance with the Settlement Hierarchy set out below:

6 - How will future development growth be accommodated?

Settlement Hierarchy

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

*Chelmsford includes its Urban Area such as Chelmer Village, Great Baddow and Springfield.

In addition, at any of the Settlement categories, new growth sites which are in accordance with the Local Plan Spatial Principles and Strategic Policies can be allocated through relevant Neighbourhood Plans.

New development allocations will be focused on the three Growth Areas of Central and Urban Chelmsford, North Chelmsford, and South and East Chelmsford using the distribution set out in the Key Diagram (Figure 14), Policies Map, and the table below:

Spatial Strategy – Development Locations and Allocations

Development allocations to 2041		New Homes	Traveller Pitches	Travelling Showpeople Plots	Net New Employment Floorspace
Growth Area 1 – Central and Urban Chelmsford					
Site/Location					
1	Previously developed sites in Chelmsford Urban Area	3,013			4,000sqm Use Class E(g)(i-ii)
2	West Chelmsford	880		5	

6 - How will future development growth be accommodated?

3a	East of Chelmsford - Manor Farm	360			
3b	East of Chelmsford - Land North of Maldon Road				5,000sqm Office/Business Park
3c	East of Chelmsford - Land South of Maldon Road	109			
3d	East of Chelmsford - Land North of Maldon Road	65			
4	Land North of Galleywood Reservoir	24			
5	Land surrounding Telephone Exchange, Ongar Road, Writtle	25			
Development allocations to 2041		New Homes	Traveller Pitches	Travelling Showpeople Plots	Net New Employment Floorspace
Area Total		4,476		5	9,000sqm
Growth Area 2 – North Chelmsford					
Site/Location					
6	North East Chelmsford (Chelmsford Garden Community)	5,569	10		56,946sqm Office/Business Park
7a	Great Leighs - Land at Moulsham Hall	750		5	
7b	Great Leighs - Land East of London Road	250			

6 - How will future development growth be accommodated?

7c	Great Leighs - Land North and South of BanTERS Lane	100			
8	North of Broomfield	512			
9a	Waltham Road Employment Area				3,500sqm B2/B8
14b	Land south of Ford End Primary School, Ford End	20			
15	Little Boyton Hall Farm Rural Employment Area				6,000sqm B2/B8
Area Total		7,201	10	5	66,446sqm
Development Allocations to 2041		New Homes	Traveller Pitches	Travelling Showpeople Plots	Net New Employment Floorspace
Growth Area 3 – South and East Chelmsford					
Site/Location					
16a	East Chelmsford Garden Community (Hammonds Farm)	3,000	20	13	43,000sqm Business Space
16b	Land adjacent to A12 Junction 18				43,000sqm Business Space
10	North of South Woodham Ferrers	1,220		5	1,200sqm Business Space
11b	Land at Kingsgate, Bicknacre	20			
11c	Land west of Barbrook Way, Bicknacre	20			
12	St Giles, Bicknacre	32			
13	Danbury	100			

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17a	Land North of Abbey Fields, East Hanningfield	11			
17b	Land east of Highfields Mead, East Hanningfield	20			
Area Total		4,423	20	18	87,200sqm
Total Local Plan Allocations		16,100	30	28	162,646sqm
Windfall Allowance 2027-2041		2,373			
TOTAL		18,473	30	28	162,646sqm

There will also be opportunities for Exception Sites providing affordable homes and community-led development in some locations where there are policies of constraint.

Windfall sites are further expected to be a reliable source of housing supply during the period of the Local Plan.

New employment growth will be delivered as part of mixed used development on appropriate previously developed sites in Chelmsford Urban Area. Strategic employment growth is directed to strategic site allocations at North East Chelmsford (Chelmsford Garden Community), a new garden community to the east of Chelmsford (Hammonds Farm), Land adjacent to A12 Junction 18, East Chelmsford, and as extensions to Little Boyton Hall Farm Rural Employment Area and Waltham Road Employment Area.

All development allocations will be located to ensure existing settlements maintain their distinctive character and to avoid coalescence between them. Beyond the main settlements the Council will support diversification of the rural economy and the conservation and enhancement of the natural environment.

New development will be delivered in a manner that ensures the timely provision of necessary supporting infrastructure. Strategic Growth Sites will be delivered in accordance with masterplans to be approved by the Council.

Where there are large and established mainly institutional uses within the countryside, Special Policy Areas will be used to support their necessary functional and operational requirements. The Special Policy Areas are defined on the Policies Map at Chelmsford City Racecourse, Broomfield Hospital, Hanningfield Reservoir Treatment Works, RHS Hyde Hall Gardens, Sandford Mill and ARU Writtle.

6 - How will future development growth be accommodated?

Figure 14 : Key Diagram



6 - How will future development growth be accommodated?

Reasoned Justification

The General Principles

6.21 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 Green Wedge. 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.

6.22 National Planning Policy requires councils to identify land in local plans to accommodate ten percent of their housing requirement figure on sites no larger than one hectare, unless it can be demonstrated that this target cannot be achieved. Allocated small sites are often built out relatively quickly and need to be identified separately from the supply generated through small windfall sites. Having a good mix of site sizes helps to maintain a diverse housing supply. Residential development on private residential gardens contributes to Chelmsford's housing delivery on small windfall sites. In accordance with the NPPF, these will be supported where development would not cause harm to the local area and where they are in accordance with other relevant policies of the plan including Policy DM23.

6.23 The Local Plan focuses 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 also allocates land for development in the following areas:

- Sustainable urban extensions of Chelmsford, Great Leighs and South Woodham Ferrers for new housing and employment
- Two new garden communities to the north east of Chelmsford (Chelmsford Garden Community) and east of Chelmsford (Hammonds Farm) underpinned by the TCPA Garden City Principles
- Expansion of existing established employment sites (Little Boyton Hall Farm and Waltham Road).

6.24 The Spatial Strategy sets out the need to balance sustainable development against a number of different issues including the loss of agricultural land, particularly the Best and Most Versatile agricultural land. The majority of the agricultural land in Chelmsford is either Grade 2 or 3. However as the identified development needs cannot be accommodated solely on previously developed land, the loss of some agricultural land to development is inevitable. Most agricultural land lost as a result of new development will be Grade 3. This will lead to a 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 Chelmsford's administrative area.

6 - How will future development growth be accommodated?

6.25 The Settlement Hierarchy ranks settlements according to their size, function, characteristics and sustainability. 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.

6.26 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. These Key Service Settlements will be the 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.

6.27 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.

6.28 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. 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.

6.29 Settlement boundaries are drawn around settlements identified in the Settlement Hierarchy on the Policies Map. Settlement boundaries in the Green Belt have been drawn around existing consolidated areas of development. Smaller villages and hamlets within the Green Belt which because of their open character make an important contribution to the openness of the Green Belt are retained within the Green Belt.

6.30 For the avoidance of doubt the use of the words 'area total' and 'total' contained within the tables in Strategic Policy S7 are not intended to create a ceiling for housing or employment floorspace. They are simply a sum of the housing numbers and floorspace contained within each of the site allocation policies. Strategic Policy S6 makes it clear that the overall housing provision is a minimum number.

6.31 The Council recognises the importance of social and economic services and facilities; and the impact this has on the quality of people's lives and wellbeing. The Council will consider favourably proposals which support and strengthen local services, with a particular focus on encouraging development that improves existing deficiencies and weaknesses in services or facilities.

6.32 The Council, in partnership with other stakeholders, will seek to reduce levels of social and economic deprivation. This will be achieved by coordinating planning and other relevant strategies to ensure that improved services, community facilities and infrastructure are

6 - How will future development growth be accommodated?

provided particularly in those areas where indices of deprivation require targeted improvements. Sport England and Public Health England's Active Design guidance and incorporation of the National Design Guide's Active Design Principles are ways in which a more healthy lifestyle can be achieved through design. The use of masterplans for strategic new development can help ensure the integration of new and existing communities, as well as creating attractive places to live. Green infrastructure can also provide opportunities for the focus for community engagement, at various levels from Neighbourhood Plans to local interest groups. Strategic Policy S14 will also ensure that new development improves the health and wellbeing of our residents and communities.

6.33 Neighbourhood Plans will play an important role in implementing the Local Plan. They will enable local communities to influence the detailed policies to promote community inclusion and proposals at the neighbourhood level within the strategic framework set out in the Local Plan, and help shape new developments in their area. The Council supports neighbourhood plan groups in the preparation of their plans and has published guidance within the adopted Statement of Community Involvement.

The Growth Areas

6.34 Taking the above considerations into account, the Spatial Strategy identifies three broad geographic areas where new development growth will be accommodated. This comprises:

- Growth Area 1 - Central and Urban Chelmsford
- Growth Area 2 - North Chelmsford
- Growth Area 3 - South and East Chelmsford

6.35 Strategic Growth Sites and other types of sites allocated for development are defined at Table 3 in the Local Plan.

6.36 Where identified under the relevant Strategic Growth Site Policies, the Council will expect a masterplan for each site to be submitted for approval. The masterplans will cover the details of how sites will satisfy the requirements of the respective Site Policies. The Council will consider the use of Planning Briefs and Design Codes on other site allocations. Some of the sites have existing masterplans/design briefs. The Council will review and consider whether they are relevant and/or still up-to-date to determine whether further masterplanning is required and whether the masterplan process can be adapted to take account of them.

Growth Area 1

6.37 A key objective for development in the Chelmsford Central and Urban Growth Area is to focus on the regeneration of previously developed sites in Urban Chelmsford to help to continue its renewal as an important centre for employment, shopping, public services, leisure and cultural facilities. Around 3,000 new homes and 4,000sqm of new employment floorspace will be provided within Chelmsford Urban Area over the plan period.

6.38 In addition, the Local Plan makes provision for around 1,400 new homes and 5,000sqm of new employment floorspace focused at sustainable new neighbourhoods on the edge of Urban Chelmsford linked to the City Centre by public transport, cycling and walking. These new neighbourhoods are located close to the Green Wedge in order to maximise opportunities

6 - How will future development growth be accommodated?

for cycling and walking into the City Centre. The remainder of new homes will be located on predominately previously developed sites within Chelmsford Urban Area.

Growth Area 2

6.39 North Chelmsford will continue to be the location for significant new development growth.

6.40 The Council's former Local Development Framework allocated a minimum of 3,200 new homes and 64,000sqm of commercial floorspace at North East Chelmsford known as Beaulieu and Channels. Outline planning permission has been granted for 4,350 new homes, 40,000sqm floorspace business park and a new rail station. Construction work commenced on the scheme in 2014. The phased delivery of this allocation will continue into the late 2020s and future detailed planning applications will be considered in accordance with the approved masterplan and Landscape and Design Management Plan which were informed by the relevant sections of the North Chelmsford Area Action Plan (NCAAP). This includes the approved heritage compensatory measures for the protection of the Grade I listed New Hall School and Registered Park and Garden.

6.41 Subsequently, the Council's Local Plan adopted in May 2020 allocated a further 3,000 new homes and 45,000sqm of office/business park floorspace at North-East Chelmsford as an extension to Beaulieu and Channels and known as Chelmsford Garden Community. The plan also identified that the wider allocation may have potential for a further 2,500 new homes post-2036 as part of a plan review. This allocation has an approved masterplan and outline planning permissions have now been submitted for 6,250 homes and around 57,000sqm of new employment floorspace – see Location 6. This development will be underpinned by Garden City principles developed by the Town and Country Planning Association (TCPA) (e.g. comprehensively planned, enhance the natural environment and provide high quality homes).

6.42 Alongside other developments at Great Leighs (Location 7) and North of Broomfield (Location 8), this allocation will help to deliver strategic infrastructure including Section 1a of the Chelmsford North East Bypass.

6.43 In addition, a small allocation in the Service Settlement of Ford End (Location 14) will help to support the services and facilities in this village and help to maintain a diverse housing supply.

6.44 New employment development will also be provided through extensions to the existing Little Boyton Hall Farm Rural Employment Area (Location 15) and Waltham Road Employment Area in Boreham (Location 9a). Expansion of these well-established sites will provide further rural inward investment opportunities and reflect the aspirations of national policy to support the sustainable growth and expansion of business in rural areas.

Growth Area 3

6.45 This area will see significant change with both one new Garden Community and a strategic employment site alongside an extension to the town of South Woodham Ferrers.

6.46 A new garden community to the east of Chelmsford based on Garden City Principles will be provided at Hammonds Farm (Location 16a). This site lies adjacent to the A12 and A414 and will create a new sustainable, comprehensively planned, landscape-led garden

6 - How will future development growth be accommodated?

community of 3,000 new homes and 43,000sqm of new employment floorspace over the Local Plan period. The wider allocation has the capacity for a further 1,500 new homes to be developed post-2041. The timing and delivery of further development would need to be considered as part of a review of this Local Plan.

6.47 In addition, a new strategic employment site for around 43,000sqm is proposed at Land adjacent A12 Junction 18 (Location 16b), adjacent to the East Chelmsford Garden Community (Hammonds Farm). This strategic stand-alone employment site 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. The development will make an important contribution to the delivery of employment and jobs in the City Council's area over the plan-period.

6.48 Small allocations in the Key Service Settlements of Bicknacre and Danbury and the Service Settlement of East Hanningfield will help to support the services and facilities in these villages and help to maintain a diverse housing supply.

6.49 The Growth Area will also deliver a sustainable new extension to the north of the existing town of South Woodham Ferrers. This will support and strengthen South Woodham Ferrers' important local role and help deliver improvements to the A132 corridor.

Phasing and Delivery of Site Allocations

6.50 These new developments will be phased according to deliverability and identified need. Development at the North East Chelmsford Garden Community, East Chelmsford Garden Community (Hammonds Farm) and Land adjacent to A12 Junction 18 will accommodate a substantial amount of the housing and employment growth planned for Chelmsford within the Local Plan period and beyond in a sustainable way. It is anticipated that existing commitments will provide the majority of supply in the first five years alongside smaller windfall sites. The delivery and phasing of development sites is set out in the Development Trajectories at Appendix C. The new Local Plan allocations will deliver the majority of new development from 2030 onwards with a five-year land supply maintained before that through existing commitments. Monitoring the delivery of sites against the Development Trajectories will enable the Council to consider whether rephasing is necessary, for example to address under-delivery on specific sites.

6.51 Housing delivered on windfall sites will also make an important contribution to the Spatial Strategy. These are sites expected to come forward throughout the Local Plan period and as such are taken into account in determining the residual housing requirement. The Council will strongly resist development on unallocated greenfield sites where they would conflict with other relevant Local Plan policies.

Other Housing Needs

6.52 Small-scale developments providing affordable and community-led homes on rural exception sites will be supported where they accord with other relevant Local Plan policies. The Local Plan also includes policies to support the rural economy including tourism related development and farm diversification schemes whilst protecting the countryside.

6.53 The findings of the Gypsy and Traveller and Travelling Showpeople Accommodation Assessment for Chelmsford that covers the period 2023 to 2041 identifies a requirement for 40 Gypsy and Traveller pitches and 38 Travelling Showpeople plots for households that meet

6 - How will future development growth be accommodated?

the Planning Policy for Traveller Sites definition to be developed by 2041. The Council will expect to see Gypsy and Traveller and Travelling Showpeople accommodation provided on large strategic development allocations.

Special Policy Areas

6.54 Special Policy Areas will be defined within and around existing facilities and institutions to enable their operational and functional requirements to be planned in a strategic and phased manner as they are within locations where policy would ordinarily be one of constraint:

- Chelmsford City Racecourse is being developed as a major racecourse and equestrian centre with supporting entertainment facilities
- Broomfield Hospital is an important regional hospital and the largest employer in the Council's area, and will require room for expansion and upgrading of facilities
- ARU Writtle is one of the UK's leading institutions for land-based studies which is seeking to expand and broaden its educational facilities and opportunities
- Hanningfield Reservoir Treatment Works is a major site containing water treatment facilities, and will need to cater for the long-term provision of water supplies and related business functions
- Sandford Mill is located within the Chelmer River Valley and comprises a former water treatment works and associated facilities. It has been recognised as an opportunity for a mixed-use development incorporating a range of leisure development in conjunction with usage of the Chelmer and Blackwater Navigation
- The RHS Gardens at Hyde Hall are nationally important landscape scale gardens. There has been significant investment at Hyde Hall in the recent past, with a new visitor centre and associated development, and the RHS have plans for continued investment in the gardens.

6.55 The Council will consider development proposals within each Special Policy Area in the context of an approved masterplan for each site.

STRATEGIC POLICY S8 – DELIVERING ECONOMIC GROWTH

In determining planning applications, the Council will ensure that development on the flexible and market-responsive employment land allocations will enable balanced job and housing growth and allow further diversification of Chelmsford's economy, in particular nurturing and growing the construction, clean energy, advanced manufacturing and engineering, digi-tech, life sciences, health and care, and professional and support sectors. The Council will encourage links between business and the significant education sector in Chelmsford, in particular the roles of the Anglia Ruskin University as a major economic catalyst for economic growth. The Council will seek to improve local skills and access to employment opportunities through Employment and Skills Plans. The Council will assess development proposals against the following principles:

- **Priority will be given to the use of previously developed land in sustainable locations and also focusing new employment at locations well-served by active and sustainable travel modes and existing or planned public transport provision**

6 - How will future development growth be accommodated?

- Existing Employment Areas and Rural Employment Areas identified on the Policies Map will be safeguarded for employment uses, unless it can be demonstrated that there is no reasonable prospect of the allocated employment area being used for that purpose
- Support will be given to the sustainable growth and expansion of rural businesses
- Support will be given for regional growth sector priorities and clustering of economic activity
- Chelmsford City Centre and sites allocated for employment are the appropriate locations for large new office (E(g)(i)) and research and development (E(g)(ii)) provision
- New employment development will be a key component of growth within specific proposed new Strategic Growth Locations particularly the new Garden Communities in North East and East Chelmsford
- Improving local work and training opportunities from major development proposals through Employment and Skills Plans.

Reasoned Justification

6.56 The economic vitality of Chelmsford and the success of its businesses are fundamental to improving the prosperity, skills and quality of life of existing and future residents. There is a need to ensure that Chelmsford's businesses thrive, innovate and can be even more productive. The Local Plan will ensure that Chelmsford fosters new economic growth, creates new local employment opportunities to meet forecast local needs and further supports Chelmsford's economic success. The overall approach will promote flexible employment floorspace providing opportunities to support a wide range of businesses and business sizes including start-ups, growing businesses (e.g. through grow-on space) and larger companies. For the purposes of this policy, large new office, industrial and distribution (Use Classes E(g)(i-iii)/B2/B8) development will be developments of 1,000sqm gross floorspace or above.

6.57 To maximise opportunities for economic growth and development, the Council is working closely with the Greater Essex Business Board (GEBB) and the North Essex Economic Board (NEEB). More locally, the Council has also set up an Investors' and Developers' Network. The Council's Economic Strategy and Employment Land Review, alongside Essex County Council's Essex Sector Development Strategy and the Essex, Southend-on-Sea and Thurrock Local Skills Improvement Plan, provides the local evidence to support the relevant Local Plan policies.

6.58 The new employment growth allocations will ensure a flexible rolling supply of employment land. To support Chelmsford's economic diversity, it is important to retain existing designated employment areas, where appropriate, in order to maintain supply and choice of employment floorspace. This includes the provision of essential ancillary facilities close to places of employment and rural employment development opportunities which have seen significant growth in recent years.

6.59 Retention of existing employment areas is particularly necessary to enable balanced job and housing growth and to provide choices for businesses looking to expand or relocate. Existing employment areas will be protected through being designated as Employment Areas

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or Rural Employment Areas. The acceptable uses on these sites will vary depending on their function, context and planning history.

6.60 Other relevant policies of the Local Plan provide the criteria for the detailed implementation of economic growth. These include policies for the protection of existing employment areas, and allocations containing new employment development including a 56,956sqm new office/business park floorspace as part of the new North East Chelmsford Garden Community and 43,000sqm employment floorspace as part of East Chelmsford Garden Community (Hammonds Farm). A further allocation for 43,000sqm of employment floorspace is proposed at Land Adjacent to the A12 Junction 18. Other policies also ensure that new employment developments will be of high quality design and incorporate sustainable design features.

6.61 The Council is seeking to enhance skills and access to new employment by local residents. The Council expects all strategic scale planning applications of 50 or more homes or employment space providing 2,500sqm (GIA) or more floorspace, to enter into an Employment and Skills Plan to provide employment and skills opportunities to benefit the local community. This may include apprenticeships, work experience, volunteering, careers information and training. In line with the ECC Developers Guide to Infrastructure Contributions (2023), the plan must be shared with and agreed by the LPA and ECC ahead of the S106 agreement being signed off. The plan should include options such as the direct delivery or skills and employability programmes, school / college engagement and work experience opportunities, or construction or workplace apprenticeship schemes for local residents. This will support the agenda to reduce skills disparities in Chelmsford. The plans will be secured through S106 agreements and further details will be set out in an updated Planning Contributions SPD. This will include a requirement to cover the Council's costs associated with the monitoring of the plans, with reports provided to the Council by developers for inclusion in the Authority Monitoring Report.

STRATEGIC POLICY S16 - CONNECTIVITY AND TRAVEL

The Council is committed to creating high quality, sustainable places which promote connectivity for all. Providing better access to modes of active and sustainable travel are key and will be achieved in the following ways.

A) New development must be designed to prioritise and maximise opportunities for active and sustainable transport and movement, through strategic and local sustainable measures:

- **Promote ease of movement within the site and improve connectivity to adjoining areas and key destinations**
- **Provide for attractive, safe, convenient, inclusive, high quality and well-designed walking and cycling networks with supporting facilities**
- **Give priority to the needs of pedestrians, cyclists, public transport users, car sharers and users of low and ultra-low emission vehicles**
- **Increase infrastructure to support active travel, including and where relevant in the Green Wedge in accordance with Strategic Policy S11**
- **Increase infrastructure to support the use of public transport and other active and sustainable modes of travel for all**

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- Promote alternatives for commercial vehicles
- Promote the use of car clubs
- Reduce the reliance on private fossil fuelled vehicles
- Support the provision of strategic and local transport infrastructure to enable a future for alternatives to fossil fuelled vehicles
- Increase infrastructure provision for charging electric vehicles (EV)
- Promote innovations in transport including smart technology.

B) In addition to the above, all new strategic scale development (defined as development for 100 or more units and non-residential development in excess of 1,000 sqm) will be required to demonstrate how they have considered the following in their place making objectives:

- Achieving a significant modal shift to active and sustainable modes of travel
- Ensuring walkable neighbourhood principles within developments are achieved
- Provision of mobility hubs of appropriate scale at neighbourhood centres, public transport interchanges, park and ride, or other suitable locations, which are of high quality design and accessible
- Supporting technological advances and smarter sustainable transport options, including autonomous vehicles, micromobility (e-bikes, e-scooters), demand responsive public transport and smart EV charging.

Reasoned Justification

6.62 Reducing the need for journeys should be at the forefront of all development. Designing development with this in mind from the outset should be considered at the earliest of stages in preparing a scheme. Future proofing to take advantage of advances in technology e.g. automated vehicles and smart EV charging should also be considered to achieve the policy objectives.

6.63 Where journeys do need to be made, the provision and promotion of inclusive active and sustainable travel choices for all residents and visitors of Chelmsford is essential to reduce the reliance on fossil fuelled vehicles. This should include removing barriers to travel for the most vulnerable users, including individuals living with disabilities, limited mobility or long-term limiting health conditions and those within society who are disadvantaged.

6.64 Walkable Neighbourhoods are new neighbourhoods and streets designed to include a mix of uses, green spaces and local services and facilities that support the new development, within easy walking or cycling distance of home, reducing the need to travel. Development proposals should have regard to the Walkable Neighbourhood principles contained within the Essex Design Guide and supplementary guidance (A New Development Model for Essex, October 2023), and Sport England's Active Design guidance.

6.65 Links to the existing public transport network and improvements or new public transport provision, including new service provision and supporting infrastructure such as signage and wayfinding, are essential in offering residents and visitors real choices in how they travel, and help reduce reliance on private vehicles.

6.66 Smarter sustainable transport options, such as micromobility (e-bikes, e-scooters), demand responsive public transport and use of electric vehicles offer a further option to those

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who have limited access to public transport. Supporting technological advances such as autonomous vehicles and smart EV charging should also help reduce the impact of vehicles on pollution and climate change, although the main objective is to reduce the number of trips by all private vehicles and replace these with trips by active and sustainable travel.

6.67 There are opportunities to further enhance active travel routes through Chelmsford, including within its Green Wedge, by creating multifunctional greenways. Their design will depend on their location and function (recreational, commuting), and the need to balance sustainable and active travel movements with biodiversity enhancements.

6.68 Ease of movement within any site and improved connectivity to adjoining areas and key destinations to support daily life is essential in achieving a reduction of private vehicles trips and increased uptake of active and sustainable transport options. For the purposes of this policy key destinations include, but are not limited to, City/Town/Village Centres, transport hubs, schools and post 16 education, medical facilities, shops, community facilities (including sport and leisure services), places of worship and places of work.

6.69 New routes for active travel should be designed with the appropriate surface to suit the needs of users (i.e. commuter or leisure). They should be accessible in all weathers and for people with mobility impairments, those in wheelchairs, use for leisure and fitness pursuits such as skateboarding and rollerblading, for commuting journeys to work and to school and to provide new leisure opportunities from development into the countryside. Where possible these routes should be funded by developers where they directly relate to development.

6.70 The two Garden Communities are required to achieve a 60% modal shift to sustainable and active modes of travel. This percentage or above should be considered as 'significant' in respect of this policy.

6.71 Any design of new cycle routes should be consistent with LTN 1/20 – Cycling infrastructure design (2020) or any subsequent guidance. Any new cycle route will need to consider the following key principles in that they are:

- Coherent - allow people to reach day to day destinations easily in a way that is easy to navigate, avoiding arrangements that are unintuitive or taking cyclists away from the obvious route
- Direct – to be as direct, if not more direct, than the routes available to motor vehicles
- Safe - as well as being safe, emphasis is given to the need for infrastructure to feel safe
- Comfortable - quality maintained surfaces, proper widths and favourable gradients are crucial
- Attractive - should contribute positively to the urban realm, and naturally be attractive to use.

6.72 Local Cycling and Walking Infrastructure Plans (LCWIPs), as set out in the Government's Cycling and Walking Investment Strategy, are a strategic approach to identifying cycling and walking improvements required at the local level. Essex County Council has identified new strategic corridors within the Chelmsford LCWIP. These are new strategic routes identified to help make it easier and safer for residents to walk or cycle, reduce traffic congestion, cut air pollution, and improve residents physical and mental wellbeing. New development should look to either provide contributions to deliver sections of these routes if they are in the vicinity, or provide active travel connections to them.

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6.73 Alternatives for commercial vehicles may include last mile local deliveries by e-cargo bikes and on foot. The use of parcel lockers, other infrastructure and community mobility hubs help further reduce the need for travel.

6.74 Proposals for local and strategic infrastructure which provide and support the use of active and sustainable modes of transport will be supported. The provision of safe, attractive, and user-friendly routes and supporting facilities, such as secure storage facilities/lockers and changing facilities and other supporting infrastructure, assist in the population making more sustainable travel choices. These can be private, public and business facilities. Where appropriate such facilities will be secured through relevant site allocations.

6.75 The need for electric charging facilities for vehicles will be secured through relevant site allocations and design policies having regard to the Essex Parking Standards – design and good practice 2009, or as subsequently amended.

6.76 Placemaking for all development is at the heart of achieving well connected and sustainable communities. Connectivity via active and sustainable travel should be considered at the earliest stages of masterplanning and design codes in strategic scale developments to ensure they complement the objectives of the site. Supporting safe direct active travel routes to schools and promoting public transport hubs at new developments should be considered.

6.77 The adopted Making Places Supplementary Planning Document (SPD) seeks to promote and secure high-quality sustainable new development. It is aimed at all forms of development, from large strategic developments, public spaces and places, to small extensions to individual homes. It sets out detailed guidance for the implementation of the policy requirements set out in the new Local Plan and provides practical advice to help with schemes from single house extensions to strategic sites and their masterplans. It also provides good practice examples on how development can go beyond planning policy requirements to create the most sustainable and environmentally friendly development possible.

6.78 The SPD offers further detailed guidance on principles to consider which promote sustainable travel alternatives to the private car as well as detailed guidance on electric charging points and car clubs.

STRATEGIC POLICY S9 – INFRASTRUCTURE REQUIREMENTS

Priorities for infrastructure provision or improvements are also contained within relevant Strategic Policies and Site Allocation policies.

New development must be supported by the provision of infrastructure, services and facilities that are identified as necessary to serve its needs.

Transport and Highways

New development must be supported by active and sustainable means of transport to serve its need including walking, cycling and public transport modes. New highway infrastructure should help to reduce congestion, link new development and provide connections in the strategic road network. These include but are not limited to:

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- **New Beaulieu Park Rail Station**
- **Chelmsford North East Bypass**
- **An additional new Northern Radial Distributor Road in North East Chelmsford**
- **Safeguarded land for the expansion of Chelmer Valley and Sandon Park and Ride sites**
- **Additional Park and Ride facilities will be considered in West Chelmsford and North East Chelmsford within the broad locations shown on the Policies Map**
- **Improvements to the Army and Navy Junction and routes connecting to the junction as part of a sustainable transport package**
- **Improvements to A131 (Essex Regiment Way) and A1016 (Essex Regiment Way)**
- **New foot/cycle bridge across A131 (Essex Regiment Way)**
- **Junction improvements on the A12 and other main roads to reduce congestion**
- **Capacity improvements to the A132 between the Rettendon Turnpike and South Woodham Ferrers, including necessary junction improvements to be brought forward as early as possible in tandem with the delivery of development to mitigate its impact**
- **New and improved active and sustainable travel routes and bridges both within development sites and to provide connections to centres and hubs of activity such as transport nodes, City, Town and Neighbourhood Centres, strategic areas of recreation and employment areas, education and health centres**
- **A new active and sustainable route and bridge over the A12 from East Chelmsford Garden Community to connect close to Sandon Park and Ride**
- **A new multi-modal vehicular bridge over the River Chelmer to connect East Chelmsford Garden Community to Junction 19 of the A12 (Boreham Interchange)**
- **Bus service, bus priority schemes and rapid transit measures**
- **Improvements to inter-urban public transport**
- **Transport links between new neighbourhoods and Chelmsford City Centre and employment areas**
- **Improved road infrastructure aimed at reducing congestion and providing more reliable journey times.**

Flood Risk Management

New development must be safe from all types of flooding and not make flood risk worse elsewhere. Suitable strategic and site level measures will need to provide appropriate flood risk management. These include but are not limited to:

- **Strategic flood defence measures on the Rivers Chelmer, Can and Wid to protect Chelmsford City Centre**
- **Local flood mitigation measures within or as part of development sites including the use of SuDS**
- **Provision of new lock and replacement of weir gates at Chelmer Waterside**

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Community Facilities

Infrastructure necessary to support new development must provide a range of community infrastructure to ensure that it is served by the essential education, health and community services and facilities. These include but are not limited to:

- Early years, primary and secondary, and post-16 education provision
- Essential primary, acute and community healthcare provision
- Health and wellbeing facilities and measures
- Sport, leisure and recreational facilities
- Community buildings and space
- Provision of serviced moorings along the River Chelmer
- Cultural facilities and public art
- Police, ambulance, and fire and rescue facilities
- Cemetery space and crematorium provision
- Municipal waste/recycling facilities.

Green Infrastructure and Natural Environment

Infrastructure necessary to support new development must provide or contribute towards ensuring a range of multifunctional green, blue, and natural infrastructure, nature recovery, net gain in biodiversity and public realm improvements. These include but are not limited to:

- Provision of a wide range of open space within development sites to meet amenity, recreational and functional needs
- Provision of a multifunctional network of green and blue infrastructure to enhance biodiversity
- Provision of areas for nature recovery
- Provision of new public realm and enhancements at key centres of activity
- Contributions towards recreation disturbance avoidance and mitigation measures for European designated sites as identified in the Essex Recreational disturbance Avoidance and Mitigation Strategy
- Contributions towards addressing cumulative recreational pressure on SSSIs.

Historic Environment

Infrastructure necessary to support new development must seek to preserve or enhance the historic environment and mitigate any adverse impacts on nearby heritage assets and their settings.

Utilities

Infrastructure necessary to support new development must include appropriate utility infrastructure. This includes but is not limited to:

- Utility infrastructure including electricity and gas distribution and supply, water supply, foul drainage and waste water treatment, telecommunications and gigabit broadband
- Opportunities for appropriate renewable, low and zero carbon or district-scale energy production.

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Reasoned Justification

6.79 New development can place additional demands upon existing infrastructure and services including the local and strategic transport network, healthcare, open spaces and education provision. These will be identified by the relevant infrastructure provider for example Essex County Council as Highways and Transportation Authority and lead authority for Education and NHS England and the Mid and South-Essex Integrated Care Board as healthcare providers. Some existing infrastructure in Chelmsford has little or no spare capacity to cope with population growth and new development. Therefore new development proposals must contribute to improvements in infrastructure capacity to cater for the additional needs they generate. Infrastructure improvements can be in the form of new, co-located or expanded facilities. The Council's Infrastructure Delivery Plan (IDP) sits alongside the Local Plan. This assesses the current status of infrastructure across Chelmsford and identifies what new infrastructure investment is required to support the Local Plan growth, when it is needed, and funding sources.

6.80 The Council will work with local landowners and partners to bring forward the infrastructure required to facilitate the development set out within the Local Plan.

6.81 Proposals for new developments or expansion of existing properties should be capable of receiving gigabit speed and reliable 5G mobile and broadband connectivity.

6.82 Policy S10 outlines how the delivery of infrastructure will be secured for example, by planning condition and/or planning obligation, or through other infrastructure funding sources. The scale and type of new development will affect the infrastructure, services and facilities required to serve the needs arising from it.

6.83 Residential developments proposed within the Local Plan have the potential to result in a significant increase in recreational disturbance to the Essex Estuaries Special Area of Conservation (SAC) and Crouch and Roach Estuaries Special Protection Areas (SPA). Measures required to mitigate the impacts of recreational disturbance on European Sites will be delivered as detailed in the Essex Coast Recreational disturbance Avoidance and Mitigation Strategy (RAMS).

6.84 Any residential development that is within the Zone of Influence of the Essex coast European Sites, will be required to either contribute financially towards mitigation measures in accordance with the adopted RAMS and Supplementary Planning Document, or subsequent revisions, or in exceptional circumstances, identify and implement bespoke mitigation measures to ensure compliance with the Habitats Regulations. Major developments (defined as sites of 10 or more dwellings) may also be required to provide or contribute towards additional recreational mitigation measures to address alone impacts of the proposal as identified in paragraph 8.139 of DM16. This will be informed by a review of the RAMS and SPD which is expected to be complete in late 2025 and/or project level HRAs.

6.85 The Chelmsford Flood Resilience Partnership will identify strategic flood defence measures required to protect Chelmsford City Centre.

6.86 Residential developments proposed within the Local Plan have the potential to result in increased recreational pressure on SSSIs in their vicinity. Relevant sites will be required to assess, and where appropriate mitigate the impacts of recreational disturbance.

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Transport and Highways Infrastructure

6.87 The route for the Chelmsford North East Bypass and the location for the new Beaulieu Park Rail Station are allocated on the Policies Map and those areas will be safeguarded from development. Areas of search for additional Park and Ride sites in West Chelmsford and North East Chelmsford are shown on the Policies Map as indicative broad locations for new Park and Ride facilities which support Essex County Council's strategy.

6.88 New development will inevitably create demand for additional road, cycle and rail use and therefore generate a need for new and upgraded transport infrastructure. Planned growth allocated within the Local Plan will provide the opportunity to address future transport infrastructure needs.

6.89 Given high levels of commuting, the relative prosperity of Chelmsford and ongoing demand for services and facilities, transport infrastructure is already under pressure. A significant change in how people make their journeys towards more active and sustainable travel choices is necessary. The Local Plan seeks to improve transport infrastructure and ensure that new development is accessible by sustainable forms of transport. All major development should also follow the modal hierarchy by providing access as set out in the Spatial Principles.

6.90 The new Beaulieu Park Rail Station is fully funded through the Housing Infrastructure Fund and will provide access to the Great Eastern Main Line (GEML). Trains will be able to pass each other at the new station to make the whole line more reliable. It will relieve crowding at Chelmsford railway station and act as a transport interchange to encourage sustainable travel by bus, cycle, electric vehicles and on foot to strategic and local housing development, including the new Chelmsford Garden Community. Detailed planning permission was granted in June 2022 and construction commenced in early 2023. The target opening date is by the end of 2025.

6.91 Measures designed to encourage people to make other sustainable travel choices such as better public transport provision, car clubs, electric vehicle charging points and provision of cycle and walking routes will also be required to achieve such a change. The use of Travel Plans and Transport Assessments will help identify specific interventions. The Local Plan traffic modelling evidence base is supported by Essex County Council, as Highways and Transportation Authority, and National Highways. The junction modelling report assesses the likely impacts of planned growth on the highway network in the Chelmsford area. This has included a high-level analysis of cross boundary traffic flows on key corridor routes including A12, A130, A131, A414, A1060, B1007 and B1008. More detailed analysis of traffic impacts and mitigation options testing will be required through the preparation of Transport Assessments/Statements as part of future planning applications.

6.92 A number of transport improvement schemes are proposed across Chelmsford, which will help relieve congestion or provide connections to new developments. The Local Plan safeguards or allocates suitable land for these schemes which are in addition to strategic highway improvements including on the A12 and A120.

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6.93 The Chelmsford North-East Bypass (CNEB) will be delivered in stages with the first stage (Section 1a) being funded by the Housing Infrastructure Fund (HIF). When complete, Section 1a and 1b of the Chelmsford North-East Bypass will provide a new 4.6km single carriageway route between Beaulieu Parkway and the A131 at Chatham Green with the existing A131 becoming dual carriageway to the Deres Bridge junction south of Great Leighs.

6.94 Under the staged approach Section 1a of the single carriageway (the southern section) will be delivered first, connecting with Beaulieu Parkway in the south and providing connectivity to the A12 at Boreham Interchange via the newly opened Generals Lane Connector Bridge. To the north, the CNEB will join with a new east-west link (i.e. the Northern Radial Distributor Road) which is due to be delivered as part of the planned North East Chelmsford Garden Community and will connect through to the Wheelers Hill roundabout on the A131 Essex Regiment Way.

6.95 To the north of Beaulieu Parkway, a new conveyor bridge will allow the existing mineral quarry at Bulls Lodge to continue to operate during construction and operation of the bypass. Once the quarrying is complete, the conveyor bridge will be upgraded by the North East Chelmsford Garden Community developers to provide a new east-west pedestrian, cycle and vehicle route. This will provide connectivity for local residents between the two areas of the Garden Community either side of the CNEB. Section 1a and the Northern Radial Distributor Road are planned to be delivered by March 2026.

6.96 Section 1b of the CNEB will be single carriageway and connect the bypass north to the A131 at Chatham Green, and Section 2 will dual the A131 between Chatham Green and Deres Bridge roundabout. It is anticipated that these sections will be subject to a future round of DfT/Major Road Network funding combined with potential developer contributions and will be delivered at a later date. The safeguarded route for the bypass is shown on the Policies Map.

6.97 The Army and Navy junction in Chelmsford is a key gateway into and out of the city. The junction is operating over capacity during the morning and evening peak times suffering severe congestion and delays for bus passengers, pedestrians, cyclists and drivers. This also results in it being a poor-quality environment for all road users.

6.98 The [Army and Navy Sustainable Transport Package](#) was approved by Essex County Council in March 2022. It includes the redesign of the junction in the form of a 'hamburger' roundabout; improved walking and cycling facilities at the junction and on approaches; improved bus priority/bus lanes on Parkway; extension to Essex Yeomanry Way bus lane; and a 350 space expansion of Sandon Park and Ride and 500-spaces at Chelmer Valley Park and Ride. Funding has been agreed in principle through the Government's Major Road Network (MRN) alongside funding from Essex County Council and Chelmsford City Council via CIL.

6.99 Planning applications were submitted in early 2024 and a Final Business Case is anticipated to be submitted to the Department for Transport in late 2024, with construction scheduled to start in Spring 2025 and open to traffic in early 2028.

6.100 Route-based strategies are prepared and delivered by Essex County Council for strategic road corridors, in consultation with local authorities. Route-based strategies have been prepared in Mid Essex for consideration of delivery post 2023/24 for the A414 from Chelmsford to Maldon and the A132 at South Woodham Ferrers. Their key objective is to

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identify options that will support economic growth. Improvements include short, medium and long term options, but funding to deliver these improvements needs to be secured. Development which will result in increased traffic along these corridors should consider making contributions to improve these key corridors, or delivery of improvements where they directly impact on the corridor.

6.101 Essex County Council's vision is for Chelmsford's Future Transport Network to become 'best in class' offering enhanced connectivity and access to opportunities for residents, commuters, visitors and businesses to support the sustainable economic growth of the City. The overarching approach of Essex County Council is to develop three strategic zonal focuses (see Table 2 below):

Table 2 : Strategic Zonal Focuses

Zone	Aim
Outer	<ul style="list-style-type: none"> • Remove as much traffic as possible from the outskirts of the City and beyond • Utilise the existing and potential future Park and Rides (Park and Ride Strategy) • Encourage rail use to access Chelmsford (Rail Strategy) • Efficient utilisation of the strategic route network to direct people onto the most appropriate routes into the City Centre (Network Management Strategy)
Mid	<ul style="list-style-type: none"> • Encourage trips originating within Chelmsford to be made by sustainable modes (Bus Strategy and Cycling Strategy)
Central	<ul style="list-style-type: none"> • Improve the pedestrian environment for walking trips and shoppers and visitors (Public Realm Strategy and Walking Strategy) • Utilise the network to its best advantage by directing trips onto the most appropriate route (Network Management Strategy) • Direct the remaining car trips to the most appropriate car park (working with Chelmsford City Council)

6.102 Essex County Council's Local Transport Plan (LTP) sets out a transport policy for Essex, and how Essex County Council will deliver and manage a full range of transport services. LTP4 will reflect and formally incorporate the revised policy framework contained within Net Zero: Making Essex Carbon Neutral (ECAC) and the Transport East: Transport Strategy. These place a greater emphasis upon the provision and use of sustainable transport and the decarbonisation of the transport network. LTP4 will cover the period up to 2050 and be based on the following three strategic themes:

- Supporting People: Health, Wellbeing and Independence
- Creating Sustainable Places and Communities
- Connecting People, Places and Businesses.

6.103 The Council will continue to work with Essex County Council as LTP4 evolves and include any further infrastructure requirements as necessary.

STRATEGIC POLICY S10 – SECURING INFRASTRUCTURE AND IMPACT MITIGATION

Infrastructure must be provided in a timely and, where appropriate, phased manner to serve the occupants and users of the development.

Permission will only be granted if it can be demonstrated that there is sufficient appropriate infrastructure capacity to support the development or that such capacity will be delivered by the proposal. It must further be demonstrated that such capacity as is required will prove sustainable over time both in physical and financial terms.

Where a development proposal requires additional infrastructure capacity, to be deemed acceptable, mitigation measures must be agreed with the Local Planning Authority and the appropriate infrastructure provider. Such measures may include (not exclusively):

- **Financial contributions towards new or expanded facilities and their maintenance**
- **On-site provision (which may include building works)**
- **Off-site capacity improvement works, and/or**
- **The provision of land.**

Infrastructure will be secured through the use of planning condition and/or planning obligation and/or financial contribution through the Community Infrastructure Levy or its successor.

Developers and land owners must work positively with the Council, neighbouring Local Planning Authorities and other infrastructure providers throughout the planning process to ensure that the cumulative impact of development is considered and then mitigated, at the appropriate time, in line with adopted policies and published guidance.

In negotiating planning obligations, the Council will take into account local and strategic infrastructure needs and financial viability set out in the Local Plan Infrastructure Delivery Plan (IDP) and Local Plan Viability Assessment.

Reasoned Justification

6.104 The new housing, employment and other development proposed in the Local Plan will increase demands on physical infrastructure such as roads and sewers, social infrastructure such as health, police and education facilities, and green infrastructure such as open spaces. The Council will work with partners such as the Highways and Transportation Authority, National Highways, the lead authority for Education, the Environment Agency, utility companies, Mid and South Essex Integrated Care System, emergency services and Sport England to bring forward the necessary infrastructure and facilities that are required in order to deliver the Spatial Strategy.

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6.105 For the purposes of this policy the widest reasonable definition of infrastructure and infrastructure providers will be applied. The term infrastructure can include any structure, building, system facility and/or provision required by an area for its social and/or economic function and/or wellbeing including (but not exclusively): footways, cycleways, bridleways and highways; public transport; drainage, SuDs and flood protection; waste recycling facilities; education and childcare; healthcare; sports, leisure and recreation facilities; community and social facilities; cultural facilities, including public art; emergency services; green and blue infrastructure; open space; affordable housing; live/work units and lifetime homes; broadband; and facilities for specific sections of the community such as younger people or the elderly.

6.106 It should be recognised that infrastructure improvements may be provided in various ways including new infrastructure, improvements to existing facilities/services or as co-located or expanded services/facilities. In particular co-located facilities are likely to become a growing trend where there is limited funding available and, in more urban locations such as central Chelmsford, a lack of land to provide all the requirements individually. When infrastructure cannot be provided within, or is not appropriate to be located on, the development site itself, developers will be expected to make a contribution to the cost to provide the infrastructure elsewhere.

6.107 In negotiating planning obligations, the Council will require a fully transparent open book viability assessment to demonstrate full mitigation cannot be afforded and that all possible steps have been taken to minimise the residual level of unmitigated impacts. Developers may be required to enter into obligations that provide for appropriate additional mitigation in the event that viability improves prior to completion of the development.

6.108 Some infrastructure providers will fund and deliver infrastructure themselves. Other infrastructure will be funded by developers and landowners, secured by planning obligations or the Community Infrastructure Levy (CIL) or its successor as part of the planning permission. On-site infrastructure provision will usually be secured by planning conditions or legal agreements. Off-site provision will usually be secured by legal agreements and through other financial contributions.

6.109 The Council will work with infrastructure providers through the CIL and planning obligations to facilitate the timely provision of infrastructure needed to support development. This may involve suitable phasing of development in order to ensure that essential infrastructure is in place when needed. The CIL funds from developments within Chelmsford may be pooled, allowing the forward-funding of vital infrastructure required to support a particular development. The Council will pass a proportion of CIL receipts to Parish/Town Councils in line with legislation and local policy. The Government is currently considering changes to CIL and it may be that contributions are secured under other provisions in the future.

6.110 The site allocation policies in the Local Plan identify infrastructure needed to support new developments. The Council will require masterplans for larger development sites to provide an indicative development layout, and a phasing and implementation plan to help ensure the timely delivery of infrastructure.

6.111 The Council has prepared an Infrastructure Delivery Plan (IDP) to inform the Local Plan which identifies the main items of infrastructure needed to support the planned development. The IDP is a 'living' document, where assessments of costs, funding, delivery, indexation and phasing will continue to be updated, in conjunction with further work being

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undertaken with site promoters, ECC and funding partners. This ongoing review ensures the best and most up-to-date information is available, particularly to inform the more detailed planning application process. The site allocation policies also identify key pieces of site specific infrastructure needed to support the development. The Council will ensure that the cumulative impact of planning policy, standards and infrastructure requirements do not render the majority of sites and development identified in the Local Plan unviable and therefore undeliverable.

6.112 In addition to developer funding, where necessary the Council will collaborate with partners to lobby central Government and funding partners for additional funding sources for key large strategic infrastructure projects.

6.113 Applicants should consult the Council's Planning Obligations Supplementary Planning Document for more guidance. Essex County Council's Developer's Guide to Infrastructure Contributions sets out ECC's standards for the receipt of relevant infrastructure funding.

STRATEGIC POLICY S11 – THE ROLE OF THE COUNTRYSIDE

When determining planning applications, the Council will carefully balance the requirement for new development within the countryside to meet identified development needs in accordance with the Spatial Strategy, and to support thriving rural communities whilst ensuring that development does not have an adverse impact on the different roles and character of the countryside. All new development within the countryside will be considered within this context and against the specific planning objectives for each of the following areas:

A) Green Belt

The openness and permanence of the Green Belt will be protected and opportunities for its beneficial use will be supported where consistent with the purposes of the Green Belt. Inappropriate development will not be approved except in very special circumstances.

B) Green Wedge

The Green Wedge has an identified intrinsic character and beauty and is a multi-faceted distinctive landscape providing important open green networks, which have been instrumental in shaping the City's growth, character and appearance.

These networks prevent urban sprawl and settlement coalescence and provide for wildlife and nature, flood storage capacity, leisure and recreation, and active travel, which allows for good public access which will be further improved through the requirements of development allocated in the Local Plan.

Development which materially harms the role, function and intrinsic character and beauty of the Green Wedge will not be approved.

6 - How will future development growth be accommodated?

C) Rural Area

The countryside outside of the Urban Areas and Defined Settlements, not within the Green Belt, is designated as the Rural Area. The intrinsic character and beauty of the Rural Area outside of the Green Belt, and not designated as the Green Wedge, will be recognised, assessed and development will be permitted where it would not adversely impact on its identified character and beauty.

The relevant Development Management Policies set out what development is appropriate in each of the above areas and provide detailed criteria by which development proposals will be assessed.

Reasoned Justification

6.114 The spatial role and function of land in Chelmsford beyond the Urban Areas and Defined Settlements is wide-ranging and encompasses different national and local planning designations. For the purposes of implementing this Policy, this wider area across Chelmsford is defined as countryside and includes Green Belt, Green Wedge and Rural Area.

6.115 Within the countryside there are areas protected for their value for ecology and wildlife, heritage, and functional requirements such as flood zones, open spaces and areas safeguarded for important infrastructure. The countryside also has a role as part of the green infrastructure network by providing connectivity between the countryside and the Urban Areas and preventing settlement coalescence.

6.116 Over one third of the Council's area falls within the Green Belt. Although much of the Green Belt forms attractive landscapes, it is not designated for its character or beauty. It is a national policy designation to ensure that the openness and permanence of the Green Belt is maintained to prevent urban sprawl. As such, the NPPF defines the purposes of the Green Belt and provides the limited circumstances where new development could be acceptable.

6.117 The countryside outside of the Urban Areas and Defined Settlements, not within the Green Belt, is designated as the Rural Area. Within this designation, a detailed landscape assessment of the areas around the main river valleys has been undertaken for the Council which identifies these areas as having distinctive landscape qualities and an important multifunctional role. These areas are locally designated as the Green Wedge.

6.118 Where the main river valleys permeate into the existing or proposed built-up areas of Chelmsford, the role and value of these areas is amplified and development pressure is at its greatest. The unchecked erosion of open land in these sections of the river valleys would be harmful to the character and function of these areas and therefore it should be afforded greater protection. The Green Wedge designation within the river valleys reflects this multi-faceted green network.

6.119 The designation of Green Wedge on the Policies Map is in addition to the underlying notation of either Green Belt or Rural Area. As the Green Belt is a national planning policy designation, development proposals will need to accord with both Green Belt policies and relevant policies covering the Green Wedge in the Local Plan. Where this is the case within the Rural Area, development proposals will need to accord with the relevant Green Wedge

6 - How will future development growth be accommodated?

and Rural Area policies. Any development in the Green Wedge should not adversely affect the identified character and function of these distinctive landscapes.

6.120 Any development in the Rural Area must be suitable and compatible with its character, as set out in other relevant policies in the Local Plan. Development will be supported provided it does not adversely impact the identified intrinsic character and beauty of the Rural Area and complies with other relevant policies of the Local Plan as well. The Council will use its Landscape Character Assessments, Historic Landscape Characterisation Study, Sensitivity and Capacity Assessments, alongside any other appropriate and relevant evidence which could include that being prepared to support a Neighbourhood Plan, to assess the character of the area and its sensitivity to change.

6.121 The Council's Green Infrastructure Strategic Plan provides a framework for the planning and management of Chelmsford's green and blue infrastructure resources including parks, river valleys, green spaces and gardens, some of which are within the countryside. In addition, the Local Nature Recovery Strategy provides priorities and identifies areas for nature recovery in the Green Belt, Green Wedge and Rural Areas within the Council's administrative area, through the creation and improvement of habitats, including provision for biodiversity net-gain.

STRATEGIC POLICY S12 – ROLE OF CITY, TOWN AND NEIGHBOURHOOD CENTRES

The Council will promote through its planning policies and proposals, the continued strengthening of the following Designated Centres in their varied roles and functions to positively contribute towards the viability, vitality, character and structure of these centres. New main town centre uses and development will be directed to the appropriate Designated Centres as set out below:

Chelmsford City Centre

Chelmsford and in particular the City Centre will be the main focus for shopping, major employment, civic and administrative functions, arts, culture and leisure and a centre of excellence for education and healthcare. Major new retail, office, leisure and cultural facilities will be directed here to build on Chelmsford's past success.

Within the City Centre retail development is concentrated within the Primary Shopping Area. The City Centre and Primary Shopping Centre are defined on the Policies Map.

South Woodham Ferrers Town Centre

South Woodham Ferrers Town Centre will be a focus for shopping, business, education, and leisure. The Town Centre will continue to provide an important role for the residents of South Woodham Ferrers and the surrounding area.

Within the Town Centre retail development is concentrated within the Primary Shopping Area. The Town Centre and Primary Shopping Area are defined on the Policies Map.

6 - How will future development growth be accommodated?

Principal Neighbourhood Centres

The larger neighbourhood centres will be a focus of more localised retail, commercial and community facilities and services that reduce the need to travel and contribute towards more sustainable and neighbourhood-scale living. These larger neighbourhood centres are defined on the Policies Map as Principal Neighbourhood Centres. The Vineyards Principal Neighbourhood Centre contains a Primary Shopping Area which is defined on the Policies Map.

Local Neighbourhood Centres

Smaller Local Neighbourhood Centres play an important retail, business and community role, especially in areas more remote from the larger centres. Local Neighbourhood Centres are shown on the Policies Map.

Retail and leisure development outside Designated Centres

Retail proposals above 500sqm gross floorspace outside of Primary Shopping Areas and leisure proposals above 500sqm gross floorspace outside of City/Town Centre boundaries will be required to undertake an impact assessment in line with the requirements of the NPPF.

Reasoned Justification

6.122 The NPPF requires that centres are designated and placed in a hierarchy which are defined in Local Plans. The NPPF defines main town centre uses as being retail development (including warehouse clubs and factory outlet centres); leisure, entertainment and more intensive leisure and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, night-clubs, casinos, health and fitness centres, indoor bowling centres, and bingo halls); offices; and arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities).

6.123 Chelmsford City Centre is by far the largest centre in the Council's administrative area, and as such provides a range of functions, services and facilities. The primary shopping area in Chelmsford saw a significant expansion through the development of the Bond Street centre on former car parks to the east of the High Street comprising 27,900sqm of new retail and leisure floorspace.

6.124 South Woodham Ferrers is the second largest settlement in Chelmsford and its town centre performs an important role providing more local services and facilities. The Chelmsford Retail Capacity Study 2023 did not consider it necessary for the Local Plan to include provision for additional convenience or comparison goods floorspace in Chelmsford or South Woodham Ferrers.

6.125 The Principal Neighbourhood Centres have been identified as they provide a wider mix of services and facilities such as retail, commercial and community uses and tend to have a wider catchment. The Principal Neighbourhood Centres are:

- The Vineyards, Great Baddow, Chelmsford
- Gloucester Avenue, Moulsham Lodge, Chelmsford
- Dickens Place, Newlands Spring, Chelmsford
- Village Centre, Chelmer Village, Springfield, Chelmsford
- Beaulieu Neighbourhood Centre, Chelmsford Garden Community.

6 - How will future development growth be accommodated?

6.126 Local Neighbourhood Centres will often be a small parade of shops providing local convenience shopping and services.

6.127 The NPPF states that when assessing applications for retail, office and leisure development outside Designated Centres which are not in accordance with an up-to-date local plan, local planning authorities should require an impact assessment if the development exceeds a proportionate, locally-set floorspace threshold or a default threshold of 2,500sqm.

6.128 The Chelmsford Retail Capacity Study 2023 found that retail (convenience and comparison) and leisure developments of less than the default national threshold of 2,500sqm could have an impact on existing centres outside Designated Centres and recommends that a 500sqm gross threshold should apply across the whole of the Council's administrative area (for retail proposals outside of designated Primary Shopping Areas and for leisure proposals outside of City/Town Centre boundaries). This threshold is considered necessary as it will enable the Council to monitor and maintain the overall vitality and viability of the centres which are generally more vulnerable to proposals for edge and/or out-of-centre stores.

6.129 The Chelmsford Retail Capacity Study 2023 also concluded that with a trend for the development of smaller discount stores and the rise in popularity for convenience goods stores, even smaller foodstore proposals can have a harmful impact on designated centres, particularly those which are anchored by an existing foodstore. Therefore, a 500sqm gross threshold is also applied to development proposals for convenience goods floorspace over this amount.

6.130 Where retail and leisure proposals are not located within Designated Centres in accordance with policy, an impact assessment will be required. These will be assessed on a case by case basis depending on the scale, location and format of the new retail and leisure development proposals. Applicants will be required to demonstrate how the impact assessment will be addressed and provide justification for the extent of the catchment area for each particular proposal. The Council will be pragmatic as to the level of evidence required in support of such proposals as this should be proportionate to the nature of the proposal under consideration.

6.131 Development proposals below the 500sqm gross threshold will still need to comply with the other requirements of national policy, in particular the sequential approach.

STRATEGIC POLICY S17 – FUTURE OF CHELMSFORD CITY CENTRE

Development proposals within Chelmsford City Centre that help create a diverse mix of retail, food and drink, leisure and entertainment, cultural, community, business and residential uses will be supported where they positively contribute towards increased footfall, activity and vibrancy and they accord with the Local Plan's Strategic Priorities.

The Council will place significant weight on the contribution that proposals in the City Centre can make to achieving the following key principles:

6 - How will future development growth be accommodated?

A. ECONOMY

Proposals which increase footfall and encourage visitors to enjoy the City Centre for longer by visiting a number of venues and events which cater for all their needs will be supported, including growth intended to complement the evening economy with more family friendly venues and activities.

Proposals should:

- Provide opportunities and a suitable range of venues to support uses which encourage people to visit and to increase dwell-time and spending in the City Centre
- Prioritise retaining, reusing and enhancing existing buildings for suitable uses which complement and strengthen their locality
- Retain and create active frontages to ground floors in Designated Centres
- Make positive use of upper floors of properties, and on underused and vacant space away from commercial frontages
- Contribute to the creation of circular routes linking living, shopping and leisure sectors to encourage footfall
- Promote innovation and ambition
- Encourage business links to the university and wider education sector
- Encourage pop-up or temporary uses in advance of more comprehensive redevelopment
- Provide and/or secure the future management of free publicly accessible toilets and 'Changing Places' toilets.

B. CULTURE AND HERITAGE

Proposals which celebrate Chelmsford's rich history will be supported. The City has Roman and medieval origins, expanding as a prosperous market town. The legacy of its historic role as County town of Essex, and granting of City status in 2012, means that Chelmsford is still a key centre for the religious, cultural, and civic life of the City Centre; with strong reminders of its heritage of science and engineering innovation.

Proposals should:

- Promote opportunities for new functions such as markets, community, cultural or creative activity to broaden the mix of activity in the City Centre, where that is compatible with wider objectives
- Ensure improved streetscape, such as through minimising street clutter, use of high-quality materials, well-designed street furniture, public art and interpretation, retention of important gaps and key views, enhancement of street frontages, and use of sympathetic shopfronts and signage.

C. LIVING IN THE CITY CENTRE

The City Centre offers opportunities for housing development through changes of use, redevelopment of empty buildings and better use of upper floors, or regeneration of wider building clusters. Some sites are allocated in the Local Plan, but proposals for other sites are likely to be welcomed where they contribute to activity, complement surrounding uses, and support the City Centre economy.

Proposals should:

- Ensure the introduction of residential uses into City Centre in ways that do not harm the wider functions of the area
- Ensure the efficient use of urban land is balanced with high-quality place-making
- Provide areas of functional open space on major developments
- Improve existing green spaces to encourage increased usage by City Centre residents
- Demonstrate how active and sustainable travel will be promoted
- Demonstrate how public safety has been considered.

D. CLIMATE AND SUSTAINABILITY

Proposals should contribute towards sustainable options for accessing the City Centre, whether on foot, two wheels, by bus or by rail, reducing reliance on private vehicles to reduce carbon emissions and congestion.

Proposals should:

- Provide connectivity to the wider City and Urban Area through improved public realm and multifunctional green routes and gateways
- Take a balanced approach to car parking provision, that acknowledges the sustainability of the City Centre and its walking, cycling, bus (including Park and Ride) and rail connections
- Create new or improve existing multifunctional green infrastructure including tree planting and improved wildlife habitat.

E. WATERWAYS

Proposals alongside Chelmsford's waterways – the River Can, River Chelmer, and Chelmer and Blackwater Navigation – should seek to provide significant improvements to the environmental quality, attractiveness and recreational potential of the waterways and their associated green spaces.

Proposals should:

- Capitalise on the waterway network to enhance the visibility, access and recreational use of the rivers and Navigation, as appropriate
- Demonstrate innovative and sustainable approaches to dealing with flood defences and flood management, where necessary, whilst protecting biodiversity and the river environment
- Complement the river environment through greening and softening of engineered features
- Promote development that enhances the habitat, ecology and biodiversity value of the river corridors
- Improve active travel movement along river corridors
- Consider incorporating green/renewable energy initiatives
- Have regard to the Plan for Improving the Rivers and Waterways in and around Chelmsford.

6 - How will future development growth be accommodated?

F. SITE SPECIFIC PRINCIPLES:

The sites listed below will make a key contribution to delivering City Centre vitality, vibrancy and success.

Shire Hall

Shire Hall is a significant landmark, closing views at the top of the High Street and a focus for Tindal Square, which provides a traffic-free setting to the iconic Grade II* listed building. It is uniquely suited for a range of cultural uses.

Proposals will be subject to the requirements of Part A and Part B above, and the following additional criteria:

- Promote public access and a sense of community ownership, where possible
- Promote active use which adds to the vitality of the High Street
- Deliver the re-use of the building with a range of uses such as community, cultural or other uses, whilst protecting the historic and cultural significance of the building and its setting
- Remain sympathetic to the setting of St. Mary's Cathedral.

Chelmer Waterside

Chelmer Waterside comprises a number of brownfield land parcels between the City Centre and the waterside meadows and is a key regeneration area within the City Centre. Although individual site areas may come forward at different times, they should contribute towards the wider regeneration aims of creating a vibrant and dynamic new quarter for Chelmsford and as such must demonstrate how they have had regard to the adopted Chelmer Waterside Development Framework Document.

Proposals on sites CW1a, CW1c, CW1d, CW1e and CW1f will be subject to Part A to Part E above, and should also meet the requirements of Strategic Growth Site 1a - Chelmer Waterside.

The Meadows

The Meadows under-cover shopping centre opened in 1992, but is now the focus of a significant area of change. A number of shops in the existing shopping centre have closed including an anchor department store which occupied the largest retail space in the centre. There is now potential to re-imagine the centre to secure resilience for the future, through development ranging from small scale reconfiguration of units up to large scale redevelopment for a mixed-use scheme, whilst capitalising on the waterside location.

Proposals on this site will be subject to Part A to Part E above and should also meet the requirements of Strategic Growth Site Policy 1w - Meadows Shopping Centre and Meadows Surface Car Park.

G. OPPORTUNITY CORRIDORS:

Certain areas linking the City Centre to the wider Urban Area are key corridors along which residents and visitors access the City Centre, contributing to how the City Centre is perceived overall, experienced and enjoyed.

6 - How will future development growth be accommodated?

In the opportunity corridors listed below and illustrated on Figure 15, the Council will:

- **Encourage proposals which provide an opportunity for improvement in appearance, public realm quality, urban greening and accessibility**
- **Take a flexible approach to changes of use which may otherwise constrain development which creates positive activity and encourages innovation and investment in line with the function of those opportunity corridors.**

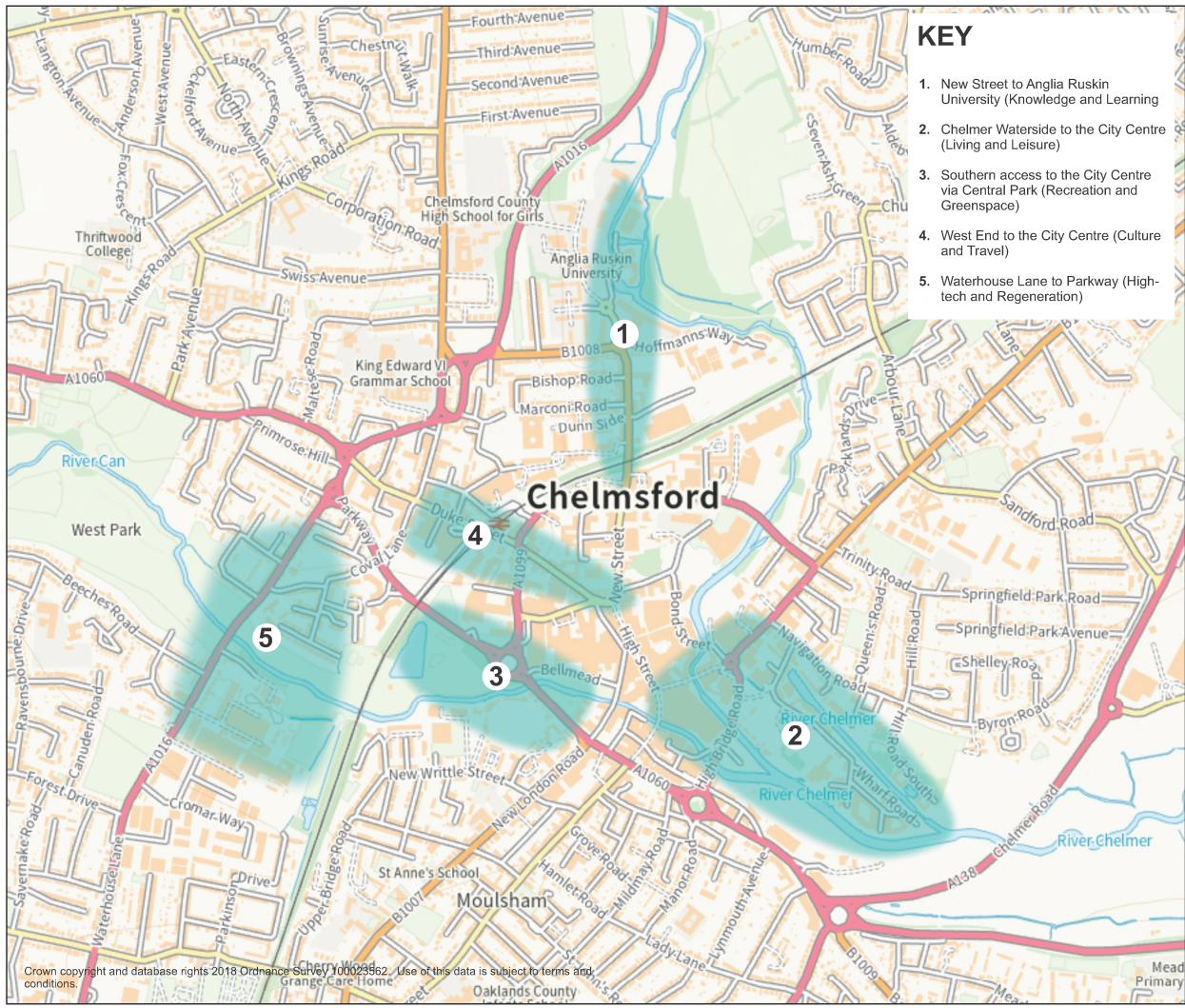
The opportunity corridors are:

- **New Street to Anglia Ruskin University (Knowledge and Learning)**
- **Chelmer Waterside to the City Centre (Living and Leisure)**
- **Southern access to the City Centre via Central Park (Recreation and Greenspace)**
- **West End to the City Centre (Culture and Travel)**
- **Waterhouse Lane to Parkway (High-tech and Regeneration)**

The Council proposes to prepare a detailed City Centre strategy to guide development, informed by consultation and backed by evidence. This will be vital to bring focus to identifying and building opportunities for diversification, start-ups and community activity.

6 - How will future development growth be accommodated?

Figure 15 : Opportunity Corridors



Reasoned Justification

6.132 The City Centre is the heart of a thriving community which provides services close to where people live, creating a City-living atmosphere and experience which is also enjoyed by those who work, visit and study here.

6.133 The City Centre is continually adapting, and although there have been changes in retail habits, in part due to the downturn in the economy, the impacts of the Covid-19 pandemic, and the growth in online shopping, retail use will remain a core function of the City Centre alongside complementary uses.

6.134 Some large and small chain operated stores have recently closed, leaving obvious gaps in shopping areas, but retail has remained resilient in Chelmsford despite those losses. The food and drink sector has been affected to a lesser extent, remaining buoyant and reflecting the national trend of centres moving towards a greater focus on leisure and entertainment.

6.135 This provides an opportunity to celebrate the City Centre's success, encourage and support a range of functions to contribute to the existing vibrancy of the City Centre, and to help future-proof it for another generation. Although this will mainly be reliant on private investment, forward-thinking planning policy can be used to create conditions for resilience to future change, and enable evolution and innovation, not only in retail but leisure and entertainment, wider commercial and cultural development too.

6.136 This policy aims to encourage, in appropriate locations, a mixed-use approach for a diverse range of uses, with flexibility for a mix of uses to happen side by side, or at different times of the day.

6.137 One development sector for potential growth is family leisure and entertainment, which would complement both day-time and evening economies, with more family friendly venues and activities to attract and maintain dwell-time in the City Centre, alongside the traditional restaurants and bars. Proposals that provide for events such as markets or cultural activity will also be welcomed to broaden the mix of activity on offer and encourage visitors to enjoy the City Centre for longer by visiting a number of venues which cater for all their needs.

6.138 Proposals for innovative uses will also be welcomed, such as for creative services, design and art studios, software or gaming development, fashion, marketing, entertainment and performance. These sectors have seen a faster recovery post pandemic and can provide invaluable support to other local businesses and contribute towards a circular economy.

6.139 There is a wider priority to encourage development to revitalise cultural places and spaces, and create conditions for a dynamic cultural scene recognising innovation, heritage and sustainability as core values aligned with the Council's vision for Chelmsford. The vision for the cultural future of Chelmsford, which proposals should have regard to, is set out in the Chelmsford Cultural Strategy (March 2023).

6.140 The rivers and navigable waterways generate many of the green spaces in the City Centre and enable active travel routes. Physical changes should work with nature to help minimise the long term impact of climate change, whilst maintaining or strengthening waterside character, improving the connection to river edges and routes, and revealing the watersides as the City's key asset.

6 - How will future development growth be accommodated?

6.141 Whilst some City Centre brownfield sites are allocated for residential or mixed-use development, the City Centre still offers many opportunities for new development, changes of use, redevelopment of empty buildings, or regeneration of wider building clusters, including in the opportunity corridors identified. These will come forward at their own pace due to market forces and the time taken to assemble land. They will benefit from greater flexibility of future uses but are less easy to predict, making them unsuitable for allocation in the Plan.

6.142 Improvements along opportunity corridors can reinforce or create character or identity, and by taking a more flexible approach to uses and encouraging investment the Council hopes to achieve a balanced mix of uses whilst improving the surroundings and complementing the core functions of the City Centre. Improvements could include street furniture, public art, and lighting, enhancement of existing buildings or high quality redevelopment, solutions to physical barriers to movement, and enhanced legibility.

6.143 Proposals being assessed against this policy will be expected to comply with requirements of other Local Plan policies, but particular emphasis on place, streetscape, heritage, regeneration and access will be applied through the criteria in this policy.

STRATEGIC POLICY S13 – MONITORING AND REVIEW

The Council will monitor the implementation of the policies and proposals of the Local Plan using the key indicators and targets set out in the Local Plan Monitoring Framework. A full or focused formal review of the Local Plan will commence two years after its adoption.

Reasoned Justification

6.144 There is a need to ensure that the Local Plan's policies and proposals are effective in delivering the objectives of the Local Plan and maintain a sufficient supply of housing sites to meet need. The Council will produce an annual Authority Monitoring Report (AMR) to measure the overall effectiveness of the Local Plan and a Housing Implementation Strategy to set out how a five-year supply of housing land will be maintained.

6.145 The Council will review the Local Plan every five years. On the basis that it takes around three years to formally complete this process, a formal review, including a formal Regulation 18 consultation, will commence two years after the adoption of the Local Plan. This is envisaged to be in 2027/28.

An aerial photograph of a suburban residential development. The image shows a winding road that curves through the area, separating different sections of the development. There are several clusters of houses, some with dark roofs and others with lighter roofs. The surrounding areas appear to be a mix of developed land and open fields. The overall scene is a typical suburban landscape.

7 - Where Will Development Growth be Focused?

7 - Where will development growth be focused?

7.1 To implement the Spatial Strategy, new development will be directed to sustainable locations within the three Growth Areas - (1) Central and Urban Chelmsford, (2) North Chelmsford, (3) South and East Chelmsford, and will be supported by necessary infrastructure and facilities including health and education, new roads and sewers and green infrastructure, such as open spaces. This will ensure the future success of Chelmsford as a great place to live, work, visit and invest in.

7.2 This section provides the site policies for delivering the Spatial Strategy. The sites that are allocated for development in the three Growth Areas vary in scale and type and are categorised as shown in Table 3 below.

Table 3 :Types of Site Allocations

Site Type	Threshold	Commentary
Strategic Growth Sites	Housing and/or mixed use sites for 100 or more new homes	These include both previously developed and greenfield sites
Growth Sites	Residential sites of less than 100 new homes	Smaller previously developed, or other small sites
Employment Sites	No threshold	Employment uses for Use Classes E(g)(i-iii), B2 and B8

7.3 The site policies are set out in the sections dealing with each Growth Area with a policy for each site allocation. These policies set out the amount and type of development expected to be provided within each of the site allocations. They also set out what specific supporting infrastructure, facilities and other requirements are needed for each site. In many cases the Council expects the amount of new homes stated in residential site policy allocations to be a minimum. This is indicated by the use of 'around' housing figures in relevant policies and will ensure an adequate supply of land is allocated for residential development to meet local needs and is supported by the Local Plan evidence base. The use of 'around' housing figures allows for an appropriate degree of flexibility in provision and also allows higher density development to be brought forward where this conforms with other policies in the Plan as a whole.

7.4 Each site policy contains the key requirements for that site and the 'Reasoned Justification' which follows sets out the detail of those requirements.

7.5 In addition, the Strategic Policies and the more detailed policies found in Section 8 and 9 apply to all sites.

7.6 Within each Growth Area, site policies for the Local Plan allocations appear first, followed by site policies for the 'Special Policy Areas'. These cover specific existing facilities or institutions which are in locations where development would otherwise be constrained. Where new Site Policies have been added they have been shown in the order they will appear, and will be renumbered in the final plan.

Growth Area 1 - Central and Urban Chelmsford

7.7 New development will be focused at multiple locations including Chelmsford Urban Area (Location 1), West Chelmsford (Location 2) and East of Chelmsford (Location 3), Together these allocations will deliver around 4,476 new homes, five Travelling Showpeople plots and 9,000sqm of new employment floorspace.

7.8 Development in these areas will deliver a number of benefits including green infrastructure and city greening, new employment, enhanced bus services, unlock access into the Sandford Mill Special Policy Area, enhanced Park and Ride to serve eastern road corridors into the City and improvement to the Army and Navy junction. The sites at West Chelmsford (Location 2) and East of Chelmsford (Location 3) will also maximise opportunities for active travel (cycling and walking) into the City Centre through the Green Wedge. This provides sustainable locations for new development.

7.9 New development on previously developed land within Chelmsford (Location 1 sites 1a-1cc) will also meet the Council's objectives for strengthening and expanding the City as a major residential, employment and retail centre to build upon its past success. The largest of the housing sites and a key driver for City Centre regeneration is Chelmer Waterside (Strategic Growth Site 1a). This will deliver a significant amount of new growth and contribute to the continued urban renaissance of the City Centre.

7.10 West Chelmsford (Location 2) and East of Chelmsford (Location 3) will provide integrated sustainable new residential-led neighbourhoods and a new high-quality business park East of Chelmsford (Site 3b). Provision is also made for five Travelling Showpeople plots in West Chelmsford.

7.11 In addition, smaller development at two sustainable Key Service Settlements of Galleywood and Writtle will provide 24 homes and 25 homes respectively, alongside opportunities to contribute towards and enhance existing facilities and services of the villages.

7 - Where will development growth be focused?

Figure 16 : Growth Area 1 – Central and Urban Chelmsford



Location 1 – Chelmsford Urban Area

7.12 Sites in the City Centre and Urban Area make the best and most efficient use of previously developed land. They are often vacant or underused areas where there is an opportunity for more significant development and change to support sustainable growth patterns. Development will be expected to unlock these areas, remove dereliction and contamination, continue City Centre regeneration, promote city greening and create high quality new developments that maximise the opportunities for active and sustainable travel.

STRATEGIC GROWTH SITE POLICY 1a – CHELMER WATERSIDE

To the east of the City Centre is Chelmsford's largest previously developed opportunity area in a river landscape setting fronting the River Chelmer and the Chelmer and Blackwater Navigation. Development proposals will accord with the Chelmer Waterside Development Framework to provide:

Amount and type of development:

Strategic Growth Site Policy 1a, as shown on the policies map, comprises five sites (CW1a and CW1c to CW1f) with a potential total residential capacity of around 880 new homes, including affordable housing, along with an element of non-residential development. The final amount of new homes will be confirmed through the planning application process. Sites at Chelmer Waterside have been assessed individually and can come forward independently, as sites become available.

Site 1a – Chelmer Waterside Allocations	Number of homes	Main vehicular access
CW1a Former Gas Works	Around 450	Wharf Road
CW1c Lockside	Around 130	Navigation Road
CW1d Baddow Road Car Park and Land to the East of the Car Park	Around 190	Baddow Road
CW1e Travis Perkins	Around 75	Navigation Road
CW1f Navigation Road Sites	Around 35	Navigation Road/Sandringham Place

Supporting on-site development:

- New homes of a mixed size and type, including affordable housing
- Supporting commercial uses including Use Classes E(a) – E(f), E(g)(i), F1 and F2
- Improvements to Chelmer and Blackwater Navigation waterway infrastructure
- Site CW1a – Commercial interface with Primary Shopping Area and River Chelmer
- Site CW1a – Provide new or improved premises for water-based clubs
- Site CW1d – Re-provision of public car parking.

7 - Where will development growth be focused?

Site masterplanning principles:

Movement and access

- Development that maximises opportunities for active and sustainable travel
- New or improved pedestrian and cycle connections.

Historic and natural environment

- Preserve and where appropriate enhance the setting of designated and non-designated heritage assets and protect key views
- Conserve and enhance biodiversity and avoid adverse effects on the Chelmer Valley Riverside and Chelmsford Watermeadows Local Wildlife Sites
- Undertake a pre-application Archaeological Assessment
- Provide suitable SuDS and flood risk management.

Design and layout

- Layout which contributes towards the distinct identity of Chelmer Waterside and encourages use of the waterways and their environs
- Provide public art which contributes towards place creation
- Ensure layout maintains a generous waterside margin free of buildings to create desirable and attractive spaces, active travel routes, enable access to water, and maximise waterway function, recreation and habitat connectivity. Waterside edges will be agreed on an individual site basis with the Local Planning Authority
- Ensure existing sites occupied by water users are incorporated or re-provided within development to support those functions and benefit the development and diversity of City Centre uses
- Layout to incorporate abundant street and tree planting and other multifunctional green infrastructure to include natural flood risk and surface water management measures
- Maintain, enhance and create new landscaped site edges with a network of dense planting belts and buffers to mitigate the visual impact of the development, safeguard the historic environment, and provide suitable wildlife connections.

Site infrastructure requirements:

- Appropriate mitigation, compensation and enhancements to the local and strategic road network as required by the Local Highways and Transportation Authority
- Enhancement of existing pedestrian and cycle routes within the site including widening and realignment, surfacing, drainage, signage and lighting
- Sites CW1a and CW1c to CW1e – Provide a new vehicular access to serve Strategic Growth Site 1a through proportionate contributions. Physical provision of the new vehicular access route shall be delivered through development of sites CW1a and CW1d (both currently Council owned sites)
- Site CW1f – Safeguard land for Springfield Road junction improvement
- Appropriate measures to promote and enhance active and sustainable modes of transport

7 - Where will development growth be focused?

- Provide, or make financial contributions, to facilitate, sustain and enhance car club facilities for residents and businesses within the site
- Provide, or make financial contributions to, new or enhanced sport, leisure and recreation facilities including contributions towards works to improve Hill Road Allotments
- Site CW1c – New 56 place stand-alone early years and childcare nursery (Use Class E(f) on 0.13 hectares of suitable land allocated for education and childcare use
- Financial contributions to early years, primary and secondary education provision
- Financial contributions and/or onsite provision of other community facilities including healthcare provision as required by the NHS Mid and South Essex Integrated Care Board and Police, ambulance and fire and rescue facilities
- Provide enhancements to waterways to provide improved access, supporting facilities and services to facilitate more active use of the waterways and navigation, moorings and landings, lighting, and environmental and natural enhancements
- Financial contributions towards provision of new lock and replacement of weir gates at Chelmer Waterside.

Reasoned Justification

7.13 Chelmer Waterside comprises large areas of previously developed land between the River Chelmer and the Chelmer and Blackwater Navigation. These sites will deliver a significant amount of new growth and contribute to the continued urban renaissance of the City Centre. The sites have been grouped together as they provide an opportunity to complete the overall regeneration of this part of the City Centre. They will accommodate higher-density residential development and commercial uses making the most of the waterside setting. Proposals for these sites should have regard to planning guidance contained in the Chelmer Waterside Development Framework (October 2021), which sets out details of how the development requirements may be met.

7.14 This area is a past industrial landscape established around the waterways which were once used for transit of goods and raw materials. Development will be expected to deliver a comprehensive remediation strategy to address any outstanding historic contamination issues to enable development, which may include use of voids, membranes or capping if necessary.

7.15 The Council will take a flexible approach to uses on these sites which support positive activity and encourage innovation and investment, in accordance with Policy S17. Infrastructure required for this site is in addition to relevant requirements of Policy S9. Financial contributions will be sought in accordance with Policy S10.

7.16 Affordable, self-build and custom-build, appropriately accessible and adaptable housing, and other types of specialist housing should be provided in accordance with the Council's policy requirements. Opportunities should be taken to include flexible units for integrated residential and commercial uses, to enhance sustainable and economic growth.

7.17 Good pedestrian and cycle connections are expected between Strategic Growth Site 1a and nearby shops and bus stops in Navigation Road and Byron Road, the primary school

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at Trinity Road, the City Centre, water meadows and the Green Wedge. There should also be good connection between adjacent sites to create strong east-west links.

7.18 Improved accessibility to Chelmer Waterside and the local area is being provided by a wide range of infrastructure across different scales, including the following major schemes:

- Chelmer Waterside new access road and bridge enabling enhanced walking, cycling and restricted vehicle access linking to Wharf Road and Parkway
- Army and Navy Sustainable Transport Package (see paragraphs 6.98 and 6.99)
- Upgrades to the Springfield Road/Navigation Road junction as part of the planning agreement for the Peninsula site.

7.19 Residential travel plans will be required for developments to include a package of measures to ensure active and sustainable means of travel are available to all new residents, to promote the benefits of sustainable transport, reduce the need to travel, and encourage the use of non-car modes.

7.20 A car club can provide a viable alternative to car ownership. Chelmer Waterside is an ideal location for a car club given that it is within easy walking distance of the City Centre.

7.21 The sites making up Strategic Growth Site 1a are highly-visible and prominent within local streetscape and wider townscape aspect. The development is an extension of the City Centre so must respect the character of Chelmsford, be sympathetic to the character and appearance of the Chelmer and Blackwater Navigation Conservation Area whilst establishing its own legible identity. There are also two Local Wildlife Sites in the area. Development shall make the most of the waterside setting, with buildings presenting active faces and uses to the water and where possible introducing water-related uses to fully integrate development areas and functional use of the water. Development should generally be set in excess of 10 metres from the water's edge to provide opportunity for high quality of placemaking around waterside areas, allow for leisure activity, conserve and enhance habitat connectivity, allow access for maintenance by the Environment Agency and other bodies, and facilitate public access to the water. This access will be managed on a site-by-site basis.

7.22 Site CW1a contains high pressure gas transmission pipelines and a gas pressure reduction compound. These could significantly constrain the amount of development that can be placed on this area. However, proposals are underway to relocate the gas pressure reduction compound and the high pressure gas pipelines, which will increase the site's capacity potential.

7.23 There is a large bore sewer running beneath sites CW1a, CW1c and CW1d which will constrain the amount of development that can be placed on these areas as maintenance easements must be retained along the length of the pipeline.

7.24 Across Strategic Growth Site 1a, owing to current and historic uses, contamination is highly likely, or known to be present. Development will be expected to deliver a remediation strategy to address any outstanding contamination on site to enable development.

7.25 The site may contain archaeological deposits which will need to be considered by future development proposals, through an archaeological evaluation.

7.26 Chelmer Waterside, the adjacent water meadows and the Chelmer and Blackwater Navigation all the way through to Heybridge Basin, have Conservation Area status. In addition,

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there are small parts of the allocated sites that fall within the Green Wedge. Development within these areas must ensure land use retains the integrity of the Conservation Area, and the Green Wedge and habitat is protected or enhanced, whilst sustainably utilising the opportunities to deliver City Centre development.

7.27 Strategic Growth Sites in the Urban Area will collectively need to deliver other forms of local infrastructure required to support growth. Provision of facilities and/or financial contributions will be required to meet infrastructure needs generated by new development, including education, health, police, ambulance, and fire and rescue facilities, transport, access and sports/leisure facilities.

STRATEGIC GROWTH SITE POLICY 1w – MEADOWS SHOPPING CENTRE AND MEADOWS SURFACE CAR PARK

Land at the Meadows Shopping Centre and the Meadows Surface Car Park, east of the High Street, as shown on the Policies Map, is allocated for a mixed-use development to regenerate and diversify this existing City Centre site to deliver a rejuvenated City Centre focused development. This site will be used to test the effectiveness, in practice, of greater car-reduction in a volume mixed-use development.

Amount and type of development:

- Around 757 new homes of a mixed size and type including affordable housing and specialist residential accommodation. The final amount of new homes will be confirmed through the planning application process.

Site development principles:

Movement and access

- Development to prioritise opportunities for active and sustainable travel and provide excellent connectivity with surrounding networks
- Reduced on-site parking quantum to be mitigated by appropriate means
- Loss of existing City Centre public car parking must demonstrate capacity in existing car parks and sufficient enhancement to alternative sustainable modes of travel to/from the City Centre
- Vehicular access to and from the site must be compatible with wider highway network and not undermine active travel or place-making principles
- Delivery routes and service provision must be fit for purpose and adhere to place-making principles
- Provide three replacement bridges to support cycle connectivity on and off this peninsula site.

Historic and natural environment

- Preserve or enhance the character or appearance of the three conservation areas relating to this site and their respective settings
- Preserve or enhance the setting of the adjacent designated and non-designated heritage assets
- Protect wider historic environment and townscape and important viewpaths

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- **Conserve and enhance biodiversity and avoid adverse effects on the Chelmer Valley Riverside Local Wildlife Site**
- **Development to include abundant street and tree planting and other multifunctional green infrastructure**
- **Provide suitable SuDs and flood risk management.**

Design and layout

- **Design and layout to contribute towards distinct identity and function of the site and its relationship to both Chelmsford City Centre and Chelmer Waterside**
- **Provide open spaces and routes fronted by active and complementary uses at street level**
- **Development design and layout to mitigate the impact of High Bridge Road**
- **Layout, scale, massing and architecture to respond to and respect heritage, contextual townscape and waterside location**
- **Ensure layout maintains a generous waterside edge free of buildings to create desirable places and active travel routes, enable access to water, and maximise waterway function, recreation and habitat connectivity. Waterside edges will be agreed on an individual site basis with the Local Planning Authority**
- **Appropriate safeguarding of suitable access for the maintenance of foul and surface water drainage infrastructure**
- **Layout should have regard to a wastewater pumping station within the site boundary**
- **Provide public art which contributes towards place creation.**

Site infrastructure requirements:

- **Provide appropriate improvements, as necessary, to the local and strategic road network as required by the Local Highways and Transportation Authority**
- **Enhancement of existing pedestrian and cycle routes within the site including widening and realignment, surfacing, drainage, signage and lighting**
- **Appropriate measures to promote and enhance active and sustainable modes of transport, including provision of a local mobility hub**
- **Enhancement of bus services to support resident, employee and visitor travel without reliance on private vehicles**
- **Financial contributions towards provision of new lock and replacement weir gates at Chelmer Waterside**
- **Financial contributions to early years, primary and secondary education provision**
- **Provide, or make financial contributions to, new or enhanced sport, leisure and recreation facilities**
- **Provide on-site local open space**
- **Financial contributions and/or onsite provision of other community facilities including healthcare provision as required by the NHS Mid and South Essex Integrated Care Board, and Police, ambulance and fire and rescue facilities.**

Reasoned Justification

7.28 The Meadows Shopping Centre and associated Meadows Surface Car Park provide an opportunity to regenerate and diversify the site, as shown on the Policies Map, to provide around 757 new homes and reconfigured City Centre offer between 2029 and 2035.

7.29 The Meadows Shopping Centre is an undercover centre which first opened in 1992. With entrances from the High Street, Backnang Square, Meadows Surface Car Park and Meadows Walk it is an integral part of the City Centre network. A number of shops have closed in this particular shopping centre including an anchor department store, and its offer continues to decline, which is in contrast to wider City Centre retail resilience. This provides an opportunity for an innovative scheme to reimagine the City Centre offer that this site and associated surface car park can make to support and enhance city centre functions and create a new City Centre destination for residents and visitors.

7.30 This development is a stand-alone test case for reviewing the effectiveness of alternative sustainable travel modes and other measures aimed at reducing dependence on car usage in new development in the City Centre. The level of vehicle parking provision that will be considered for this site will not set a precedent for other development in the City Centre or elsewhere, but the Council will use this experience to help review its policies and standards in future Local Plan making. This approach to the redevelopment of this site will only be acceptable where the Council is satisfied that the scheme has sufficient alternative provision to meet occupier demands and that there is adequate resilience to the development proposals to prevent parking overspill from this development site.

7.31 In considering the parking priorities the Council will also take into account:

- The development's approach to reducing greenhouse gas emissions by reducing the need to travel
- Provision of a local mobility hub, improvements to existing foot/cycle connections including at river crossings, increasing foot/cycle connections, improving access to car clubs, introducing new schemes for shared sustainable mobility (e.g. shopmobility, bike and e-scooter hire), active travel, wayfinding and environmental enhancement to sustainable travel corridors
- Resilience measures to ensure the approach to parking is sustainable and will not give rise to issues of overspill parking
- Provision of Travel Plans to ensure active and sustainable means of transport are available to all new residents, to promote the benefits of sustainable travel, to monitor travel needs, reduce the need to travel, and encourage the use of non-car modes
- Commitment to development-wide management of parking controls and advance information for residents on the lack of access to vehicle parking in this development
- Provision of essential parking and servicing.

7.32 Vehicular access to the site for servicing, emergencies and parking shall be integrated into a layout that promotes sustainable travel as a priority. The layout shall deliver a positive destination experience in relation to City Centre functions, waterside interface, and high quality place-making that is compatible with the wider City Centre.

7.33 Development will result in a reduction in the amount of retail-specific floorspace available on this site. The proposals should seek to retain an equivalent amount of commercial floorspace compared to the existing shopping centre within a reconfigured layout, and explore

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the potential for providing a range of leisure, entertainment, cultural and social facilities which complement, rather than compete with, the existing City Centre offer. The mix of uses should create a new destination for residents and visitors, including outside of normal business hours. Flexible workspace such as offices and spaces for creative services, should also be provided. The Council will take a flexible approach to uses on this site which support positive activity and encourage innovation and investment, in accordance with Strategic Policy S17.

7.34 The development will deliver sustainable housing in the heart of the City Centre. Development should provide a mix of size and types of homes. Affordable, appropriately accessible, and other types of specialist housing should be provided in accordance with the Council's policy requirements.

7.35 The site is bordered by waterways on two sides, forming a peninsula between the Rivers Can and Chelmer. Development should seize this unique opportunity for waterside-facing development and creation of space for water-based activity, to fully integrate development areas and functional use of the water. Use of the watersides for active travel connections between the site, the High Street, and the wider active travel network is key to ensuring the site is well-connected to the rest of the City Centre and beyond. This will include replacing three existing bridges to bring them up to shared pedestrian and cycle standard, whilst providing enough head height for waterway navigation beneath. Layout should also safeguard suitable access for the maintenance of foul and surface water drainage infrastructure, and have regard to a sewer pumping station which is located within the site boundary.

7.36 The layout, scale, massing and architecture should respond positively to the site's central waterside location, High Street interface, wider townscape and conserve or enhance heritage assets and their settings. The site lies partly within the Chelmer and Blackwater Conservation Area, Chelmsford Central Conservation Area, and the Baddow Road and River Can Conservation Area. There are a number of listed buildings close to the site including the Grade II listed Stone Bridge, 56-59 High Street, buildings at Grays' Brewery Yard, and 37 Baddow Road; and local listed buildings at 1 to 4, and 222 to 225 Moulsham Street, 36 to 38 High Street, and the Springfield Basin Feeder Channel.

7.37 Design and architecture should be of high quality and respond to the significance of the site in delivering a destination role within the City Centre network, without compromising wider City Centre function or character.

7.38 In addition to the policies of the Local Plan, development should have regard to the principles and guidance set out in the Chelmer Waterside Development Framework 2021. In addition, the waterside margins and rivers fall within the Green Wedge and are designated as a local wildlife site (LOWS). Development must ensure that the integrity of the Green Wedge, the LOWS, and their biodiversity and habitat is protected or enhanced. Development should introduce urban greening which creates landscape-led environments and spaces, and promotes natural cooling and general wellbeing.

7.39 The elevated section of High Bridge Road crosses the site creating an artificial boundary, which will need to be carefully incorporated into the site layout with mitigation considered for the support piers and areas of lower height where it meets the ground. Buildings developed near to the bridge structure will need to achieve an acceptable remoteness and relationship for building users and ground level areas beneath and around the bridge.

7.40 Infrastructure required for this site is in addition to relevant requirements of Policy S9. Financial contributions will be sought in accordance with Policy S10. Local open space is required on this site to make an important contribution to the health and wellbeing of the local community. In particular, there is a lack of children's play and youth facilities in the City Centre and Urban Area, which this site could help to provide. Financial contributions may also be required towards strategic open space. Strategic Growth Sites in the Urban Area will collectively need to deliver other forms of local infrastructure required to support growth. Provision of facilities and/or financial contributions will be required to meet infrastructure needs generated by new development, including education, health, police, ambulance, and fire and rescue facilities, transport, access and sports/leisure facilities.

STRATEGIC GROWTH SITE POLICY 1b – FORMER ST PETER'S COLLEGE, FOX CRESCENT

Land off Langton Avenue, formerly St Peter's College and playing fields, as shown on the Policies Map, is allocated for residential, specialist education uses, and community uses. Development proposals will accord with a masterplan approved by the Council to provide:

Amount and type of development

- **Around 185 new homes of a mixed size and type including affordable housing. The final amount of new homes will be confirmed through the planning application process**
- **Non-residential uses of up to 7,500 sqm comprising extra care/independent living accommodation (around 60 units). The final amount will be confirmed through the planning application process**
- **Two new schools providing for Special Needs and Disabilities (SEND).**

Supporting on-site development:

- **Provision of linked publicly accessible open spaces, in line with local standards, for intensive recreation activities for sport, educational and diverse community use**
- **Equipped play provision for children and teenage users**
- **New or relocated community facilities to meet evidenced needs**
- **Integration of flexible workspace facilities.**

Site masterplanning principles:

Movement and access

- **Development that maximises opportunities for active and sustainable travel**
- **Main vehicle access will be from Fox Crescent**
- **Provide pedestrian and cycle connections**
- **New/improved vehicle access into the site.**

Design and layout

- **Adapt existing buildings for new uses where practicable, and reuse key elements that contribute to character**

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- **Adaptable building types which offer opportunities for small workspaces**
- **Landscape focused on a public open space network**
- **Retention and enhancement of existing natural features to create distinctive landscape character, that contributes to the wider green infrastructure and nature recovery networks**
- **Provide public art which contributes towards place creation.**

Site infrastructure requirements:

- **Appropriate mitigation, compensation and enhancements to the local and strategic road network as required by the Local Highways and Transportation Authority**
- **Two new schools providing for Special Needs and Disabilities (SEND) (Use Class F1(a)) located on around 2.5 hectares of suitable land allocated for education and childcare use**
- **Financial contributions to early years, primary and secondary education provision**
- **Financial contributions and/or onsite provision of other community facilities including healthcare provision as required by the NHS Mid and South Essex Integrated Care Board and Police, ambulance and fire and rescue facilities**
- **Provide rationalised/retained formal/informal open space**
- **Provide a play area with particular emphasis on children and teenage users**
- **Provide, or make financial contributions to new or enhanced sport, leisure and recreation facilities.**

Reasoned Justification

7.41 The former St Peter's College is in the Melbourne area of Chelmsford, located north west of the City Centre. The neighbourhood is focused on Melbourne Avenue shops, health facilities and local services. The allocation is for around 185 new homes between 2025 and 2029, along with up to 7,500 sqm non-residential uses comprising extra care/independent living accommodation (around 60 units) and other community facilities to bring significant benefits not only to the site's residents but the wider community. The site has an approved masterplan (21/00002/MAS) and a planning application has been submitted (Ref: 24/00228/OUT) Owing to the timing of the submission of the application and the fact the precise number and type of residential uses is still to be determined through the planning application process, the 60 specialist residential homes are not yet reflected in the April 2024 Housing Site Schedule. The site capacity will be updated in the final version of the Plan. If this proposal is not implemented and a new proposal comes forward, the site capacity will be considered on its individual merit.

7.42 Infrastructure required for this site is in addition to relevant requirements of Policy S9. Financial contributions will be sought in accordance with Policy S10.

7.43 The development should provide a mix of size and types of homes. Affordable, self-build and custom-build, appropriately accessible and adaptable housing, and other types of specialist housing should be provided in accordance with the Council's policy requirements. Opportunities should be taken to include flexible units for integrated residential and commercial uses, to enhance sustainable and economic growth.

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7.44 Land at the southern part of the allocated site is required by the Local Education Authority for provision of two new special schools providing for Special Needs and Disabilities (SEND) for age 7-16 pupils, one for autistic spectrum condition, and one for social, emotional and mental health needs. The schools will be funded by the Education and Skills Funding Agency, and Essex County Council.

7.45 The site contains open space comprising former school playing fields, as shown on the Policies Map. Notwithstanding the provisions of Policy DM21 a commuted sum will be secured in lieu of the loss of any open space, as agreed with the County Council which owns the land. The scale of financial contributions should be at least that required to provide an equivalent replacement playing field (including essential ancillary facilities). If the playing fields are to be retained or replaced on-site the development will be required to enhance the open space (including essential ancillary facilities) and to facilitate its sustainable community use.

7.46 An evidence-based study should be provided to show how existing open space and play deficiencies in the locality can be remedied, and how the needs generated by development on site will be accommodated, with the advice of Sport England. Development is expected to provide a number of linked open spaces for different uses, which will define the character of the area, and which could include formal or informal sports areas, semi-natural green space, play areas and community gardens. Natural features, such as existing trees, hedges and a pond, shall be used to shape spaces and contribute to character.

7.47 Development will need to provide enhanced and new pedestrian and cycle connections to all directions from the site including Melbourne Avenue, Hobart Close and Highfield Road, facilitating easy access to shops, community and sports facilities, as well as bus services and the existing pedestrian/cycle route network. A residential travel plan will be required to include a package of measures to ensure active and sustainable means of travel are available to all new residents, to promote the benefits of sustainable transport, reduce the need to travel, and encourage the use of non-car modes.

7.48 The Council would welcome the reuse of key built features on-site including the main entrance building. This would enable retention of a distinctive building in the area, and provide a lead for new character.

7.49 In addition, Strategic Growth Sites in the Urban Area will collectively need to deliver other forms of local infrastructure required to support growth. Provision of facilities and/or financial contributions will be required, to meet infrastructure needs generated by new development, including education, health, police, ambulance, and fire and rescue facilities, transport, access and sports/leisure facilities.

7.50 The site is located within a Critical Drainage Area (CDA). This development may have the potential to impact on the CDA in respect of surface water flooding. As a result of this the site is likely to require an individually designed mitigation scheme to address this issue.

7.51 Development proposals are being progressed with the involvement of local community representatives, through collaborative working between the landowner, the Council and the community. The Council has adopted a Planning Brief to guide the future development of this site.

STRATEGIC GROWTH SITE POLICY 1d – RIVERSIDE ICE AND LEISURE LAND, VICTORIA ROAD

The Riverside Ice and Leisure Centre was redeveloped during 2017-2019 to provide improved replacement facilities. As part of these proposals, the site as shown on the Policies Map has potential for residential, parking and commercial development.

Amount and type of development:

- **Around 150 new homes of a mixed size and type including affordable housing. The final amount of new homes will be confirmed through the planning application process**
- **Food/drink and/or retail units**
- **Decked car parking.**

Supporting on-site development:

- **Enhanced pedestrian and cycle route links, including contributions towards improvements to Mallard Bridge**
- **Enhancement of existing pedestrian and cycle routes within and adjacent to the site including width and alignment, surfacing, drainage, signage and lighting improvements as appropriate**
- **Integration of flexible workspace facilities.**

Site development principles:

Movement and access

- **Development that maximises opportunities for active and sustainable travel**
- **Main vehicle access will be from Waterloo Lane**
- **Provide safe and convenient pedestrian and cycle connections.**

Historic and natural environment

- **Preserve or enhance the character or appearance of the adjoining Chelmsford Central Conservation Area and its setting**
- **Generous waterside margin to enable maintenance, recreation and habitat connectivity**
- **Provide suitable SuDs and flood risk management.**

Design and layout

- **Ensure key public open spaces and routes are fronted by active and complementary uses at street level**
- **Ensure new development makes the most of the waterside location**
- **Layout should have regard to a wastewater pumping station within the development boundary**
- **Appropriate safeguarding of suitable access for the maintenance of foul and surface water drainage infrastructure**
- **Provide public art which contributes towards place creation.**

Site infrastructure requirements:

- **Appropriate mitigation, compensation and enhancements to the local and strategic road network as required by the Local Highways and Transportation Authority**
- **Financial contributions to primary and secondary education provision**
- **Financial contributions and/or onsite provision of other community facilities including healthcare provision as required by the NHS Mid and South Essex Integrated Care Board and Police, ambulance and fire and rescue facilities**
- **Provide, or make financial contributions to, new or enhanced sport, leisure and recreation facilities**
- **Provide or make financial contributions to facilitate, sustain and enhance car club facilities for scheme occupiers**
- **Financial contribution towards improvements to Mallard Bridge**
- **Financial contributions towards provision of new lock and replacement of weir gates at Chelmer Waterside.**

Reasoned Justification

7.52 The site lies close to Chelmsford City Centre, and the transport hub of railway and bus stations. Redevelopment of the swimming pool site has released former leisure centre land and parking areas for development. It is well-located for a residential development of around 150 new homes between 2026 and 2028.

7.53 Infrastructure required for this site is in addition to relevant requirements of Policy S9. Financial contributions will be sought in accordance with Policy S10.

7.54 The development should provide a mix of size and types of homes. Affordable, appropriately accessible and adaptable housing, and other types of specialist housing should be provided in accordance with the Council's policy requirements.

7.55 Ground floor non-residential uses in residential blocks will be encouraged to strengthen the life of the neighbourhood north of the main shopping area. This may include a wide range of business or community uses including food, drink and retail. These will be particularly appropriate in buildings facing public routes through the site. Opportunities should also be taken to include flexible units for integrated residential and commercial uses, to enhance sustainable and economic growth.

7.56 Proposals should include measures to rationalise existing public car parking on the site, which may be achieved by relocating existing parking provision. A residential travel plan will be required to include a package of measures to ensure active and sustainable means of travel are available to all new residents, to promote the benefits of sustainable transport, reduce the need to travel, and encourage the use of non-car modes. Provision or contributions to facilitate, sustain and enhance car club facilities for scheme occupiers will also be required. Provision of a car club will provide a viable alternative to car ownership and can reduce the need for land devoted to car parking.

7.57 Links should be made with pedestrian and cycle routes to/from the site and the University, City Centre, bus and railway stations and the wider cycle/footpath network. There

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are also opportunities to enhance access across the River Chelmer, including financial contributions to help secure improvements to the existing Mallard Bridge.

7.58 Practical design considerations, such as service yards, utility related plant, etc. must be effectively designed to sustain a high quality approach to streetscape. Where residential uses meet the street, units must be designed to offer suitable privacy to those units without harm to the streetscene – potentially through duplex residential or live-work units. The development layout should also have regard to this a wastewater pumping station which is located within the site boundary.

7.59 Although there are no heritage assets on the site, development should preserve or enhance the character or appearance of the adjoining Chelmsford Central Conservation Area and its setting.

7.60 The southern edge of the site faces the River Chelmer, and development should make the best use of the waterside setting, with buildings facing the water, across waterside margins of at least 10 metres which will allow access for maintenance by the Environment Agency (EA), recreation and habitat connectivity. Advice should be sought from the EA as to whether Environmental Permit Regulations will apply. Layout should also safeguard suitable access for the maintenance of foul and surface water drainage infrastructure.

7.61 Strategic Growth Sites in the Urban Area will collectively need to deliver other forms of local infrastructure required to support growth. Provision of facilities and/or financial contributions will be required to meet infrastructure needs generated by new development, including education, health, police, ambulance, and fire and rescue facilities, transport, access and sports/leisure facilities.

STRATEGIC GROWTH SITE POLICY 1e – CIVIC CENTRE LAND, FAIRFIELD ROAD

Chelmsford Civic Centre land, as shown on the Policies Map, is suitable for city-scale residential development, with supporting commercial uses.

Amount and type of development:

- **Around 100 new homes of a mixed size and type including affordable housing. The final amount of new homes will be confirmed through the planning application process**

Supporting on-site development:

- **Parking for residential elements to be provided separately from public parking provision**
- **Integration of flexible workspace facilities.**

Site development principles:

Movement and access

- Development that maximises opportunities for active and sustainable travel
- Retained vehicular access from Coval Lane/Fairfield Road for Civic Centre operational uses, with potential access from Viaduct Road for residential uses
- Provide safe and convenient pedestrian and cycle connections.

Historic and natural environment

- Preserve and where appropriate enhance the setting of the Grade II listed War Memorial, conserve and where appropriate enhance the setting of the locally listed Civic Centre entrance building, and preserve and enhance the character or appearance of the West End Conservation Area and its setting.

Design and layout

- Layout to provide appropriate street frontage to Marconi Plaza, Coval Lane and Viaduct Road
- Opportunity for landmark buildings
- Enhanced landscaping to the site's boundary with Parkway
- Appropriate safeguarding of suitable access for the maintenance of foul and surface water drainage infrastructure
- Provide public art which contributes towards place creation.

Site infrastructure requirements:

- Appropriate mitigation, compensation and enhancements to the local and strategic road network as required by the Local Highways and Transportation Authority
- Financial contributions to primary and secondary education provision
- Financial contributions and/or onsite provision of community facilities including healthcare provision as required by the NHS Mid and South Essex Integrated Care Board
- Provide, or make financial contributions to, new or enhanced sport, leisure and recreation facilities
- Financial contribution to facilitate, sustain and enhance car club facilities for scheme occupiers.

Reasoned Justification

7.62 The site is located south of Duke Street adjacent to the City's transport hub of railway and bus stations, with excellent pedestrian and cycle links to the main shopping and business area, but also close to Central Park and with links to the wider area through the Green Wedge. This justifies intensive use of part of the site for City Centre living at a city scale (i.e. taller, higher-density buildings) for around 100 new homes between 2035 and 2036, while retaining the majority of public car parking on site.

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7.63 The Council will take a flexible approach to uses on this site which support positive activity and encourage innovation and investment, in accordance with Policy S17. Infrastructure required for this site is in addition to relevant requirements of Policy S9. Financial contributions will be sought in accordance with Policy S10.

7.64 The development should provide a mix of size and type of homes. Affordable, appropriately accessible and adaptable housing, and other types of specialist housing should be provided in accordance with the Council's policy requirements.

7.65 This allocation focuses on residential development of an area currently used for Council staff and public surface car parking, with other existing land uses remaining on-site. There is also scope for alternative land uses across the wider site including cultural or entertainment uses, offices, specialist workspace or retail, to complement residential uses. Opportunities should also be taken to include flexible units for integrated residential and commercial uses, to enhance sustainable and economic growth.

7.66 Development on the wider site should preserve the setting of the Grade II listed War Memorial on Duke Street, conserve the setting of the locally listed Civic Centre main entrance building, and preserve or enhance the character or appearance of the adjoining West End Conservation Area and its setting. The West End Conservation Area is on the Heritage at Risk Register in 2023. The Council will support development that provides opportunities to enhance the Conservation Area.

7.67 Provision of an improved pedestrian and cycle link is expected, linking Coval Lane to Fairfield Road, to safely accommodate people accessing the railway and bus stations from surrounding business and residential premises. Improved links shall also be facilitated under the railway viaduct to the subway entrance to Central Park, and to new development east of the railway line.

7.68 A residential travel plan will be required to include a package of measures to ensure active and sustainable means of travel are available to all new residents, to promote the benefits of sustainable transport, reduce the need to travel, and encourage the use of non-car modes. Provision or contributions to facilitate, sustain and enhance car club facilities for scheme occupiers will also be required. Provision of a car club will provide a viable alternative to car ownership and can reduce the need for land devoted to car parking.

7.69 Development is expected to include high quality architecture responding to its prominent City location, with the potential for landmark buildings in key positions. Where appropriate, ground floor commercial uses in residential blocks will be encouraged to strengthen the commercial facilities around the transport hub. These will be particularly appropriate in buildings facing Marconi Plaza and public routes through the site.

7.70 Public realm improvements are expected, particularly to the southern edge of the site where it fronts Parkway, and to extend Marconi Plaza northwards along Fairfield Road to improve the theatre environs. Layout should also safeguard suitable access for the maintenance of foul and surface water drainage infrastructure.

7.71 Strategic Growth Sites in the Urban Area will collectively need to deliver other forms of local infrastructure required to support growth. Financial contributions will be required to meet infrastructure needs generated by new development, including education, health, transport, access and sports/leisure facilities.

STRATEGIC GROWTH SITE POLICY 1f – EASTWOOD HOUSE CAR PARK, GLEBE ROAD

Land adjacent to Eastwood House, Glebe Road, as shown on the Policies Map, is allocated for well-connected residential development.

Amount and type of development:

- 197 new homes of a mixed size and type including affordable housing.

Supporting on-site development:

- Retain vehicular access to office building
- Sufficient parking for the office use should be retained to ensure future operations are not jeopardised by development of surface parking areas
- Integration of flexible workspace facilities.

Site development principles

Movement and access

- Development that maximises opportunities for active and sustainable travel
- Main vehicle access will be from Glebe Road
- Provide safe and convenient pedestrian and cycle connections.

Historic and natural environment

- Preserve or enhance the character or appearance of the adjoining West End Conservation Area and its setting.

Design and layout

- Create new built edges to Glebe Road and Marconi Road
- Enhance the setting of Eastwood House
- Landscape design incorporating tree planting, flood risk and surface water management and other multifunctional green infrastructure, that contributes to the wider green infrastructure and nature recovery networks
- Appropriate safeguarding of suitable access for the maintenance of foul and surface water drainage infrastructure
- Provide public art which contributes towards place creation.

Site infrastructure requirements:

- Appropriate mitigation, compensation and enhancements to the local and strategic road network as required by the Local Highways and Transportation Authority
- Financial contributions to primary and secondary education provision
- Financial contributions and/or onsite provision of other community facilities including healthcare provision as required by the NHS Mid and South Essex Integrated Care Board and Police, Ambulance and fire and rescue facilities

7 - Where will development growth be focused?

- **Provide, or make financial contributions to, new or enhanced sport, leisure and recreation facilities**
- **Provide or make financial contributions to facilitate, sustain and enhance car club facilities for scheme occupiers.**

Reasoned Justification

7.72 Eastwood House is an office building with a large surface parking area and undercroft parking. The surface parking area has full planning permission (Ref: 19/01618/FUL) for 197 homes. Development is expected to be delivered between 2026 and 2027. If this permission is not implemented and a new proposal comes forward, the site capacity will be considered on its individual merit.

7.73 Infrastructure required for this site is in addition to relevant requirements of Policy S9. Financial contributions will be sought in accordance with Policy S10.

7.74 The development should provide a mix of size and types of homes. Affordable, appropriately accessible and adaptable housing, and other types of accessible housing should be provided in accordance with the Council's policy requirements. Opportunities should be taken to include flexible units for integrated residential and commercial uses, to enhance sustainable and economic growth. There is also scope for alternative land uses across the wider site including cultural or entertainment uses.

7.75 The office building itself is designated as an Employment Area. Vehicular access will need to be retained for the office use and its undercroft parking. In addition, sufficient parking should be retained for the office use to ensure its future use is not compromised by lack of parking provision.

7.76 Development will be expected to deliver a remediation strategy to address any outstanding historic contamination issues on the site to enable development, which may include use of voids, membranes or capping if necessary.

7.77 The site is very close to the transport hub of bus and railway stations, Anglia Ruskin University, and the City Centre. Safe and convenient connections should be provided from the site into the pedestrian and cycle network to ensure sustainable access, including to the Marconi quarter and railway station to the south-east.

7.78 A residential travel plan will be required to include a package of measures to ensure active and sustainable means of travel are available to all new residents, to promote the benefits of sustainable transport, reduce the need to travel, and encourage the use of non-car modes.

7.79 Development is expected to include high quality architecture responding to its prominent central City location. Opportunities to include attractive, flexible use units in the development will be encouraged to enable live/work use, which can provide small business premises in City Centre locations adding to sustainability of the developments and vitality of the local community.

7 - Where will development growth be focused?

7.80 Although there are no heritage assets on the site, development should preserve or enhance the character or appearance of the adjoining West End Conservation Area and its setting. The West End Conservation Area is on the Heritage at Risk Register in 2023. The Council will support development that provides opportunities to enhance the Conservation Area.

7.81 The setting of Eastwood House should be enhanced with suitable planting and landscaping to provide a separation between the office building and residential development. Landscaping may also provide an opportunity for surface water management solutions. Layout should also safeguard suitable access for the maintenance of foul and surface water drainage infrastructure.

7.82 Strategic Growth Sites in the Urban Area will collectively need to deliver other forms of local infrastructure required to support growth. Provision of facilities and/or financial contributions will be required to meet infrastructure needs generated by new development, including education, health, police, ambulance, and fire and rescue facilities, transport, access and sports/leisure facilities.

STRATEGIC GROWTH SITE POLICY 1y – LAND BETWEEN HOFFMANNS WAY AND BROOK STREET (MARRIAGE’S MILL)

Land between Hoffmanns Way and Brook Street, as shown on the Policies Map, is suitable for residential development, with supporting commercial uses.

Amount and type of development:

- **Around 100 new homes of a mixed size and type including affordable housing. The final amount of new homes will be confirmed through the planning application process.**

Supporting on-site development

- **Integration of flexible workspace facilities**
- **Equipped play provision for children and teenage users.**

Site development principles

Movement and access

- **Development that maximises opportunities for active and sustainable travel**
- **Main vehicle access will be from Hoffmanns Way**
- **Provide pedestrian and cycle connections to both Hoffmanns Way and Brook Street**
- **Widening of pedestrian/cycle route adjoining the site which links to routes to the east.**

7 - Where will development growth be focused?

Historic and natural environment

- Retain and re-use the historic buildings and remove modern buildings
- Conserve and where appropriate enhance the setting of the locally listed Chelmer Mill building and retain visual link with the Grade II listed Marconi Building on New Street
- Preserve and where appropriate enhance the setting of the former Hoffmann works
- Undertake a Minerals Infrastructure Impact Assessment given its proximity to Chelmsford Rail Sidings.

Design and layout

- Retain and reuse existing non-designated heritage assets for new uses where practicable, and reuse other key buildings that contribute to character
- Landscape design incorporating tree planting, flood risk and surface water management and other multifunctional green infrastructure, that contributes to the wider green infrastructure and nature recovery networks
- Retain key views of Chelmer Mill
- Layout to provide appropriate street frontage to both Hoffmanns Way and Brook Street
- Respect the setting of the adjacent green space and riverside to the north
- Provide public art which contributes towards place creation
- Financial contributions to Brook Street public realm.

Site infrastructure requirements:

- Provide appropriate improvements, as necessary, to the local and strategic road network as required by the Local Highways and Transportation Authority
- Appropriate measures to promote and enhance active and sustainable modes of transport
- Provide or make financial contributions to facilitate, sustain and enhance car club facilities for scheme occupiers
- Provide, or make financial contributions to, new or enhanced sport, leisure and recreation facilities
- Financial contributions to early years, primary and secondary education provision
- Financial contributions and/or onsite provision of other community facilities including healthcare provision as required by the NHS Mid and South Essex Integrated Care Board and Police, ambulance and fire and rescue facilities.

Reasoned Justification

7.83 The site lies close to the City Centre, and the railway and bus station transport hubs. As such, it is well located for a residential development of around 100 new homes between 2035 and 2036.

7 - Where will development growth be focused?

7.84 The Council will take a flexible approach to uses on this site which support positive activity and encourage innovation and investment, in accordance with Policy S17. Infrastructure required for this site is in addition to relevant requirements of Policy S9. Financial contributions will be sought in accordance with Policy S10.

7.85 The development should provide a mix of size and types of homes. Affordable, self-build and custom-built, appropriately accessible and adaptable housing, and other types of specialist housing should be provided in accordance with the Council's policy requirements. Opportunities should be taken to include flexible units for integrated residential and commercial uses, to enhance sustainable and economic growth.

7.86 Links should be made with active and sustainable travel routes close to the site, particularly with the adjacent Anglia Ruskin University, and towards the City Centre, the bus and railway station hubs, and to the riverside pedestrian/cycle route network. A residential travel plan will be required to ensure active and sustainable means of travel are available to all new residents to promote the benefits of sustainable travel, reduce the need to travel and encourage the use of non-car modes. Some local improvements are needed to adequately connect this site into the pedestrian and cycle network which this development would need to resolve.

7.87 The site is highly visible and prominent within the local streetscape and from the mainline railway approach to Chelmsford. The development is close to the City Centre in an area of change which has included redevelopment of the former Marconi site, and new university buildings, which have an impact on the future character of this site. The scale, massing and finer design details must remain appropriately sympathetic to that context. Practical design considerations, such as service yards, utility related plant etc, must be effectively designed to sustain a high quality approach to streetscape. Where residential use meets the street, units must be designed to offer suitable privacy to those units without harm to the streetscene.

7.88 The Council requires the protection of the non-designated heritage asset on site, consisting of Chelmer Mill (c.1901) with its distinctive tower, as set out in the *Register of Local Buildings of Value in Chelmsford (2009)*. The Mill should form a central focal feature for the development, and consideration also given to retaining the single storey building range to the southwest of the Mill. This may involve reuse or sympathetic alteration of the buildings in relation to the context, including use of the historic fabric, attention to design detail, and high quality of any new materials. Views towards the Mill from outside the site should also be retained where possible.

7.89 Public realm improvements are expected, particularly to Brook Street, to improve safety and connectivity for cyclists and pedestrians and improve the streetscene.

7.90 Site landscaping should incorporate tree planting as well as other biodiversity enhancements and should seek to make linkages to the nearby local wildlife site. The site lies within a Minerals Consultation Area. The developer will be required to undertake a Minerals Infrastructure Assessment to ensure the proposed development would not compromise the nearby mineral infrastructure site.

7 - Where will development growth be focused?

7.91 Local open space is required on this site to make an important contribution to the health and wellbeing of the local community. In particular, there is a lack of children's play and youth facilities in the City Centre and Urban Area, which this site could help to provide. Financial contributions may also be required towards strategic open space.

7.92 Strategic Growth Sites in the Urban Area will collectively need to deliver other forms of local infrastructure required to support growth. Provision of facilities and/or financial contributions will be required to meet infrastructure needs generated by new development, including education, health, police, ambulance, and fire and rescue facilities, transport, access and sports/leisure facilities.

STRATEGIC GROWTH SITE POLICY 1cc – ANDREWS PLACE, LAND WEST OF RAINSFORD LANE

Land at Andrews Place, as shown on the Policies Map, is allocated for residential redevelopment, comprising comprehensive regeneration for 100% affordable housing.

Amount and type of development:

- **Around 250 new affordable homes (183 net new affordable homes) of a mixed size and type to include specialist residential accommodation for older people. The final amount of new homes will be confirmed through the planning application process.**

Site development principles:

Movement and Access

- **Development to prioritise opportunities for active and sustainable travel and provide excellent connectivity with surrounding networks**
- **Provide active travel infrastructure into Admirals Park and to the City Centre**
- **Main vehicular access will be from Andrews Place via Rainsford Lane**
- **Maintain vehicular and pedestrian access to the allotments west of the site.**

Historic and natural environment

- **Have regard to existing townscape feature and setting of Chelmsford Fire Station tower which is a non-designated heritage asset**
- **Conserve and enhance biodiversity and avoid adverse effects on the Admirals Park Local Nature Reserve**
- **Provide suitable SuDS and flood risk mitigation and management.**

Design and layout

- **Provide a distinctive and high-quality development recognising the site's location as an important gateway into the City Centre**
- **Layout, scale, density and massing of the development to reflect the site's close proximity to the City Centre and Admirals Park**
- **Layout to provide appropriate street frontages to Rainsford Lane and Andrews Place/Cramphorn Walk**

- Ensure that the continuing use of the existing allotments west of the site are not compromised
- Provide public art which contributes towards place creation and celebrates notable past residents.

Site Infrastructure requirements:

- Provide appropriate improvements, as necessary, to the local and strategic road network as required by the Local Highways and Transportation Authority
- Appropriate measures to promote and enhance active and sustainable modes of transport including improvement of existing active travel route along the western boundary of the site
- Appropriate on-site flood protection, mitigation measures and SuDS
- Provide or make financial contributions to facilitate, sustain and enhance car club facilities for scheme occupiers
- Provide, or make financial contributions to, new or enhanced sport, leisure and recreation facilities
- Financial contributions to early years, primary and secondary education provision
- Financial contributions and/or onsite provision of other community facilities including healthcare provision as required by the NHS Mid and South Essex Integrated Care Board and Police, ambulance and fire and rescue facilities.

Reasoned Justification

7.93 The site lies close to the City Centre, and the railway and bus transport hubs. As such it is well located for a residential redevelopment of around 250 new affordable homes (183 net new units) for delivery between 2026-2031. The site currently accommodates 69 low density affordable bungalows occupied by older people and is owned and managed by Chelmer Housing Partnership (CHP).

7.94 The redevelopment of the site will provide a significant increase in the number of affordable homes and contribute towards the regeneration of this important corridor into the City Centre as identified in Strategic Policy S17.

7.95 A consultation and engagement exercise has been undertaken by CHP with the existing tenants. This is to ensure that existing residents can help shape the development proposals and their future needs are considered.

7.96 The development should provide a mix of size and type of new affordable homes and accommodate specialist housing for older people.

7.97 Infrastructure required for this site is in addition to relevant requirements of Policy S9. Financial contributions will be sought in accordance with Policy S10.

7 - Where will development growth be focused?

7.98 If the site is to gain maximum benefit from its sustainable location, links should be made with active and sustainable travel routes close to the site, particularly towards the City Centre, the bus and railway station hubs, and to the riverside pedestrian/cycle route network. A residential travel plan will be required to ensure sustainable and active and sustainable means of travel are available to all new residents to promote the benefits of sustainable transport, reduce the need to travel and encourage the use of non-car modes.

7.99 The site is highly visible and prominent within the local streetscape particularly from the south on Waterhouse Lane (A1016) and closer to the site on Rainsford Lane (A1016) which acts a key corridor into the City Centre.

7.100 The site is close to the City Centre in an area of change. The arrangement of routes and blocks within the development should address the site's proximity to the City Centre. Therefore, relationships within the site could have a tighter grain, enabled in part by the highly sustainable location with good links to public transport and the City Centre itself. The scale and massing of the development should address the site's proximity to the City Centre and the opportunities afforded by the southern aspect to Admirals Park and the River Can. Practical design considerations, such as service areas, utility related plant and refuse / recycling storage etc, must be effectively designed to sustain a high-quality approach to streetscape. Where residential use meets the street, units must be designed to offer suitable privacy to those units without harm to the streetscene.

7.101 Although there are no heritage assets on the site, development should have regard to the townscape feature and setting of Chelmsford Fire Station tower, to the south-east of the site, which is a non-designated heritage asset. Within the site, at number 14 Andrews Place, is a blue plaque for Florence Attridge, a former Marconi employee who was awarded the British Empire Medal for her contribution to the World War II effort. The bungalow does not possess sufficient architectural or historic interest to warrant retention, but the blue plaque should be retained and/or Florence Attridge celebrated, such as through public art.

7.102 Public realm improvements will be required, particularly along the Rainsford Lane frontage. The development will be required to provide appropriate habitat mitigation and creation, and appropriate buffers to avoid adverse impact on the adjacent Admirals Park Local Nature Reserve.

7.103 Due to site's location next to Admirals Park a financial contribution towards the improvement of existing local open space will be appropriate. The layout of the new development should include suitable landscaping and shared circulation spaces between blocks. Financial contributions will be required towards strategic open space.

7.104 Strategic Growth Sites in the Urban Area will collectively need to deliver other forms of local infrastructure required to support growth. Provision of facilities or financial contributions will be required to meet infrastructure needs generated by new development, which could include education, health, police, ambulance, and fire and rescue facilities, transport, access and sports/leisure facilities.

Growth Sites in Chelmsford Urban Area

7.105 Growth Sites 1g to 1bb share common features due to their central position in the urban area and are all subject to Policy GR1 as well as infrastructure requirements in Policy S9. Financial contributions will be sought in accordance with Policy S10. Additional policy requirements and phasing information are listed in individual site-specific policies.

POLICY GR1 – GROWTH SITES IN CHELMSFORD CITY CENTRE/URBAN AREA

Allocated Growth Sites in the City Centre and Chelmsford Urban Area are shown on the Policies Map.

Growth Sites 1g to 1bb will be required to provide the following type of development and site infrastructure requirements, and take into consideration the site development principles. In addition, the relevant infrastructure requirements of Policy S9 also apply to these sites. Additional policy requirements and phasing information are then listed in individual site-specific policies. These new developments will be planned carefully using the following principles and with the use of Planning Briefs or Design Codes where appropriate.

Type of development:

- New homes of a mixed size and type, including affordable housing, where applicable. The final amount of new homes will be confirmed through the planning application process.

Supporting on-site development:

- Integration of proportionate workspace, employment and community facilities.

Site development principles:

Movement and access

- Development that maximises opportunities for active and sustainable travel
- Provide safe and convenient pedestrian and cycle connections
- Ensure good access to bus services and bus stops.

Historic and natural environment

- Conserve and where appropriate enhance designated and non-designated heritage assets and their settings
- Preserve or enhance the character or appearance of Conservation Areas
- Provide suitable SuDS and flood risk management.

Design and layout

- Ensure design and layout supports commercial function, where applicable
- Landscape design incorporating tree planting, flood risk and surface water management and other multifunctional green infrastructure, that contributes to the wider green infrastructure and nature recovery networks.

7 - Where will development growth be focused?

Site infrastructure requirements:

- **Appropriate mitigation, compensation and enhancements to the local and strategic road network as required by the Local Highways and Transportation Authority**
- **Appropriate measures to promote and enhance active and sustainable modes of transport**
- **Provide, or make financial contributions to, new or enhanced sport, leisure and recreation facilities**
- **Financial contributions to early years, primary and secondary education provision**
- **Financial contributions towards provision of other community facilities including healthcare provision as required by the NHS Mid and South Essex Integrated Care Board and Police, ambulance and fire and rescue facilities.**

Reasoned Justification

7.106 Growth Sites are smaller sites which will accommodate less than 100 new houses, but which will collectively contribute to regeneration objectives and securing sustainable development. Policy GR1 sets out requirements for Growth Sites 1g to 1bb. These sites share common features in that they make the best and most efficient use of previously developed land, are often vacant or underused areas where there is an opportunity for sustainable growth patterns, are in locations which will allow good connections with their local neighbourhoods and the City Centre, and will regenerate unused or underused previously developed land.

7.107 Where a site has a planning permission that is not implemented and a new proposal comes forward, the site capacity will be considered on its individual merit.

7.108 Infrastructure requirements for Growth Sites 1g to 1bb are in addition to relevant requirements of Policy S9. Financial contributions will be sought in accordance with Policy S10. Further site-specific policy information is set out in the site-specific policies which follow.

7.109 These sites have been allocated to create high quality, sustainable new developments, covering a capacity range from around 10 to around 90 homes. Exact site capacity will depend on site specific considerations including local context and appropriate scale. The Council will consider the use of Planning Briefs and Design Codes on Growth Sites where appropriate in line with Policy DM24.

7.110 Development should provide a mix of size and types of homes as listed in the site-specific policies which follow. Affordable, self-build and custom-build, appropriately accessible and adaptable housing, and other types of specialist housing should be provided in accordance with the Council's policy requirements.

7.111 The Council will take a flexible approach to uses on sites within the Opportunity Corridors which support positive activity and encourage innovation and investment, in accordance with Policy S17. Opportunities to include attractive, flexible use units in developments will be encouraged to enable employment or community uses. Where appropriate, live-work units should be provided to ensure developments are as sustainable as possible. Combining work and home in a single unit will help to reduce the need to travel,

7 - Where will development growth be focused?

reduce traffic levels and related air quality impacts. It will also promote new economic development. Other uses may include retail, hotels, or cultural facilities.

7.112 Previously developed sites in the City Centre are often highly-visible and prominent within local streetscape or wider townscape aspect. New development is expected to complement Chelmsford's character and respect designated and non-designated heritage assets, but also create a distinctive sense of place and comfortable living environment through high-quality design, architecture and materials, excellent public realm, enhanced connectivity and contribution to townscape. Existing buildings and spaces which contribute to the character of an area should be retained and reused. Practical design considerations, such as service yards and utility related plant and sub-stations must be effectively integrated within the overall design.

7.113 Whilst sites within the Urban Area mostly benefit from better transport access, it will be necessary or desirable to enhance connections between the site and transport infrastructure, or the infrastructure itself, to meet growing demand. Residential travel plans may be required for developments to include a package of measures to ensure active and sustainable means of travel are available to all new residents, to promote the benefits of sustainable transport, reduce the need to travel, and encourage the use of non-car modes.

7.114 Allocated Growth Sites in the Urban Area will collectively need to deliver other forms of local infrastructure required to support growth. Financial contributions will be required to meet infrastructure needs generated by new development, including education, early years, health, police, ambulance, and fire and rescue facilities, transport, access and sports/leisure facilities.

GROWTH SITE POLICY 1g – CHELMSFORD SOCIAL CLUB, SPRINGFIELD ROAD

Development will be permitted at this site subject to meeting the requirements of Policy GR1, and the following site-specific criteria:

- **Around 29 new homes. The final amount of new homes will be confirmed through the planning application process**
- **Enhanced route links from Riverside Ice and Leisure to Springfield Road, including financial contributions towards improvements to Mallard Bridge**
- **Main vehicle access will be from Springfield Road**
- **Preserve and where appropriate enhance the setting of nearby Grade II listed buildings at 73-75 and 80 Springfield Road**
- **Generous waterside margin to enable maintenance, recreation and habitat connectivity**
- **Ground floor active frontages for residential blocks where appropriate, fronting public routes**
- **New development making the most of the waterside location**
- **Potential to retain community use in new layout.**

7 - Where will development growth be focused?

GROWTH SITE POLICY 1h – ASHBY HOUSE CAR PARKS, NEW STREET

Development will be permitted at this site subject to meeting the requirements of Policy GR1, and the following site-specific criteria:

- Around 80 new homes. The final amount of new homes will be confirmed through the planning application process
- Main vehicle access from Brook Street
- Conserve and where appropriate enhance the setting of the locally listed Globe House and Marriage's Mill
- New built frontage to Brook Street
- Opportunity to extend Ashby House for residential use
- Avoid adverse impacts on the Chelmer Valley Local Nature Reserve
- Financial contributions towards improvements to Brook Street public realm.

GROWTH SITE POLICY 1i – RECTORY LANE CAR PARK WEST

Development will be permitted at this site subject to meeting the requirements of Policy GR1, and the following site-specific criteria:

- Around 75 new homes. The final amount of new homes will be confirmed through the planning application process
- Potential for student accommodation, due to its proximity to Anglia Ruskin University
- Main vehicle access will be from Broomfield Road/Elms Drive
- Improved level pedestrian/cycle connection to two existing road crossing points to the south
- Conserve and where appropriate enhance the setting of the nearby locally listed King Edward VI School, and preserve or enhance the character or appearance of the adjoining John Keene Memorial Homes Conservation Area and its setting
- High quality architectural design to enhance the gateway location of the site
- Layout to retain some public parking provision
- Layout to respect neighbouring frontages on Elms Drive
- Enhanced landscaped edge to Broomfield Road, Parkway and Chelmer Valley Road.

GROWTH SITE 1z – GRANARY CAR PARK, VICTORIA ROAD

Development will be permitted at this site subject to meeting the requirements of Policy GR1, and the following site-specific criteria:

- Around 50 new homes. The final amount of new homes will be confirmed through the planning application process
- Main vehicle access will be from Victoria Road
- Provide safe and convenient pedestrian and cycle access to Victoria Road
- Link to the existing pedestrian and cycle network
- Preserve and where appropriate enhance the setting of the adjacent Grade II listed Springfield Water Mill and Springfield Mill House buildings
- Retain the former bridge piers and railings currently on Victoria Road, either in situ or relocated elsewhere on site, due to their local heritage value
- Layout to provide appropriate street frontage to Victoria Road with this block having an appropriate set back and height to reduce visual impact on the setting of Grade II listed Springfield Water Mill complex of buildings. The built form should be articulated with a variety of high quality materials to break up massing
- Development layout should maintain the privacy of existing adjacent homes at Riverside to the east
- Protect the purpose of including land within the Green Wedge
- Retain or reprovide Public Open Space with equivalent or better
- Provide onsite, or make a financial contributions towards, improvements to the pedestrian/cycleway to the east
- New development making the most of the waterside location
- Generous waterside margin to enable maintenance, recreation and habitat connectivity
- Retain natural landscaping to enhance the setting
- Avoid adverse impacts on the adjacent Chelmer Valley Local Nature Reserve
- Drainage and flood risk management to address partial location in Flood Zones 2 and 3.

GROWTH SITE POLICY 1k – FORMER CHELMSFORD ELECTRICAL AND CAR WASH, BROOK STREET

Development will be permitted at this site subject to meeting the requirements of Policy GR1, and the following site-specific criteria:

- This site has a planning application submitted (Ref: 22/02263/FUL) for 41 new homes. This number is reflected in the 5 year Housing Sites Schedule April 2024. If this permission is not implemented and a new proposal comes forward, the site capacity will be considered on its individual merit
- Provision of a 3.5m widened cycle/footway along the New Street frontage, in accordance with Local Highways and Transportation Authority requirements

7 - Where will development growth be focused?

- Main vehicle access will be from Brook Street/New Street
- Preserve and where appropriate enhance the setting of the Grade II listed Marconi 1912 building, and conserve and where appropriate enhance the setting of the locally listed Globe House and Marriage's Mill
- Layout to provide appropriate street frontage to both New Street and Brook Street
- Ground floor non-residential uses and active frontages for residential blocks, fronting public routes
- Financial contributions towards improvements to Brook Street public realm.

GROWTH SITE 1aa – COVAL LANE CAR PARK

Development will be permitted at this site subject to meeting the requirements of Policy GR1, and the following site-specific criteria:

- Around 40 new homes. The final amount of new homes will be confirmed through the planning application process
- Main vehicle access will be from Coval Lane
- Character, scale and layout to have regard and respond to the site's surrounding context
- Development layout should respect neighbouring rear boundaries
- Preserve and where appropriate enhance the setting of the non-designated heritage asset at Chelmsford Fire Station
- Retain or reprovide the existing natural landscaping across the site to enhance the setting.

GROWTH SITE POLICY 1I – BT TELEPHONE EXCHANGE, COTTAGE PLACE

Development will be permitted at this site subject to meeting the requirements of Policy GR1, and the following site-specific criteria:

- Around 30 new homes. The final amount of new homes will be confirmed through the planning application process
- Financial contributions to improve Church Street/Cottage Place public realm
- Main vehicle access from Cottage Place
- Preserve and where appropriate enhance the setting of the nearby Grade II listed Imperial House and The Wheatsheaf, conserve and where appropriate enhance the setting of the locally listed Cathedral Court, and preserve or enhance the character or appearance of the adjoining Chelmsford Central Conservation Area
- Adaptation or redevelopment of existing buildings
- Consideration of security to remainder of BT premises building.

GROWTH SITE POLICY 1m – RECTORY LANE CAR PARK EAST

Development will be permitted at this site subject to meeting the requirements of Policy GR1, and the following site-specific criteria:

- Around 23 new homes. The final amount of new homes will be confirmed through the planning application process
- Potential for student accommodation, due to its proximity to Anglia Ruskin University
- Main vehicle access to be taken from Chelmer Valley Road
- Improved level pedestrian/cycle connection to existing road crossing point to the south
- Conserve and where appropriate enhance the setting of the adjacent locally listed Cemetery Gatehouse and Lodge on Rectory Lane
- Character and scale determined by adjacent residential development
- Layout shaped by utility easements
- Enhanced landscaped edge to Rectory Lane and Chelmer Valley Road.

GROWTH SITE POLICY 1n – WATERHOUSE LANE DEPOT AND NURSERY

Development will be permitted at this site subject to meeting the requirements of Policy GR1, and the following site-specific criteria:

- Around 20 new homes. The final amount of new homes will be confirmed through the planning application process
- An accessible, alternative Parks Depot will need to be in place prior to development to allow continuity of service
- Main vehicle access will be from Waterhouse Lane
- Maintain wide grass verge and trees to Waterhouse Lane road frontage
- Development layout should ensure sensitive treatment to the allotments' boundary and the preservation of the setting of the nearby Grade II listed barn.

GROWTH SITE POLICY 1p – BRITISH LEGION, NEW LONDON ROAD

Development will be permitted at this site subject to meeting the requirements of Policy GR1, and the following site-specific criteria:

- Around 15 new homes. The final amount of new homes will be confirmed through the planning application process
- Alternative provision of the community use should be secured prior to development
- Main vehicle access from New London Road

7 - Where will development growth be focused?

- Development should preserve or enhance the character or appearance of the New London Road Conservation Area, preserve and where appropriate enhance the setting of the Grade II listed Southborough House and conserve and where appropriate enhance the setting of the adjacent locally listed building at 176 New London Road
- Retain natural landscaping to enhance the setting.

GROWTH SITE POLICY 1q – REAR OF 17 to 37 BEACH’S DRIVE

Development will be permitted at this site subject to meeting the requirements of Policy GR1, and the following site-specific criteria:

- This site has full planning permission (Ref: 23/00116/FUL) for 18 new homes. This number is reflected in the 5 year Housing Sites Schedule April 2024. If this permission is not implemented and a new proposal comes forward, the site capacity will be considered on its individual merit
- Main access will be from Beach’s Drive
- Safe and convenient pedestrian and cycle access should be created into Admirals Park at the south-east of the site to connect to safe pedestrian/cycle routes to the City Centre to the east and wider countryside to the west
- Character and scale determined by adjacent residential development
- Development layout should respect neighbouring rear boundaries
- Layout should have regard to a wastewater pumping station within the development boundary.

GROWTH SITE POLICY 1r – GARAGE SITE, ST NAZAIRE ROAD

Development will be permitted at this site subject to meeting the requirements of Policy GR1, and the following site-specific criteria:

- Around 12 new homes. The final amount of new homes will be confirmed through the planning application process
- Main vehicle access will be from St Nazaire Road
- New safe and convenient pedestrian link to the existing pedestrian/cycle route network
- Maintain the green setting and mature trees
- Enhanced built edge and frontage to existing footpath
- Development layout should maintain the privacy of existing adjacent homes
- Drainage and flood risk management led by SuDs to address location in a Critical Drainage Area.

GROWTH SITE POLICY 1bb – GLEBE ROAD CAR PARK

Development will be permitted at this site subject to meeting the requirements of Policy GR1, and the following site-specific criteria:

- This site has full planning permission (Ref: 22/02196/FUL) for 12 new homes. This number is reflected in the 5 year Housing Sites Schedule April 2024. If this permission is not implemented and a new proposal comes forward, the site capacity will be considered on its individual merit
- Main vehicle access will be from Glebe Road
- Conserve and where appropriate enhance the setting of the locally listed buildings at The White Horse PH and 3 – 24a Townfield Street, and preserve or enhance the character or appearance of the West End Conservation Area and its setting
- Character, scale and layout to have regard and respond to the site's surrounding context and heritage which is 2-3 storey
- Services such as parking, amenity and refuse areas to be screened from the streetscene.

GROWTH SITE POLICY 1s – GARAGE SITE AND LAND, MEDWAY CLOSE

- This site has full planning permission for 6 new homes (Ref: 23/00195/FUL). This number is reflected in the 5 year Housing Sites Schedule April 2024. If this permission is not implemented and a new proposal comes forward, the site capacity will be considered on its individual merit
- Improved main vehicle access will be from Medway Close
- Natural boundaries should be retained as an edge to development
- Character and scale determined by adjacent residential development
- Drainage and flood risk management led by SuDs to address partial location in a Critical Drainage Area.

7 - Where will development growth be focused?

GROWTH SITE POLICY 1t – CAR PARK R/O BELLAMY COURT, BROOMFIELD ROAD

Development will be permitted at this site subject to meeting the requirements of Policy GR1, and the following site-specific criteria:

- **Around 10 new homes. The final amount of new homes will be confirmed through the planning application process**
- **Main vehicle access will be from Broomfield Road**
- **Preserve and where appropriate enhance the setting of the Grade II listed Coval Hall to the west, and preserve or enhance the character or appearance of the adjoining West End Conservation Area and its setting.**

GROWTH SITE POLICY 1v – RAILWAY SIDINGS, BROOK STREET

Development will be permitted at this site subject to meeting the requirements of Policy GR1, and the following site-specific criteria:

- **Intensification of business or industrial use**
- **Safe and convenient pedestrian and cycle routes**
- **Avoid adverse impacts on the Chelmer Valley Local Nature Reserve**
- **Safeguarded access for minerals/aggregates rail freight area**
- **Financial contributions to improve Brook Street public realm**
- **Main vehicle access will be from Brook Street**
- **Appropriate mitigation, compensation and enhancements to the local and strategic road network as required by the Local Highways and Transportation Authority**
- **Financial contributions to supporting infrastructure, depending on uses.**

Location 2 – West Chelmsford

STRATEGIC GROWTH SITE POLICY 2 – WEST CHELMSFORD

Land to the west of Chelmsford and north of Roxwell Road, as shown on the Policies Map, is allocated for a high-quality comprehensively planned new sustainable neighbourhood that maximises opportunities for sustainable travel. Development proposals will accord with a masterplan approved by the Council to provide:

Amount and type of development:

- 880 new homes of mixed size and type to include affordable housing. The final amount of new homes will be confirmed through the planning application process
- Travelling Showpeople site for 5 serviced plots.

Supporting on-site development:

- Neighbourhood Centre
- Provision of a new primary school with co-located early years and childcare nursery.

Site masterplanning principles:

Movement and Access

- Main vehicular access to the site will be from Roxwell Road (A1060)
- Provide safe and convenient pedestrian and cycle connections
- New dedicated pedestrian and cycle links to the existing urban area
- Provide well-connected and integrated internal road layouts which allow good accessibility for bus services.

Historic and Natural Environment

- Mitigate the visual impact of the development
- Create a network of multifunctional green infrastructure
- Provide suitable SuDs and flood risk management
- Ensure appropriate habitat mitigation and creation is provided
- Undertake an Archaeological Assessment.

Design and Layout

- Provide a coherent network of public open space, formal and informal sport, recreation and community space within the site.

Site infrastructure requirements:

- A new primary school (Use Class F1(a)) with co-located early years and childcare nursery (Use Class E(f)) on 2.1 hectares of suitable land allocated for education and childcare use
- Appropriate improvements to the local and strategic road network as required by the Local Highways and Transportation Authority

7 - Where will development growth be focused?

- **Appropriate measures to promote and enhance active and sustainable modes of transport**
- **New and enhanced cycle routes, footpaths, Public Rights of Way and, where appropriate, bridleways**
- **Multi-user crossing of Roxwell Road**
- **Provide, or make financial contributions to, new or enhanced sport, leisure and recreation facilities**
- **Financial contributions to secondary education as required by the Local Education Authority**
- **Financial contributions to, and/or onsite provision of, other community facilities such as healthcare provision as required by the NHS Mid and South Essex Integrated Care Board and Police, ambulance and fire and rescue facilities.**

Reasoned Justification

7.115 The boundary of this Strategic Growth Site allocation is defined on the Policies Map and comprises a site for new housing and land allocated for future recreation use.

This site is adjacent to Chelmsford Urban Area and in close proximity to a range of services and facilities in the City Centre and Melbourne. As such it represents an opportunity for a landscape-led sustainable urban extension that maximises opportunities for travel by sustainable modes. The site has an approved masterplan (Ref: 18/00001/MAS) for 800 new homes and outline planning permission submitted for up to 880 new homes (Ref:21/01545/OUT). This number is reflected in the 5 Year Housing Sites Schedule April 2024. If this proposal is not implemented and a new proposal comes forward, the site capacity will be considered on its individual merit. Development is expected to be delivered between 2025 and 2041. The development should provide a mix of size and types of homes. Affordable, self-build and custom-build, appropriately accessible and adaptable housing, and other types of specialist housing should be provided in accordance with the Council's policy requirements.

7.116 Infrastructure required for this site is in addition to relevant requirements of Policy S9. Financial contributions will be sought in accordance with Policy S10.

7.117 As this is a Strategic Growth Site and in order to achieve a mixed and balanced new community, a Travelling Showpeople site for 5 plots will be required within the Strategic Growth Site allocation. The location of these plots has been determined through the masterplanning process. This site will be serviced i.e. provided with services such as water, waste disposal and electricity. It is expected that 0.2 hectares per plot should be provided. Easy and convenient access to the site for heavy good vehicles is essential.

7.118 Although the development quantum and extent of the allocation is set out in the Local Plan, the site is located in the Parish of Writtle where there is a 'made' (adopted) Neighbourhood Plan. It is envisaged that the Neighbourhood Plan will help to shape this site allocation. Through the Neighbourhood Plan, Writtle Parish Council will also receive 25% of the CIL receipt for this development and any other in its area.

7.119 Given the scale of the development, a wide range of new community services and facilities including a new primary school, open spaces, recreation, sport and play facilities and neighbourhood centre are required. These services and facilities should be of an

7 - Where will development growth be focused?

appropriate scale to serve the new communities and located where they will be easily accessible by walking, cycling and public transport to the majority of residents in the development. The neighbourhood centre will need to make provision for community facilities and health care, and a main unit for convenience food shopping not exceeding 500sqm gross floorspace.

7.120 The scale of development in this location will require a primary school with co-located 56 place early years and childcare nursery. The developer will be expected to provide the land and costs towards the physical schemes provision with delivery through the Local Education Authority.

7.121 The development will take its main vehicular access from Roxwell Road and be expected to adequately mitigate its likely impacts on the performance of the local road and strategic road network including around Writtle village and the A1060 corridor into the City Centre. These will be expected to include appropriate improvements to the junctions of Roxwell Road/Chignal Road and Roxwell Road/Lordship Road.

7.122 Opportunities for active and sustainable transport modes should be maximised to create neighbourhoods where alternative forms of transport to the private car (walking, cycling and public transport) are prioritised. The Council will approve a sustainable masterplan that creates a place where walking, cycling and public transport is given priority over the private car. The development will provide good accessibility for bus services and bus priority measures within the site.

7.123 The development will be expected to improve connections for walking and cycling into and through the Green Wedge and to services and facilities that will serve the development in Melbourne, Writtle and the City Centre including schools, jobs, ARU Writtle, shops and Chelmsford rail station. This should include cycleway connections into the Chignal Road cycle route and National Cycle Network 1, via Lawford Lane. The site is well located to provide access via these modes to the City Centre. The development will also be required to provide a safe multi-user crossing across Roxwell Road.

7.124 A site-wide travel plan will be expected to incorporate strategic measures which reduce the need to travel and encourage people to make sustainable travel choices. Household travel plans will tailor those strategies to households and will include limited-term access to subsidised bus services to all new residents, to promote the benefits of sustainable transport and secure a modal shift from the private car.

7.125 Layout should incorporate compensation measures for landscape impact from the development including lower dwelling densities, appropriate tree and hedge planting along countryside edges, and to protect important views into the site from the north and west. The design is also expected to ensure that the development achieves an attractive and well-planned gateway into Chelmsford. Layout should also positively use existing topographical, heritage, ecological and landscape site features such as shallow valleys, established field boundaries, mature trees and vegetation, and the nearby Local Wildlife Site. For these reasons, the land to the west of the site is allocated for future recreation use, as shown on the Policies Map.

7 - Where will development growth be focused?

7.126 The development is expected to promote the highest standards of design to ensure inclusive and high quality buildings and spaces. This shall include a comprehensive and coherent network of multifunctional green infrastructure, formal and informal recreation and community spaces.

7.127 The site may contain archaeological deposits which will need to be considered by future development proposals, through an archaeological evaluation.

Location 3 – East of Chelmsford

7.128 This broad location for growth, as shown on the Key Diagram (Figure 14), comprises the following three Strategic Growth Sites and one Growth Site:

- 3a: East of Chelmsford – Manor Farm
- 3b: East of Chelmsford – Land North of Maldon Road (Employment Site)
- 3c: East of Chelmsford – Land South of Maldon Road
- 3d: East of Chelmsford – Land North of Maldon Road (Residential Site)

STRATEGIC GROWTH SITE POLICY 3a – EAST OF CHELMSFORD - MANOR FARM

Land to the north of Great Baddow (Manor Farm) adjacent to Chelmsford Urban Area as shown on the Policies Map, is allocated for a landscape-led, high quality comprehensively planned new sustainable neighbourhood that maximises opportunities for active and sustainable travel as well as a new Country Park. Development proposals will accord with a masterplan approved by the Council to provide:

Amount and type of development:

- **360 new homes of mixed size and type to include affordable housing. The final amount of new homes will be confirmed through the planning application process.**

Supporting on-site development:

- **A new Country Park to be primarily informal and natural in character**
- **New vehicular access road to the Country Park with a new pedestrian and cycle bridge connecting the Country Park to Sandford Mill.**

Site masterplanning principles:

Movement and Access

- **Main vehicular access to the site will be from a new junction at Maldon Road/Sandford Mill Lane**
- **Provide safe and convenient pedestrian and cycle connections**
- **Provide a well-connected internal road layout.**

Historic and Natural Environment

- Preserve or enhance the character or appearance of the Chelmer and Blackwater Conservation Area
- Provide necessary mitigation to address the cumulative recreational pressure on SSSIs in proximity to the site by providing high quality alternative semi-natural greenspace for Location 3 in the form of a Country Park
- Protect and where appropriate enhance the nationally significant Bronze Age monument and its setting
- Protect important views into and through the site from across the Chelmer Valley
- Create a network of multifunctional green infrastructure
- Provide suitable SuDs and flood risk management
- Ensure appropriate habitat mitigation and creation is provided
- Retain the WWII pillbox in the eastern part of the site and provide interpretation boards
- Undertake a Mineral Resource Assessment
- Undertake an Archaeological Assessment.

Design and Layout

- Provide a coherent network of public open space, formal and informal sport, recreation and community space within the site
- Remove low voltage electricity lines from the site allocation and install electricity cables underground.

Site infrastructure requirements:

- Provision of a new Country Park with a landscape strategy and a delivery mechanism for long-term management and maintenance
- Financial contributions to a new Visitor Centre at Sandford Mill
- Heritage interpretation, including information boards and public art
- Provide appropriate improvements, as necessary, to the local and strategic road network as required by the Local Highways and Transportation Authority
- Appropriate measures to promote and sustain travel through active and sustainable transport
- Provide new and enhanced cycle routes, footpaths, Public Rights of Way within and between the site and the surrounding area to enable the development to integrate with existing and new development areas and to provide links into City Centre, and the wider countryside beyond
- Provision of a new northwest safe and convenient pedestrian/cycle link through the Country Park to provide a connection to future off-site cycle links
- Where appropriate and proportionate, financial contributions for the provision of new and enhanced off-site cycle routes connecting the development to the City Centre and the wider locality
- Financial contributions to early years, primary and secondary education provision as required by the Local Education Authority
- Financial contributions towards and/or onsite provision of other community facilities including healthcare provision as required by the NHS Mid and South

7 - Where will development growth be focused?

Essex Integrated Care Board and Police, ambulance and fire and rescue facilities

- **Provide, or make financial contributions to, new or enhanced sport, leisure and recreation facilities**
- **Contributions towards addressing cumulative recreational pressure on SSSIs in proximity to the site.**

Reasoned Justification

7.129 The boundary of this Strategic Growth Site allocation is defined on the Policies Map and comprises the following notations:

- Site for new housing
- Proposed Country Park, and
- Proposed new connection into Sandford Mill.

7.130 The site has an approved masterplan (21/00003/MAS) and planning applications have been submitted (Refs:22/01732/FUL and 22/01732/OUT) for 360 homes. This number is reflected in the 5 Year Housing Site Schedule April 2024. If this proposal is not implemented and a new proposal comes forward, the site capacity will be considered on its individual merit. Development is expected to be delivered between 2025 and 2035. This location represents an opportunity for a landscape-led development that maximises opportunities for travel by sustainable modes. It is one of four development sites East of Chelmsford, adjacent to Chelmsford Urban Area and close to local services and facilities in Great Baddow and Sandon.

7.131 Infrastructure required for this site is in addition to relevant requirements of Policy S9. Financial contributions will be sought in accordance with Policy S10.

7.132 The development should provide a mix of size and types of homes. The development is expected to promote the highest standard of design with dwelling heights, density and massing of new development which responds positively to the historic environment and the local landscape context. Affordable, self-build and custom-build, appropriately accessible and adaptable housing, as well as other types of specialist housing should be provided in accordance with the Council's policy requirements.

7.133 The development will provide an opportunity to provide a high-quality residential development and new Country Park to the north of the residential development. It will also provide an opportunity to provide an improved access to Sandford Mill which is an important community asset and a focus for regeneration. This will be provided by a new road through the development to the Country Park and a pedestrian and cycle bridge connecting the Country Park to Sandford Mill. It is envisaged that the new Visitor Centre will be located at Sandford Mill.

7.134 The Country Park will be expected to provide a high quality context for the residential development and protect and enhance the character and appearance of the adjoining Green Wedge and Conservation Area, retain and improve habitats for wildlife and provide new and enhanced recreational opportunities for local people. This will include high quality semi-natural greenspace to be used in conjunction with the existing Public Rights of Way network to provide circular dog-walking routes of at least 2.3km. Natural England must be consulted during the planning application process on the design of the high quality semi-natural

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greenspaces, to ensure that these provide an effective alternative space for recreation to the SSSIs. Appropriate and sustainable long-term management and maintenance arrangements for the new Country Park will also be required. Any further contributions to provide, or make financial contributions towards new or enhanced sport, leisure or recreation facilities will be considered having regard to the provision of the new Country Park.

7.135 Even with onsite provision of the Country Park, the development will have the potential to result in an increase in recreational pressure on Blakes Wood, Danbury Common, and Lingwood Common SSSIs, which are in close proximity to the site. Developers will work closely with relevant local stakeholders, such as Natural England and the SSSI site managers (National Trust and Essex Wildlife Trust) to assess recreational pressure and provide the necessary mitigation measures for the SSSIs. Any costs incurred will be covered by the developers of the site. These measures will be costed over the full lifetime of the development, i.e. in perpetuity (taken to be 80 years), rather than the plan period.

7.136 The development will be expected to promote the highest standards of design to ensure that it works in sympathy with the local landscape and provides a strong sense of place. The design and layout of proposals will need to incorporate landscape compensation measures including the provision of suitable planting belts and buffers, restricting dwelling heights to mainly two storeys, protection of key views, promoting non-standard housing types and requiring lower dwelling densities at the most visually sensitive locations. The layout of the development will also need to reflect and incorporate a safeguarded corridor around the high pressure gas line that crosses the eastern part of the site. It is expected that the electricity pylons and lines that also cross the eastern part of the site will be removed and installed underground.

7.137 These measures will help to protect important views into and across the site from the north-west. Robust tree and hedge planting will also be expected to include at least heavy standard appropriate native species. Development will be considered in the context of an approved masterplan.

7.138 Opportunities for active and sustainable transport should be maximised to create neighbourhoods where alternative forms of transport to the private car (walking, cycling and public transport) are prioritised.

7.139 The development will be expected to improve connections for cycling and walking including connections into the existing networks and providing links to the City Centre, Chelmer East Green Wedge and nearby services and facilities such as the Vineyards Neighbourhood Centre, The Sandon School and Baddow Hall Primary School. Cycle paths from the site should connect with National Cycle Network Route 1 to the north-east which connects with Chelmer Village, the City Centre and Hammonds Road.

7.140 The development will be required to provide direct, safe and convenient connections to and crossings at Maldon Road including to existing bus stops and other local services and facilities. In addition, where appropriate and in consultation with the Local Highways and Transportation Authority, the development is expected to provide a safe multi-user crossing at Maldon Road.

7.141 The area has a fragmented bridleway network but there are opportunities within the four site allocations in East Chelmsford to provide bridleway connections within and/or adjacent to the sites and the countryside beyond where safe and appropriate.

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7.142 A residential travel plan will be required for the development to include a package of measures to ensure active and sustainable transport are available to all new residents, to promote the benefits of active and sustainable transport and secure a modal shift from the private car.

7.143 The southern part of the site contains the remains of a Bronze Age enclosure, in the area north of the Manor Farm shop. Although the remains are not scheduled, previous excavation has revealed evidence of Bronze Age and later use of the site and its environs. The feature is potentially of national importance and therefore in accordance with the NPPF (2023) it should be treated as if it were a Scheduled Monument. An appropriate buffer will be required around the site and a green link to the river valley maintained, which is fundamental to the setting of the monument. Other significant archaeological remains and their settings should also be identified through an archaeological evaluation, and protected.

7.144 The development should seek to protect and enhance heritage assets including retaining the WWII pillbox in the eastern part of the site. This is part of a group of WWII pillboxes which form part of the General Headquarters defence line running north-south and skirting the east side of Chelmsford, forming part of a stop line in the event of invasion. These are an interesting feature and contribute to the heritage of the area. It is, therefore, expected that the development should retain, protect and provide interpretation and information boards for the WWII pillbox.

7.145 The site lies within a Mineral Safeguarding Area. The developer will be required to undertake a Mineral Resource Assessment to assess if the site contains a viable minerals resource that would require extraction prior to development.

STRATEGIC GROWTH SITE POLICY 3b – EAST OF CHELMSFORD - LAND NORTH OF MALDON ROAD (EMPLOYMENT)

Land to the north of Maldon Road as shown on the Policies Map, is allocated for an office/business park. Development proposals will accord with a masterplan approved by the Council to provide:

Amount and type of development:

- **Around 5,000sqm (net) new Use Class E(g) floorspace, or other appropriate B Use Classes**
- **Stand-alone early years and childcare nursery (Use Class E(f)).**

Site masterplanning principles:

Movement and Access

- **Main vehicular access to the site will be from a new junction at Maldon Road**
- **Provide a well-connected internal road network including safeguarding a north-south bus entry and egress through the site**
- **Provide safe and convenient pedestrian and cycle connections including access to the Sandon Park and Ride.**

Historic and Natural Environment

- Preserve or enhance the character or appearance of the Chelmer and Blackwater Conservation Area
- Protect important views into and through the site from across the Chelmer Valley
- Create a network of multifunctional green infrastructure
- Mitigate the visual impact of the development
- Provide suitable SuDs and flood risk management
- Undertake a Mineral Resource Assessment
- Undertake an Archaeological Assessment.

Design and Layout

- Provide a coherent network of public open space, formal and informal sport, recreation and community space within the site
- Layout to provide a strategy for responding to the National Grid Electricity Transmission overhead transmission lines present within the site.

Site infrastructure requirements:

- New 56 place stand-alone early years and childcare nursery (Use Class E(f)) on 0.13 hectares of suitable land allocated for education and childcare use
- Safeguard land for the future expansion of Sandon Park and Ride site
- Provide appropriate improvements, as necessary, to the local and strategic road network as required by the Local Highways and Transportation Authority
- Appropriate measures to promote and sustain travel through active and sustainable transport.

Reasoned Justification

7.146 The site has an approved masterplan (Ref:20/00003/MAS) and a planning application has been submitted for up to 5,000sqm of commercial floorspace and provision of a day care nursery (Ref:22/00916/FUL and 22/0916/OUT). The site is expected to be delivered between 2025 and 2031. As such this allocation will support Chelmsford's economic growth by providing new employment floorspace and jobs. This allocation is located to the east of Great Baddow and north of Sandon, close to local services and facilities in these locations. It is one of four development sites East of Chelmsford.

7.147 Infrastructure required for this site is in addition to relevant requirements of Policy S9. Financial contributions will be sought in accordance with Policy S10.

7.148 The site is adjacent to Sandon Park and Ride and well located to existing and proposed developments East of Chelmsford. It has excellent access to the strategic road network via the A12 and A414.

7.149 The development should provide a mix of type and range of sizes of Use Class E(g) employment units to help Chelmsford accommodate the predicted growth in economic development and identified need for new jobs which include the business sectors identified

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in Policy S8. To ensure flexibility and market responsiveness, other complementary B2 and B8 Use Classes may also be appropriate as part of the allocation.

7.150 To serve the proposed employment site and the wider area including patrons of the Park and Ride, a new stand-alone early years and childcare nursery should form part of the development proposals. The nursery accommodation could be built by ECC, the developer or a private early years nursery operator. This will be considered, alongside the selection of early years provider at site masterplanning and planning application stages in consultation with ECC.

7.151 The development will be expected to promote the highest standards of design to ensure that the type, size, heights, density and massing of new development responds positively to the historic and natural environment and works in sympathy with the local landscape. The design and layout of proposals will need to incorporate landscape compensation measures including the provision of suitable planting belts and buffers to preserve the character or appearance of the Conservation Area. The development is also expected to provide significant new trees in line with Policy DM17.

7.152 These measures will help to protect important views into and across the site from the north-west. Robust tree and hedge planting will also be expected to include at least heavy standard appropriate native species. Development will be considered in the context of an approved masterplan to address the nature, form, density, massing, design and phasing of the new development.

7.153 The development will be required to safeguard land (circa 1.51ha) for the future expansion of Sandon Park and Ride. The land will facilitate an expansion to the west of the existing site, with the area to be agreed through discussions with Essex County Council. The development will be expected to improve routes for cycling and walking including connections into the existing networks and providing links to the City Centre and Chelmer East Green Wedge.

7.154 Cycle paths from the site should connect with National Cycle Network Route 1 to the north to encourage active modes of travel. This route connects with Chelmer Village, the City Centre and Hammonds Road. A safe and convenient cycle/footway should connect the site to Sandon Park and Ride to the east to maximise use of the existing Park and Ride site.

7.155 The development will be required to provide direct, safe and convenient connections to and crossings at Maldon Road including to existing bus stops. In addition, where appropriate and in consultation with the Local Highways and Transportation Authority, the development shall provide safe crossing points for links to services.

7.156 Strategic Growth Site 16a, the East Chelmsford Garden Community, is located to the east of the A12 and north of the A414 Maldon Road. This proposed garden community is required to provide new active and sustainable routes that connect with Sandon Park and Ride, the City Centre and growth Location 3 (East of Chelmsford). Given Site 3b's location there is an opportunity to facilitate a bus route through the site to encourage sustainable travel and maximise the benefit of both an important transport hub and links to the City Centre, including the dedicated bus lane on the A1114.

7.157 Although the development quantum and extent of the allocation is set out in the Local Plan, the 'made' (adopted) Neighbourhood Plan in Sandon could help shape this site allocation.

7.158 The site lies within a Mineral Safeguarding Area. The developer will be required to undertake a Mineral Resource Assessment to assess if the site contains a viable minerals resource that would require extraction prior to development.

7.159 The site may contain archaeological deposits which will need to be considered by future development proposals, through an archaeological evaluation.

STRATEGIC GROWTH SITE POLICY 3c – EAST OF CHELMSFORD - LAND SOUTH OF MALDON ROAD

Land to the south of Maldon Road as shown on the Policies Map, is allocated for a residential development. Development proposals will accord with a masterplan approved by the Council to provide:

Amount and type of development:

- **109 new homes of mixed size and type to include affordable housing. The final amount of new homes will be confirmed through the planning application process.**

Site masterplanning principles:

Movement and Access

- **Main vehicular access to the site will be from a new junction at Maldon Road/Sandford Mill Lane**
- **Provide a well-connected internal road network**
- **Provide safe and convenient pedestrian and cycle connections which will include access to the Sandon Park and Ride, adjacent developments and The Sandon School**
- **Provide a Pegasus Crossing across Maldon Road.**

Historic and Natural Environment

- **Minimise the impact on Cross Wood, the tree belt that lines the site to the north and north west**
- **Create a network of multifunctional green infrastructure**
- **Mitigate the visual impact of the development including the electricity pylons and the sub-station to the east of the site**
- **Provide suitable SuDs and flood risk management**
- **Provide necessary mitigation to address the cumulative recreational pressure on SSSIs in proximity to the site**
- **Preserve or enhance the character or appearance of the Sandon Conservation Area**
- **Preserve and where appropriate enhance the setting of the Graces Cross listed building**
- **Retain the WWII pillbox to the east of the site and provide interpretation boards**

7 - Where will development growth be focused?

- Undertake a Mineral Resource Assessment
- Undertake an Archaeological Assessment.

Design and Layout

- Development should front onto Molrams Lane, Maldon Road and the open space to the east
- Provide a coherent network of public open space, formal and informal sport, recreation and community space within the site
- Remove low voltage electricity lines from within the site and install electricity cables underground.

Site infrastructure requirements:

- Provide appropriate improvements, as necessary, to the local and strategic road network as required by the Local Highways and Transportation Authority
- Appropriate measures to promote and sustain travel through active and sustainable transport
- Provide new and enhanced cycle routes, footpaths, Public Rights of Way and bridleways where appropriate
- Where appropriate and proportionate, financial contributions for the provision of new and enhanced off-site cycle routes connecting the development to the City Centre and the wider locality
- Financial contributions towards primary and secondary education and early years and childcare provision as required by the Local Education Authority
- Financial contributions towards and/or onsite provision of other community facilities including healthcare provision as required by the NHS Mid and South Essex Integrated Care Board and Police, ambulance and fire and rescue facilities
- Provide, or make financial contributions to, new or enhanced sport, leisure and recreation facilities
- Contributions towards addressing cumulative recreational pressure on SSSIs in proximity to the site.

Reasoned Justification

7.160 The boundary of this Strategic Growth Site allocation is defined on the Policies Map and comprises the following notations:

- New housing site, and
- Land allocated for future recreation use/or SUDS and/or biodiversity.

7.161 The site has an approved masterplan (Ref:20/00003/MAS) and a planning application has been submitted for up to 109 new homes (Ref:22/00916/FUL and 22/0916/OUT). This number is reflected in the 5 Year Housing Site Schedule April 2024. If this proposal is not implemented and a new proposal comes forward, the site capacity will be considered on its individual merit. Development is expected to be delivered between 2025 and 2029. This allocation is located to the east of Great Baddow and north of Sandon, close to local services and facilities in these locations. This allocation is one of four development sites East of Chelmsford.

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7.162 Infrastructure required for this site is in addition to relevant requirements of Policy S9. Financial contributions will be sought in accordance with Policy S10.

7.163 The development should provide a mix of size and types of homes. The development is expected to promote the highest standard of design and place-making principles with dwelling heights, density and massing of new development which responds positively to the historic environment, local context, character and vernacular and landscaping principles. Affordable, self-build and custom-build, appropriately accessible and adaptable housing, as well as other types of specialist housing should be provided in accordance with the Council's policy requirements.

7.164 The site is adjacent to the edge of the built-up area. The development must respect the character of the location, by creating a generous landscaped edge to the eastern boundary and ensure that the open space in the south of the site maximises the separation of the development with Sandon village.

7.165 Cross Wood, the existing strong wooded boundary to the north and north west of the site is a result of a Forestry Commission grant from 1997. The trees are not protected by a Tree Preservation Order and a small section of Cross Wood will need to be removed to incorporate a vehicular access from Maldon Road. In accordance with a Forestry Commission obligation until 2027, if any trees are removed, parts of the grant will have to be repaid. Hedgerows on the site shall also be retained and strengthened where possible.

7.166 The development should conserve or enhance heritage assets including retaining the WWII pillbox (North of Sandon) to the east of the site. This is part of a group of WWII pillboxes which form part of the General Headquarters defence line running north-south and skirting the east side of Chelmsford, forming part of a stop line in the event of invasion. These are an interesting feature and contribute to the heritage of the area. It is, therefore, expected that the development should retain, protect and provide interpretation and information boards for the WWII pillbox.

7.167 The layout of the proposed development and proposed open space and landscaping should be used to minimise the visual impact of the new development and the electricity pylons to the east of the site. The layout of the development will also need to reflect and incorporate a safeguarded corridor for the high pressure gas line which crosses the site. For these reasons, the land to the east of the site is allocated for future SUDs to serve the site, as shown on the Policies Map.

7.168 The development will be expected to improve connections for cycling, walking and horse riding including connections into the existing networks and providing links to the City Centre, Chelmer East Green Wedge and nearby services and facilities such as The Sandon School, Baddow Hall Primary School and the Vineyards Neighbourhood Centre.

7.169 The development will be required to provide direct, safe and convenient connections to and crossings at Maldon Road including to existing bus stops. In addition, where appropriate and in consultation with the Local Highways and Transportation Authority, the development is expected to provide a safe multi-user crossing at Maldon Road.

7.170 The area has a fragmented bridleway network but there are opportunities within the four site allocations in East Chelmsford to provide bridleway connections within and/or adjacent the sites and the countryside beyond where safe and appropriate.

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7.171 A residential travel plan will be required for the development to include a package of measures to ensure active and sustainable transport are available to all new residents, to promote the benefits of active and sustainable transport and secure a modal shift from the private car.

7.172 Through the provision of the Country Park at Strategic Growth Site 3a, a high quality semi-natural greenspace will be provided to meet Natural England's 8ha/1000 new population metric and minimum circular dog-walking route on or off site of 2.3km which make use of existing Public Rights of Way and/or highways. The residential developments in East Chelmsford (SGS3a, SGS3c and SGS3d), East Chelmsford Garden Community (SGS16a) and Danbury (SGS13) have the potential to result in an increase in recreational pressure on Blakes Wood, Danbury Common, and Lingwood Common SSSIs, which are in proximity to the site. Developers will work closely with relevant local stakeholders, such as Natural England and the SSSI site managers (National Trust and Essex Wildlife Trust) to assess recreational pressure and provide the necessary mitigation measures for SSSIs. Any costs incurred will be covered by the developers of the site. These measures will be costed over the full lifetime of the development, i.e. in perpetuity (taken to be 80 years), rather than the plan period.

7.173 Although the development quantum and extent of the allocation is set out in the Local Plan, the 'made' (adopted) Neighbourhood Plan in Sandon could help to shape this site allocation.

7.174 The site lies within a Mineral Safeguarding Area. The developer will be required to undertake a Mineral Resource Assessment to assess if the site contains a viable minerals resource that would require extraction prior to development.

7.175 The site may contain archaeological deposits which will need to be considered by future development proposals, through an archaeological evaluation.

GROWTH SITE POLICY 3d – EAST OF CHELMSFORD - LAND NORTH OF MALDON ROAD

Land to the north of Maldon Road as shown on the Policies Map, is allocated for a residential development. Development proposals will accord with a masterplan approved by the Council to provide:

Amount and type of development:

- **65 new homes of mixed size and type to include affordable housing. The final amount of new homes will be confirmed through the planning application process.**

Site masterplanning principles:

Movement and Access

- **Main vehicular access to the site will be from a new junction at Maldon Road/Sandford Mill Lane**
- **Provide a well-connected internal road network**
- **Provide safe and convenient pedestrian and cycle connections which will include access to Sandon Park and Ride and adjacent developments.**

Historic and Natural Environment

- Preserve or enhance the character or appearance of the Chelmer and Blackwater Conservation Area
- Provide necessary mitigation to address the cumulative recreational pressure on SSSIs in proximity to the site
- Protect important views into and through the site from across the Chelmer Valley
- Create a network of multifunctional green infrastructure
- Mitigate the visual impact of the development
- Provide suitable SuDs and flood risk management
- Retain the WWII pillbox in the northern part of the site and provide interpretation boards
- Undertake a Mineral Resource Assessment
- Undertake an Archaeological Assessment.

Design and Layout

- Provide a coherent network of public open space, formal and informal sport, recreation and community space within the site.

Site infrastructure requirements:

- Provide appropriate improvements, as necessary, to the local and strategic road network as required by the Local Highways and Transportation Authority
- Appropriate measures to promote and sustain travel through active and sustainable transport
- Where appropriate and proportionate, financial contributions for the provision of new and enhanced off-site cycle routes connecting the development to the City Centre and the wider locality
- Provide new and enhanced cycle routes, footpaths, Public Rights of Way and bridleways where appropriate
- Financial contributions towards primary and secondary education and early years and childcare provision as required by the Local Education Authority
- Financial contributions towards and/or onsite provision of other community facilities including healthcare provision as required by the NHS Mid and South Essex Integrated Care Board and Police, ambulance and fire and rescue facilities
- Contributions towards addressing cumulative recreational pressure on SSSIs in proximity to the site.

Reasoned Justification

7.176 The site has an approved masterplan (Ref:20/00003/MAS) and a planning application has been submitted for up to 65 new homes (Ref:22/00916/FUL and 22/0916/OUT). This number is reflected in the 5 Year Housing Site Schedule April 2024. If this proposal is not implemented and a new proposal comes forward, the site capacity will be considered on its individual merit. Development is expected to be delivered between 2025 and 2029. This allocation is located to the east of Great Baddow and north of Sandon, close to local services

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and facilities in these locations. This allocation is one of four development sites East of Chelmsford.

7.177 Infrastructure required for this site is in addition to relevant requirements of Policy S9. Financial contributions will be sought in accordance with Policy S10.

7.178 The development should provide a mix of size and types of homes. The development is expected to promote the highest standard of design and place-making principles with dwelling heights, density and massing of new development which responds positively to the historic environment, local context, character and vernacular and landscaping principles. Affordable, self-build and custom-build, appropriately accessible and adaptable housing, as well as other types of specialist housing should be provided in accordance with the Council's policy requirements.

7.179 The development will be expected to promote the highest standards of design to ensure that it works in sympathy with the local landscape. The design and layout of proposals will need to incorporate landscape compensation measures including the provision of suitable planting belts and buffers.

7.180 These measures will help to protect important views into and across the site from the north-west. Robust tree and hedge planting will also be expected to include at least heavy standard appropriate native species. Development will be considered in the context of an approved masterplan to address the nature, form, density, massing, design and phasing of the new development.

7.181 The development will be expected to improve connections for cycling, walking and horse riding including connections into the existing networks and providing links to the City Centre, Chelmer East Green Wedge and nearby services and facilities such as the Vineyards Neighbourhood Centre, The Sandon School and Baddow Hall Primary School. Cycle paths from the site should connect with National Cycle Network Route 1 to the north which connects with Chelmer Village, the City Centre and Hammonds Road.

7.182 A safe and convenient cycle/footway should connect the site to Sandon Park and Ride to the east to increase the patronage of the Park and Ride buses. The development will also be required to provide direct, safe and convenient connections to and crossing at Maldon Road including to existing bus stops. In addition, where appropriate and in consultation with the Local Highways and Transportation Authority, the development is expected to provide a safe multi-user crossing at Maldon Road.

7.183 A residential travel plan will be required for the development to include a package of measures to ensure active and sustainable transport are available to all new residents, to promote the benefits of active and sustainable transport and secure a modal shift from the private car.

7.184 The area has a fragmented bridleway network but there are opportunities within the four site allocations in East Chelmsford to provide bridleway connections within and/or adjacent to the sites and the countryside beyond where safe and appropriate.

7.185 Through the provision of the Country Park at Strategic Growth Site 3a, a high quality semi-natural greenspace will be provided to meet Natural England's 8ha/1000 new population metric and minimum circular dog-walking route on or off site of 2.3km which make use of existing Public Rights of Way and/or highways. The residential developments in East

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Chelmsford (SGS3a, SGS3c and SGS3d), East Chelmsford Garden Community (SGS16a) and Danbury (SGS13) have the potential to result in an increase in recreational pressure on Blakes Wood, Danbury Common, and Lingwood Common SSSIs, which are in proximity to the site. Developers will work closely with relevant local stakeholders, such as Natural England and the SSSI site managers (National Trust and Essex Wildlife Trust) to assess recreational pressure and provide the necessary mitigation measures for SSSIs. Any costs incurred will be covered by the developers of the site. These measures will be costed over the full lifetime of the development, i.e. in perpetuity (taken to be 80 years), rather than the plan period.

7.186 The development should conserve or enhance heritage assets including retaining the WWII pillbox (Hammonds Road) in the northern part of the site. This is part of a group of WWII pillboxes which form part of the General Headquarters defence line running north-south and skirting the east side of Chelmsford, forming part of a stop line in the event of invasion. These are an interesting feature and contribute to the heritage of the area. It is, therefore, expected that the development should retain, protect and provide interpretation and information boards for the WWII pillbox.

7.187 Although the development quantum and extent of the allocation is set out in the Local Plan, the 'made' (adopted) Neighbourhood Plan in Sandon could help to shape this site allocation.

7.188 The site lies within a Mineral Safeguarding Area. The developer will be required to undertake a Mineral Resource Assessment to assess if the site contains a viable minerals resource that would require extraction prior to development.

7.189 The site may contain archaeological deposits which will need to be considered by future development proposals, through an archaeological evaluation.

Location 4 – Galleywood

GROWTH SITE POLICY 4 – LAND NORTH OF GALLEYWOOD RESERVOIR

Land north of Galleywood Reservoir, as shown on the Policies Map, is allocated for residential development. Development will be expected to provide:

Amount and type of development:

- **24 new affordable homes of mixed size and type. The final amount of new homes will be confirmed through the planning application process.**

Site development principles:

- **Vehicular access will be from Pyms Road**
- **Retention of the existing access from Beehive Lane to the reservoir site**
- **Provide safe and convenient pedestrian and cycle connections**
- **Protect existing trees within the development site**
- **Provide soft landscaping around the new access junction**
- **Provide suitable SuDS and flood risk management**
- **Provide suitable multifunctional Green Infrastructure.**

7 - Where will development growth be focused?

Site infrastructure requirements:

- **New and enhanced cycle routes and footpaths**
- **On-site provision of new parking spaces that will be lost from Pyms Road**
- **Appropriate improvements, as necessary, to the local and strategic road network as required by the Local Highways and Transportation Authority**
- **Financial contributions towards primary education and early years and childcare provision as required by the Local Education Authority**
- **Financial contributions towards provision of other community facilities including healthcare provision as required by the NHS Mid and South Essex Integrated Care Board and Police, ambulance and fire and rescue facilities**
- **Provide, or make financial contributions to, new or enhanced sport, leisure and recreation facilities.**

Reasoned Justification

7.190 Galleywood is a Key Service Settlement. This allocation is located within Galleywood Defined Settlement Boundary and close to local services and facilities in the village. It will provide a high quality residential development of 24 new affordable new homes expected to be delivered between 2025 and 2026. The site has outline planning permission (Ref: 22/00397/OUT). This number is reflected in the 5 Year Housing Sites Schedule April 2024. If this permission is not implemented and a new proposal comes forward, the site capacity will be considered on its own merit.

7.191 Infrastructure required for this site is in addition to relevant requirements of Policy S9. Financial contributions will be sought in accordance with Policy S10.

7.192 The development should provide a mix of size and types of homes. The development is expected to promote the highest standards of design with dwelling heights and massing that responds positively to the local context. Appropriately accessible and adaptable housing should be provided in accordance with the Council's policy requirements.

7.193 The development will take its main vehicular access from Pyms Road and be expected to adequately mitigate its likely impacts on the performance of the local and strategic road network. Additional safe and convenient pedestrian and cycle connections should also be provided between the site and the wider area.

7.194 The site allocation comprises a variety of existing land uses and there is potential to combine, in whole or in part, land occupied by garages, adjacent green space and the Essex and Suffolk Water depot (excluding reservoir) for new residential development.

7.195 Pyms Road currently experiences high demand from on street parking and the new access junction will lead to the loss of existing on-street parking spaces. Spaces lost will need to be reprovided on the allocation site.

7.196 The site is located within a Critical Drainage Area (CDA). Development may have the potential to impact on the CDA in respect of surface water flooding. As a result of this, the site is likely to require an individually designed mitigation scheme to address this issue.

7.197 The development will also be required to relocate the parking provided by existing garages within the development, either through new garages or the space used to provide general public parking.

7.198 The loss of the green space on the north-east of the site will need to be compensated by financial contributions towards new or enhanced formal open space/outdoor sports facilities and/or indoor leisure facilities to address priorities identified by the Council.

7.199 Archaeological deposits may exist within the site due to its vicinity with the Napoleonic Fort on Galleywood Common. Therefore, an archaeological assessment of the site will be required prior to development.

Location 5 – Writtle

GROWTH SITE POLICY 5 – LAND SURROUNDING TELEPHONE EXCHANGE, ONGAR ROAD, WRITTLE

Land surrounding the Telephone Exchange on Ongar Road, Writtle, as shown on the Policies Map, is allocated for residential development. Development will be expected to provide:

Amount and type of development:

- **Around 25 new homes of a mixed size and type to include affordable housing. The final amount of new homes will be confirmed through the planning application process.**

Site development principles:

- **Vehicular access to the site will be from Ongar Road and/or The Green**
- **Provide safe and convenient pedestrian and cycle connections**
- **Preserve or enhance the character or appearance of the Writtle Conservation Area and its setting**
- **Preserve and where appropriate enhance the setting of the listed buildings at 49 and 57 The Green**
- **Retain existing trees within the development site, unless tree removal can be justified through an arboricultural impact assessment**
- **Provide suitable SuDS and flood risk management**
- **Provide suitable multifunctional Green Infrastructure.**

Site infrastructure requirements:

- **Provide new and enhanced cycle routes and footpaths where appropriate**
- **Provide appropriate improvements, as necessary, to the local and strategic road network as required by the Local Highways and Transportation Authority**
- **Financial contributions towards primary education and early years and childcare provision as required by the Local Education Authority**

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- **Financial contributions towards provision of other community facilities including healthcare provision as required by the NHS Mid and South Essex Integrated Care Board and Police, ambulance and fire and rescue facilities**
- **Provide, or make financial contributions to, new or enhanced sport, leisure and recreation facilities.**

Reasoned Justification

7.200 Writtle is a Key Service Settlement. This allocation is located within Writtle Defined Settlement Boundary and close to local services and facilities in the village. It will provide a high-quality residential development of around 25 new homes expected to be delivered between 2035 and 2036.

7.201 Infrastructure required for this site is in addition to relevant requirements of Policy S9. Financial contributions will be sought in accordance with Policy S10.

7.202 The development should provide a mix of size and types of homes. The development is expected to promote the highest standards of design with dwelling heights and massing that responds positively to the local context. A proportion of affordable housing and appropriately accessible and adaptable housing should be provided in accordance with the Council's policy requirements.

7.203 The development could take its main vehicular access from Ongar Road and/or The Green, although access from Ongar Road is narrow in parts and will require careful design. The development will be expected to adequately mitigate its likely impacts on the performance of the local and strategic road network. Additional pedestrian and cycle connections should also be provided between the site and the wider area.

7.204 The site contains a number of mature trees which could soften the built development and integrate the development into the area. Any existing trees of good quality should therefore be retained where possible.

7.205 A scheme layout should not preclude development opportunities on adjoining land to the east and west, with potential for a new access from The Green to the side of The Rose and Crown Public House.

7.206 Although the development quantum and extent of the allocation is set out in the Local Plan, the 'made' (adopted) Neighbourhood Plan in Writtle could help to shape this site allocation.

Growth Area 2 – North Chelmsford

7.207 The area to the north of Chelmsford is, and will continue to be, a significant area of change. This is due to its strategic location along key transport corridors which provides access into the wider North Essex strategic road network including the A120 corridor. There is significant new transport infrastructure planned for the A130/A131 corridor including a new Chelmsford North East Bypass (CNEB), new Beaulieu Park Rail Station and new Park and Ride. Development in this Growth Area, in particular in North East Chelmsford, represents a major opportunity to help deliver this infrastructure and create new strategic neighbourhoods and employment opportunities. There are also opportunities to maximise new infrastructure delivery given the close proximity of new development growth in Braintree District.

7.208 As shown in Figure 17, this growth area will focus new development growth at four locations – North East Chelmsford (Chelmsford Garden Community) (Location 6), Great Leighs (Location 7), North of Broomfield (Location 8) and North West Chelmsford (Little Boyton Hall Farm Rural employment Area). Together these will deliver around 7,200 new homes and around 66,500sqm of new employment floorspace. Provision is also made for 10 Gypsy and Traveller pitches and five Travelling Showpeople plots. These allocations will deliver a substantial number of new homes and employment over the Local Plan period, underpinned by a comprehensive package of new infrastructure including new schools, early years and childcare provision, green infrastructure and neighbourhood centres. The sites at North East Chelmsford (Chelmsford Garden Community) (Location 6) and North of Broomfield (Location 8) will also maximise opportunities for enjoyment of the Green Wedge and use for sustainable travel into the City Centre (cycling and walking).

7.209 The Council's previously adopted Development Plan Documents focused strategic greenfield growth in North Chelmsford. Further growth of around 5,569 new homes, and around 9ha of dedicated employment land are allocated in North-East Chelmsford (Chelmsford Garden Community) (Location 6) and will be delivered over the Local Plan period. Around 680 further homes will be delivered in the period beyond 2041. This will be a landscape-led development, utilising Garden City principles and well-connected by improved road and public transport links. It will accommodate the most significant amount of new housing and employment growth in the form of attractive well-designed communities, centred around open space/leisure facilities, a new Country Park/Destination Parks and a new Business/Science Park. Provision is made for 10 Gypsy and Traveller pitches and 15 Travelling Showpeople plots.

7.210 Development at Great Leighs (Location 7) will deliver around 1,100 new homes and North of Broomfield (Location 8) will deliver around 500 new homes, along with supporting infrastructure. These allocations will provide opportunities to contribute towards and enhance existing facilities and services in these villages.

7.211 New employment development will be provided through an extension to Little Boyton Hall Farm Rural Employment Area, North West Chelmsford (Location 15) and Waltham Road Employment Area, Boreham (Location 9a). Expansion of these well-established employment sites will provide rural inward investment opportunities and reflect the aspirations of national policy to support the sustainable growth and expansion of business in rural areas.

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7.212 In addition, new homes are allocated at Ford End on a small sites no larger than one hectare in size (Locations 14b). This Service Settlement has a primary school, village hall and sports facilities making it suitable for limited scale development. New development will contribute towards and enhance existing facilities and services of the village.

Figure 17 : Growth Area 2 - North Chelmsford



Location 6 - North East Chelmsford (Chelmsford Garden Community)

STRATEGIC GROWTH SITE POLICY 6 – NORTH EAST CHELMSFORD (CHELMSFORD GARDEN COMMUNITY)

Land to the north-east of Chelmsford beyond the existing developments at Beaulieu and Channels including the former Boreham Airfield, as shown on the Policies Map, is allocated for a high-quality comprehensively planned new sustainable Garden Community that will provide a significant amount of new housing and employment development, and maximise opportunities for active and sustainable travel, in a landscaped setting. Development proposals will accord with the Stage 1 Development Framework Document (DFD) Masterplan approved by the Council (Ref: 22/00001/MAS) (or any subsequent approved revised Masterplan) to provide:

Amount and type of development:

- Around 5,569 new homes of mixed size and type to include affordable housing and specialist residential accommodation in the period to 2041. The allocated site is able provide a further 681 new homes in the period beyond 2041. The final amount of new homes will be confirmed through the planning application process
- Around 9ha or 56,946sqm of dedicated employment land
- Gypsy and Traveller site for 10 serviced pitches.

Supporting on-site development:

- Strategic scale open space including new Country Park/Destination Parks
- Safeguarded land for the single carriageway road (Section 1a) of the Chelmsford North East Bypass within the site boundary
- A vehicular Northern Radial Distributor Road from Essex Regiment Way to the Chelmsford North East Bypass
- Four new mixed use village centres incorporating provision for convenience food retail, community and healthcare provision
- Provision of a new all-through school (including primary with co-located early years and childcare nurseries, secondary and potential for a sixth form centre)
- Provision of up to three further new primary schools with co-located early years and childcare nurseries
- Provision of four new stand-alone early years and childcare nurseries
- Appropriate provision of community space and significant new multifunctional green infrastructure.

Site masterplanning principles:

Movement and Access

- Main vehicular access to the site will be from Essex Regiment Way, a new vehicular Northern Radial Distributor Road, and Beaulieu Parkway (RDR1)
- Additional access to the site will be from Chelmsford North East Bypass

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- Provide well-connected internal road layouts which allow good accessibility for bus services and bus priority measures
- Provide an effective movement strategy within the site
- Provide safe and convenient pedestrian, cycle and where appropriate bridleway connections within the site and to the wider area including the Chelmer North Green Wedge, existing development in Chelmsford Garden Community, Beaulieu Park Rail Station and associated employment area, new Country Park and Destination Parks and development east of the Chelmsford North East Bypass
- Provide a dedicated car club for residents and businesses on site and available to the rest of Chelmsford Garden Community
- Provide safe multi-user crossings of the Northern Radial Distributor Road and the Chelmsford North East Bypass
- Measures to enable travel by active and sustainable modes and that offer travel choice for people by non-car modes including a network of mobility hubs to enable a 60% share for active and sustainable transport modes
- Extension of on-site Chelmsford Area Bus Based Rapid Transit (ChART) infrastructure
- Improvements to the local and strategic road network as required by the Local Highways and Transportation Authority.

Historic and Natural Environment

- Provide a network of multifunctional green infrastructure to mitigate any potential visual, biodiversity and heritage impacts of the development
- Preserve or enhance the character or appearance of the Little Waltham Conservation Area and its setting
- Preserve and where appropriate enhance the settings of the following listed buildings including New Hall, Old Lodge, Bulls Lodge, Belsteads Farmhouse and barn, Channels Farmhouse, Mount Maskells, Powers Farmhouse, Peverel's Farmhouse, Shoulderstick Hall, Hobbits, Shuttleworth, Pratts Farmhouse, Pratts Farm Cottages, and New Hall Registered Park and Garden
- Provide appropriate mitigation which may include a landscape buffer to mitigate any identified harm through detailed heritage assessments to preserve the settings of nearby designated and non-designated heritage assets including Powers Farm, Peverel's Farm, Park Farm, Channels, Belsteads and those on Wheelers Hill/Cranham Road
- Provide suitable SuDs and flood risk management
- Appropriate re-phasing of minerals extraction and revisions to the restoration and aftercare scheme, and Minerals Resource Assessment to enable the delivery of the proposed development, to be agreed with the Minerals and Waste Planning Authority
- Appropriate habitat mitigation and creation
- Undertake an Archaeological Assessment
- Provide a minimum of 20% biodiversity net gain above the ecological baseline, or in accordance with the DFD.

Design and Layout

- Development to be planned around a coherent framework of routes, blocks and spaces that deliver areas of distinct character
- Layout to provide a coherent network of public open space, formal and informal sport, recreation and community space within the site
- Integrate historic and landscape features into the surrounding rural and urban context
- Incorporate appropriate safeguarding of suitable access for the maintenance of foul and surface water drainage infrastructure
- Two tiers of design guidance will directly inform the preparation of the applications for approval of reserved matters (i) the Site Wide Principles Document (informative) and (ii) the Detailed Design Codes (prescriptive)
- The Site Wide Principles Document will describe the aspects of spatial co-ordination between different zones and development parcels and will accompany the outline planning applications
- The preparation and submission of Detailed Design Codes for approval will be a condition of each outline planning permission.

Site infrastructure requirements:

- A new all-through school (Use Class F1(a)), including secondary, primary and early years, on 12.15 hectares of suitable land allocated for education and early years and childcare use (Use Class E(f))
- Three further new primary schools (Use Class F1(a)) each with a co-located early years and childcare nursery (Use Class E(f)) with one site of 2.4 hectares and two of 2.1 hectares of suitable land allocated for education and childcare use
- Four new 56 place stand-alone early years and childcare nurseries (Use Class E(f)) on 0.13 hectares of suitable land allocated for education and childcare use
- Appropriate improvements to the local and strategic road network to include necessary works to Essex Regiment Way as required by the Local Highways and Transportation Authority
- A single carriageway road (Section 1a) of the Chelmsford North East Bypass and a new Northern Radial Distributor Road
- Appropriate measures to promote and enhance active and sustainable transport including an extension of Chelmsford Area Bus Based Rapid Transit (ChART) infrastructure and a cycle/footpath bridge over Essex Regiment Way
- New and enhanced cycle routes, footpaths, Public Rights of Way and bridleways where appropriate
- Financial contributions to the delivery of the Chelmsford North East Bypass (Section 1a) and new rail station
- Provide and/or financial contributions towards provision of other community facilities including healthcare provision as required by the NHS Mid and South Essex Integrated Care Board, and Police, ambulance and fire and rescue facilities

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- **Provision of and financial contribution to facilitate and sustain car club facilities for use by residents and businesses within the site and the wider community**
- **Provide, or make financial contributions to, new or enhanced community space and facilities, sport, leisure and recreation facilities**
- **Provide strategic scale open space including new Country Park/Destination Parks with delivery mechanism to provide for their long-term management and maintenance**
- **New multifunctional green infrastructure including public open space, formal and informal recreation, outdoor sports facilities and community gardens and allotments**
- **Safeguarded land for the future extension of Chelmer Valley Park and Ride**
- **Appropriate flood risk management measures and SuDS.**

The Council will encourage the appropriate development of renewable, low carbon and decentralised energy schemes on this site together with mass waste collection systems where they are deliverable, appropriate and do not give rise to adverse environmental or other amenity impacts.

The masterplan will need to be underpinned by Garden City Principles and address and respond to the protected route corridor of the proposed A131 Chelmsford North East Bypass.

Stewardship

- **Establish a robust and sustainable stewardship structure early on in the planning and delivery process**
- **A Stewardship Statement to accompany the first outline planning application providing full details of a) the governance structure and methods of funding of the proposed stewardship vehicle, b) public spaces and community assets to be owned, managed and maintained by the proposed stewardship vehicle and c) an indicative programme for the establishment and operation of the proposed stewardship vehicle**
- **A Stewardship Strategy to be provided as part of the site specific agreement to include a) a robust governance strategy of the chosen stewardship vehicle, b) a full Business Plan for the chosen stewardship vehicle and c) arrangements for maintenance, management and monitoring of public spaces and community assets**
- **Stewardship activities are required to be in place in advance of the first housing occupations to ensure timely delivery of community development activities**
- **The Chelmsford Garden Community Council to have a defined remit in stewardship across the whole garden community area to foster collaboration, create accountability, provide consistency and ensure community engagement**
- **A single not-for-profit stewardship body to work in partnership with the Chelmsford Garden Community Council to provide a coordinating role to**

stewardship, place making and community development and to deliver the garden community's vision

- **The Stewardship Body to make use of funding opportunities including income-generating assets and resident service charges, with the latter to be minimised and capped as appropriate.**

Reasoned Justification

7.213 The boundary of this Strategic Growth Site allocation is defined on the Policies Map and comprises the following notations:

- New Garden Community for major housing and employment development
- Proposed Country Park
- Proposed Northern Radial Distributor Road, and
- Existing open space.

7.214 The development will provide a large sustainable urban extension based around Garden City Principles for over 6,000 new homes, around 9ha or 56,946sqm of dedicated employment land, new Country Park/Destination Parks and safeguarded land for a single carriageway road for the new Chelmsford North-East Bypass. 5,569 of the new homes will be delivered in the period to 2041. The development has an approved Stage 1 Masterplan (Ref:22/00001/MAS) comprising three independent core documents: the Development Framework Document (DFD), the Infrastructure Delivery Plan (IDP), and the Planning Framework Agreement (PFA), and outline planning applications and a full application for the Northern RDR which have been submitted (Refs:22/01950/FUL, 22/01950/OUT (Zone 1), 23/00124/FUL, 23/00124/OUT (Zone 3), 23/00114/FUL (NRDR) and 23/01751/OUT (Zone 2)).

7.215 This site lies to the north-east of Chelmsford Urban Area, close to services and facilities in the existing and planned developments at Beaulieu and Channels. 6,250 homes is reflected in the 5 Year Housing Site Schedule April 2024. If these proposals are not implemented and new proposals come forward, the site capacity will be considered on its individual merit. The Garden Community is expected to be delivered between 2025 and 2044.

7.216 Infrastructure required for this site is in addition to relevant requirements of Policy S9. Financial contributions will be sought in accordance with Policy S10.

7.217 The development will provide a high-quality comprehensive garden community development underpinned by a series of interrelated principles which are based on the Town and Country Planning Association (TCPA) Garden City Principles. These include community and stakeholder involvement in the design and delivery of the garden community, promoting the highest quality of design, providing opportunities for employment, encouraging healthy and active lifestyles, meeting the housing needs of all local people, providing integrated and sustainable transport systems, and putting in place long-term governance and stewardship arrangements for the new community infrastructure and assets.

7.218 The establishment of a robust and sustainable stewardship structure early on in the planning and delivery process forms a key requirement of the development establishing a consistent approach to stewardship and place keeping across the Garden Community. The

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expectation is that the newly formed Chelmsford Garden Community Council would have a defined remit in stewardship to foster collaboration, create accountability, provide consistency and ensure community engagement. A single not-for-profit Stewardship Body would be formed to work in partnership with the Garden Community Council to provide a co-ordinating role to stewardship, place making and community development and to deliver the vision for the Garden Community. The Stewardship Body could include additional roles for the Garden Community Council and could commission different facilitators to manage and maintain the public spaces and community assets within the Garden Community. The Stewardship Body is expected to be funded through a blend of income generating assets and resident service charges with the latter to be minimised and capped as appropriate. Where appropriate, other means of funding may also be identified.

7.219 A formal governance structure will be established with oversight for the whole Garden Community to ensure appropriate common collaborative arrangements are put in place.

7.220 The development should provide a mix of size and types of homes, to meet local needs and create a mixed and inclusive community. Affordable, self-build and custom-build, and appropriately accessible and adaptable housing should be provided in accordance with the Council's policy requirements. The development will also be expected to provide specialist residential accommodation which could include accommodation for frail elderly and homes for those with disabilities or support needs. This provision should be based on the latest assessment of need and in consultation with Essex County Council.

7.221 As this is a Strategic Growth Site and in order to achieve a mixed and balanced new community, the development will be required to provide a Gypsy and Traveller site for 10 pitches, within the Strategic Growth Site allocation, as shown on the Policies Map. The location of the site will be determined through the masterplanning process. The site will be serviced i.e. provided with services such as water, waste disposal and electricity. It is expected that the site will be delivered through a comprehensive approach, such as with a Registered Housing Provider.

7.222 The development will be required to provide around 9ha of dedicated employment land which could accommodate up to 56,946 sqm of employment floorspace. This is expected to contribute significantly to the City's economic growth by providing a mix of opportunities for accommodation for medium and large-sized businesses. The new development is expected to deliver two employment hubs with prospects for an Innovation Park of the highest design quality. This will be attractive to leading businesses in the Research and Development and High Technology sectors and could help place Chelmsford at the forefront of 21st century economic development in Essex and beyond. The new employment development will be in addition to existing commitments for significant new office/business floorspace in Chelmsford Garden Community at Beaulieu and Channels including Beaulieu XChange business park.

7.223 A wide range of new community services and facilities including a new all through school (including primary with co-located early years and childcare nurseries, secondary and potentially a sixth form centre), three new primary schools with co-located early years and childcare nurseries and at least four standalone nurseries, open spaces, recreation, sport and play facilities, community facilities and mixed use village centres will need to be provided on the site. These services and facilities should be of an appropriate scale to serve the new communities and located where they will be easily accessible by walking, cycling and public

7 - Where will development growth be focused?

transport to the majority of residents in the development and existing and planned neighbourhoods in Chelmsford Garden Community. The village centres will need to make provision for community and healthcare facilities, as required by the NHS Mid and South Essex Integrated Care Board, and a main unit for convenience food shopping not exceeding 500sqm gross floorspace. The planning and design of development is required to encourage healthy and active lifestyle, in line with Sport England Active Design guidance. Appropriate contributions will also need to be made for police, ambulance and fire and rescue facilities.

7.224 This site allocation will support Chelmsford's economic growth by providing new employment floorspace and jobs. Locations for office, employment and community space will need to be incorporated in a logical way to relate to local needs and maintain a balance of uses on the site and the adjoining Chelmsford Urban Area. The development should provide a mix of type and range of sizes of Use Class E(g) employment units to help Chelmsford accommodate the predicted growth in economic development and identified need for new jobs which include the business sectors identified in Policy S8. To ensure flexibility and market responsiveness, other complementary employment uses may also be appropriate as part of the allocation.

7.225 The all through school campus should be provided on a site of around 12 hectares of land. The developer will be expected to provide the education land and total cost of the physical education scheme provision with delivery through the Local Education Authority. Opportunities for dual use sports facilities within the new secondary school form part of the masterplan and will be secured in conjunction with the Local Education Authority through the outline planning application. Consideration should be given to Essex School Organisation Service's 'Garden Communities and Planning School Places' to ensure schools are appropriately planned and laid out to serve the Garden Community.

7.226 The development will take its main vehicular access from Essex Regiment Way, Beaulieu Parkway (RDR1) and a new vehicular access Northern Radial Distributor Road. Additional access to the site will be from Chelmsford North East Bypass. The development will be expected to adequately mitigate its likely proportionate impacts on the performance of the local and strategic road network. These will be expected to include:

- Appropriate improvements at Boreham Interchange, along Essex Regiment Way and other junctions on the A1016 and A131 main road corridors
- A new Northern Radial Distributor Road from the Chelmsford North East Bypass to Essex Regiment Way and to provide direct access into the employment hub.

7.227 The development will also be required to safeguard the preferred route corridor for the Chelmsford North East Bypass, and ensure that development is served with suitable junctions directly from this strategic route.

7.228 The development will be expected to provide additional and improved safe and convenient pedestrian, cycle and where appropriate bridleway connections within the site and to the wider area including the Chelmer North Green Wedge, existing development in Chelmsford Garden Community, Beaulieu Park Rail Station and associated employment area, Country Park/Destination Parks and development east of the Chelmsford North East Bypass, City Centre, surrounding countryside and the wider strategic network. Improved access must include safe multi-mode crossing points for Essex Regiment Way and the Chelmsford North East Bypass.

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7.229 Site-wide travel plan(s) will be expected to incorporate strategic measures which reduce the need to travel and encourage people to make sustainable travel choices, and demonstrate a 60% modal share for active and sustainable transport. Household travel plans will tailor those strategies to households and will include limited-term access to subsidised bus services and access to car clubs. Provision of a car club will provide a viable alternative to car ownership and can reduce the need for land devoted to car parking. The development will be large enough to support its own car club and there will be alternative means of active and sustainable transport available to residents to complement it.

7.230 The development will be required to safeguard land for the future expansion of Chelmer Valley Park and Ride and to maximise opportunities for active and sustainable transport modes to be taken up to create neighbourhoods where alternative forms of transport to the private car (walking, cycling and public transport) are prioritised. The development will be required to provide good accessibility for bus services, including bus stop infrastructure as appropriate, along with bus priority measures within and related to the site to provide and maintain a quick and convenient local bus service and services to the wider area including Chelmsford City Centre. A network of mobility hubs will be provided across the Garden Community; these will allow for the interchange between active modes of travel and bus services and include the provision of cycle storage and facilities which align with non-car living, for example e-scooter hiring / parking / charging, cycle stands and a repair shop, car club parking, EV charging and bus stops.

7.231 The development will also be required to provide an appropriate extension of on-site Chelmsford Area Bus Based Rapid Transit (ChART). This is a direct, frequent bus service that will connect the new development with the City Centre and Chelmsford and Beaulieu Park Rail Stations. It is critical for enabling local, frequent travel without reliance on the private car. When Beaulieu Park Rail Station comes on line subsequent phases of ChART will create a link to serve the station. The masterplanning principle is to provide a choice of unimpeded route corridors within the developed area, able to carry bus services and enable convenient connections between residential areas, employment area, Beaulieu Park Rail Station and Chelmsford City Centre. Essex County Council will work with the developers to determine a preferred-routes through the development to serve residents and key locations.

7.232 The site will provide a high-quality development in a landscaped setting which works in sympathy with the local landscape and heritage assets. The development must promote the highest standards of design and provide high quality and inclusively designed buildings and public and private spaces planned around a coherent framework of routes, blocks and spaces.

7.233 Two tiers of design guidance will directly inform the preparation of any reserved matters the Site Wide Principles Document (informative) and the Detailed Design Codes (prescriptive). The Site Wide Design Principles Document will outline the aspects of spatial co-ordination between the different zones and development parcels and accompany the Strategic Parameter Plans. The preparation and submission of Detailed Design Codes (DDC) for approval will be a condition of each outline planning application. The DDC's will vary in their extent, tailored to the circumstances and scale of change in each place, allowing a suitable degree of variety but will be consistent in their objectives and in how they stipulate design quality, following a consistent structure and format as set out in the Stage 1 Masterplan documents. Development will follow a carefully design coded approach within which context it may be considered appropriate to remove permitted development rights.

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7.234 Layout should incorporate compensation measures for impacts from the development on the landscape, preserve the setting of heritage assets and create a distinct new place. Compensation measures will include appropriate landscaped edges, tree and hedge planting along countryside edges and green buffers to respect the amenities of adjoining residential properties including those along Domsey Lane, Wheelers Hill and Drakes Lane.

7.235 The site includes an area of open space originally identified for existing and replacement golf holes. Due to its location, topography and ecology, this area will perform other important open space functions as one of the Destination Parks. It is expected that a significant portion of this area will form open space with the parameters having been decided through the masterplanning process. The site layout should also positively use existing topographical, heritage, ecological and landscape site features such as established vegetation and water bodies. The design is also expected to ensure that the development achieves an attractive and well-planned gateway into Chelmsford.

7.236 Development design and layout is expected to preserve or enhance the character or appearance of the Little Waltham Conservation Area and preserve the listed buildings and their setting on and close to the site. The masterplan process has established the detailed preservation and enhancement principles for this site.

7.237 The development is expected to ensure inclusive and high quality buildings and spaces. This shall include a comprehensive and coherent network of green infrastructure, formal and informal recreation and community spaces.

7.238 Practical design considerations, such as service yards and routing, utility related plant, etc. must be effectively designed to sustain a high quality approach to streetscape. Layout should also safeguard suitable access for the maintenance of foul and surface water drainage infrastructure.

7.239 A significant amount of multifunctional green infrastructure will be required including open spaces, habitat creation, allotments and community growing areas, and sports areas with associated facilities and play facilities. The precise uses of the multifunctional green and blue infrastructure will be defined through the masterplanning process which will include delineating specific areas where wildlife and ecological areas are prioritised. A new Country Park and Destination Parks will be expected to retain and improve habitats for wildlife and provide new and enhanced recreational opportunities. Appropriate and sustainable long-term management and maintenance arrangements for the new Country Park/Destination Parks will also be required in accordance with the established stewardship arrangements. Given the scale of the Garden Communities, the opportunity exists for these developments to seek to achieve 20% biodiversity net gain subject to site constraints. Development proposals will be considered in line with the DFD.

7.240 Flood risk management and on-site SuDS are necessary to ensure there is no increased flood risk on site, or to adjacent areas and to ensure a sustainable form of development. Such features should not limit or adversely overlap with the main function of public open spaces.

7.241 Given the scale and nature of the development, the Council will encourage the appropriate development of renewable, low carbon and decentralised energy schemes on the site, especially where there is a strong degree of community benefit, subject to deliverability and other planning considerations such as impacts on residential amenity.

7 - Where will development growth be focused?

7.242 As this is a major new development site, where appropriate the Council will encourage a move away from traditional wheeled bins to mass waste collection systems, such as an underground waste system. Advantages of hiding waste underground can include minimising the visual impact of bins on pavements and streets and managing odour and noise issues.

7.243 The allocation includes areas which have been consented for long-term minerals extraction. The masterplanned development will require careful phasing together with an application from the mineral operator to modify the phasing programme for mineral extraction, as well as the restoration and aftercare scheme to enable the Garden Community to be developed which would be determined by the Minerals and Waste Planning Authority.

7.244 The site lies within a Minerals Safeguarding Area. In line with the Minerals Planning Authority, the developer will be required to undertake a Minerals Resource Assessment to assess if further areas of the site contain a viable minerals resource that would require extraction prior to development.

7.245 The site may contain archaeological deposits within unquarried areas which will need to be considered by future development proposals, through an archaeological evaluation.

7.246 Chelmsford Garden Community is already an area of change arising from major new development allocated in the Council's previously adopted Local Development Framework which was subject of a detailed masterplan. Outline planning permission has been granted for 4,350 new homes and up to 62,300sqm of employment floorspace and the first phases are currently being developed.

7.247 In the event that the extant planning permission is not implemented in full, any subsequent planning applications will be required to adhere in full to the adopted Landscape Design and Management Plan.

7.248 The specific area where the New Hall Heritage Compensatory Measures should be implemented are shown on the Local Plan Policies Map.

Location 7 - Great Leighs

7.249 This broad location for growth, as shown on the Key Diagram (Figure 14), comprises the following Strategic Growth Sites:

- 7a: Great Leighs – Land at Moulsham Hall
- 7b: Great Leighs – Land East of London Road
- 7c: Great Leighs – Land North and South of Banters Lane.

7.250 Although this location is made up of three separate site allocations, the development across these sites should ensure a comprehensive development at Great Leighs. A comprehensive approach to connections to the sites, both vehicular and public routes will need to be demonstrated for each allocation. In addition, the phasing of all allocations will be interdependent on essential infrastructure coming forward at the appropriate time, especially in respect of the new primary school, neighbourhood centre and other community facilities.

STRATEGIC GROWTH SITE POLICY 7a – GREAT LEIGHS - LAND AT MOULSHAM HALL

Land to the west of the Key Service Settlement of Great Leighs, as shown on the Policies Map, is allocated for a high-quality comprehensively planned new sustainable neighbourhood that maximises opportunities for active and sustainable travel. Development proposals will accord with a masterplan approved by the Council to provide:

Amount and type of development:

- **Around 750 new homes of mixed size and type to include affordable housing. The final amount of new homes will be confirmed through the planning application process**
- **Travelling Showpeople site for 5 serviced plots.**

Supporting on-site development:

- **Neighbourhood Centre**
- **A new primary school (Use Class F1(a)) with co-located early years and childcare nursery (Use Class E(f)) on 2.1 hectares of suitable land allocated for education and child care use**
- **Co-locate the neighbourhood centre and primary school at a location close to existing links across/under the A131 to connect to Great Leighs.**

Site masterplanning principles:

Movement and Access

- **Main vehicular access to the site will be from Moulsham Hall Lane**
- **Provide safe and convenient pedestrian and cycle connections to the existing Village of Great Leighs**
- **Provide well-connected and integrated internal road layouts which allows good accessibility for bus services.**

Historic and Natural Environment

- **Preserve and where appropriate enhance the setting of the listed buildings at Moulsham Hall, Triceratops, Breams Farm, Creeds Twin/Hobby Croft, Chadwicks, Fortune Cottage, Stone Hall Cottage and Hump Cottage**
- **Create an enhanced parkland setting to Moulsham Hall**
- **Protect and enhance the River Ter Site of Special Scientific Interest (SSSI) to the south of the site ensuring any new development provides any required mitigation measures**
- **Ensure appropriate habitat mitigation and creation is provided**
- **Mitigate the visual impact of the development**
- **Create a network of multifunctional green infrastructure**
- **Provide suitable SuDs and flood risk management**
- **Undertake a Minerals Resource Assessment**
- **Undertake an Archaeological Assessment.**

7 - Where will development growth be focused?

Design and Layout

- Provide a coherent network of public open space, formal and informal sport, recreation and community space within the site.

Site infrastructure requirements:

- A new primary school (Use Class F1(a)) with co-located early years and childcare nursery (Use Class E(f)) on 2.1 hectares of suitable land allocated for education and childcare use
- Appropriate improvements to the local and strategic road network as required by the Local Highways and Transportation Authority
- Appropriate measures to promote and enhance active and sustainable transport
- New and enhanced cycle routes, footpaths, Public Rights of Way and bridleways where appropriate
- Provide, or make financial contributions to, new or enhanced sport, leisure and recreation facilities
- Demonstrate that there is sufficient capacity for waste water treatment and disposal to serve the site, including any associated sewer connections and any required mitigation within the sewerage network
- Financial contributions to delivery of the Chelmsford North East Bypass (Section 1a)
- Financial contributions to early years and childcare, primary and secondary education as required by the Local Education Authority
- Financial contributions to, and/or onsite provision of other community facilities including healthcare provision as required by the NHS Mid and South Essex Integrated Care Board and Police, ambulance and fire and rescue facilities.

Reasoned Justification

7.251 The boundary of this Strategic Growth Site allocation is defined on the Policies Map and comprises the following notations:

- Site housing site
- Area for conservation/strategic landscape enhancement
- Land allocated for future recreation use/or SUDS and/or biodiversity
- Existing open space
- Local Wildlife Site, and
- New Travelling Showpeople Site.

7.252 This site is to the west of Great Leighs and is expected to be delivered between 2026 and 2035. The site has an approved masterplan (Ref:20/00002/MAS) and planning applications have been submitted for up to 800 new homes (Ref:23/01583/OUT and 23/01583/FUL). Owing to the timing of the submission of these applications this number is not yet reflected in the policy. The site capacity will be updated in the final version of the Plan. If this proposal is not implemented and a new proposal comes forward, the site capacity will be considered on its individual merit. The development will deliver a landscape-led high-quality sustainable new neighbourhood that maximises opportunities for travel by

7 - Where will development growth be focused?

sustainable modes. It will provide a mix of size and types of homes including affordable, self-build and custom-build, appropriately accessible and adaptable housing, as well as other types of specialist housing in accordance with the Council's policy requirements.

7.253 Infrastructure required for this site is in addition to relevant requirements of Policy S9. Financial contributions will be sought in accordance with Policy S10.

7.254 As this is a Strategic Growth Site and in order to achieve a mixed and balanced new community, the development will be required to provide a Travelling Showpeople site for 5 plots within the Strategic Growth Site allocation, as shown on the Policies Map. This site will be serviced i.e. provided with services such as water, waste disposal and electricity. It is expected that 0.2 hectares per plot should be provided. Easy and convenient access to the site for heavy goods vehicles is essential.

7.255 Given the scale of the development, a wide range of new community services and facilities including a new primary school, open spaces, recreation, sport and play facilities and neighbourhood centre are required. These services and facilities should be of an appropriate scale to serve the new communities and located where they will be easily accessible by walking, cycling and public transport to the majority of residents in the development. The neighbourhood centre will need to make provision for community and health care, and a main unit for convenience food shopping not exceeding 500sqm gross floorspace.

7.256 Great Leighs primary school is full, and this is likely to remain the case in most year groups. The scale of development in this location will require a new primary school with co-located early years and childcare provision. The developer will be expected to provide the land and cost of the physical scheme in line with the ECC Developers' Guide to Infrastructure Contributions. A comprehensive approach will be necessary to facilitate the option to deliver this new school early on in the development, and potentially ahead of development of site 7c: Great Leighs – Land North and South of Banters Lane. The nearest secondary schools to Great Leighs are located in Braintree town. The City Council together with Braintree District Council and Essex County Council (as Local Education Authority) have jointly considered the potential implications arising from both Chelmsford's and Braintree's adopted Local Plans, and the provision of secondary school places. Proposals for the future expansion of Notley High School in Braintree can provide secondary place capacity for this site allocation. Efforts should therefore be made to provide safe and direct walking and cycling routes between Great Leighs and Notley High School in Braintree.

7.257 The site is separated from Great Leighs village by the A131. Good connections exist via a pedestrian/cycle footbridge, a pedestrian/cycle underpass and School Lane. These should be utilised and improved by the new development.

7.258 The development will take its main vehicular access from Moulsham Hall Lane and will be expected to adequately mitigate its likely impacts on the performance of the local and strategic road network, both individually and collectively with the other allocations in Great Leighs. These will include appropriate improvements along roads serving new development including Moulsham Hall Lane, Main Road, London Road, the A131 and financial contributions towards the Chelmsford North East Bypass (Section 1a).

7 - Where will development growth be focused?

7.259 Opportunities for active and sustainable transport should be maximised to create neighbourhoods where alternative forms of transport to the private car (walking, cycling and public transport) are prioritised. New and enhanced pedestrian and cycle connections should be provided within the site and from and between Sites 7a, 7b and 7c. Additional safe and convenient pedestrian and cycle connections should also be provided between the site and the wider area, including Moulsham Hall Lane, School Lane and Dumney Lane to connect to Great Leighs village, Great Notley and Chelmsford City Racecourse.

7.260 A residential travel plan will be required for the development to include a package of measures to ensure active and sustainable means of travel are available to all new residents, to promote the benefits of sustainable transport and secure a modal shift from the private car. The development will be required to provide good accessibility for bus services and provide the necessary bus stop infrastructure within the site and surrounding area.

7.261 Layout should incorporate compensation measures for landscape impact from the development including lower dwelling densities, appropriate tree and hedge planting along countryside edges, and green buffers adjacent to existing residential properties including those along Dumney Lane, Moulsham Hall Lane and School Lane. Layout should also positively use existing topographical, heritage, ecological and landscape site features such as shallow valleys, established field boundaries, mature trees and vegetation, and on-site Local Wildlife Sites.

7.262 The development will be required to provide appropriate habitat mitigation and creation, and appropriate buffers to the adjacent Essex Wildlife Trust Nature Reserves, Phyllis Currie/Dumney Lane Woods. This may include financial contributions towards mitigating increased recreational impacts. The development will be required to provide appropriate mitigation to avoid adverse impacts to the River Ter Site of Special Scientific Interest (SSSI) located to the south of the site.

7.263 An area around the Grade II listed Moulsham Hall is allocated for conservation and strategic landscape enhancement, as shown on the Policies Map. The development is expected to preserve the setting of Moulsham Hall and to create an enhanced parkland setting.

7.264 The development is expected to promote the highest standards of design to ensure inclusive and high quality buildings and spaces. This shall include a comprehensive and coherent network of multifunctional green infrastructure, formal and informal recreation and community spaces. For these reasons, the land to the north west of the site is allocated for future recreation use.

7.265 Great Leighs Water Recycling Centre (WRC) does not currently have sufficient capacity to deal with the proposed growth at Great Leighs. Although this is not a barrier to new development growth, additional capacity will need to be provided by Anglian Water as part of their business planning process and subject to approval by the Environment Agency of any proposed increase of discharges to waterbodies which exceed current permit limits. Any increase in flows are subject to the provisions of the Water Framework Directive. Additional capacity could include improvements to the existing Great Leighs WRC and/or on-site wastewater treatment systems solutions.

7.266 The site lies within a Minerals Safeguarding Area. The developer will be required to undertake a Minerals Resource Assessment to assess if the site contains a viable minerals resource that would require extraction prior to development. In addition, consideration needs to be given to the neighbouring permitted mineral and waste activity to ensure appropriate phasing of the development to avoid impacts on these permitted and/or allocated minerals and waste activities.

7.267 The site may contain archaeological deposits which will need to be considered by future development proposals, through an archaeological evaluation.

STRATEGIC GROWTH SITE POLICY 7b - GREAT LEIGHS - LAND EAST OF LONDON ROAD

Land to the north east of the Key Service Settlement of Great Leighs, as shown on the Policies Map, is allocated for a high-quality comprehensively planned new sustainable extension to the settlement that maximises opportunities for active and sustainable travel, specifically for older persons. Development proposals will accord with a masterplan approved by the Council to provide:

Amount and type of development:

- Around 250 new specialist residential homes for older persons to include affordable housing. The final amount of new homes will be confirmed through the planning application process.

Site masterplanning principles:

Movement and Access

- Main vehicular access to the site will be from London Road
- Provide safe and convenient pedestrian and cycle connections
- Provide a well-connected internal road layout.

Historic and Natural Environment

- Preserve and where appropriate enhance the setting of the listed buildings at Gubbions Hall and North Whitehouse
- Protect and where appropriate enhance the Gubbions Hall Scheduled Monument and its setting
- Protect and enhance the River Ter Site of Special Scientific Interest (SSSI) to the south of the site ensuring any new development provides any required mitigation measures
- Mitigate the visual impact of the development
- Create a network of multifunctional green infrastructure
- Provide suitable SuDs and flood risk management
- Ensure appropriate habitat mitigation and creation is provided
- Undertake a Minerals Resource Assessment
- Undertake an Archaeological assessment.

7 - Where will development growth be focused?

Design and Layout

- Provide a coherent network of public open space, formal and informal sport, recreation and community space within the site.

Site infrastructure requirements:

- Appropriate improvements to the local and strategic road network as required by the Local Highways and Transportation Authority
- Appropriate measures to promote and enhance active and sustainable transport
- New and enhanced cycle routes, footpaths, Public Rights of Way and bridleways where appropriate
- Provide, or make financial contributions to, new or enhanced sport, leisure and recreation facilities
- Demonstrate that there is sufficient capacity for waste water treatment and disposal to serve the site, including any associated sewer connections and any required mitigation within the sewerage network
- Financial contributions to delivery of the Chelmsford North East Bypass (Section 1a)
- Financial contributions towards and/or on site provision of other community facilities including healthcare provision as required by the NHS Mid and South Essex Integrated Care Board and Police, ambulance and fire and rescue facilities.

Reasoned Justification

7.268 This allocation is to the north of Great Leighs and will provide a high-quality sustainable development for around 250 homes for older persons. Part of the site has outline planning permission submitted for an integrated retirement community comprising 190 units (ref:21/02490/OUT). The remainder of the site is expected to accommodate around another 60 units. These numbers are reflected in the 5 Year Housing Sites Schedule April 2024. If this proposal is not implemented and a new proposal comes forward, the site capacity will be considered on its individual merit. Development is expected to be delivered between 2025 and 2030. The allocation will provide housing for people over retirement age, including the active, newly retired through to very frail elderly, including affordable housing. This housing need can encompass accessible, adaptable general needs housing for those looking to downsize from family housing and other specialised housing for those that require care. The specialist residential accommodation on this site does not negate the need for other types of specialist housing to be provided in accordance with the Council's policy requirements for sites 7a and 7c.

7.269 Infrastructure required for this site is in addition to relevant requirements of Policy S9. Financial contributions will be sought in accordance with Policy S10.

7.270 This part of the overall development at Great Leighs is in close proximity to the existing village and well-located to existing facilities including a shop/post office, public houses, village hall, employment area and Chelmsford City Racecourse. There is currently a good

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frequency of bus services connecting into Chelmsford City Centre and Braintree, but any enhancements should be funded by the developer.

7.271 The development will take its vehicular access from London Road and will be expected to mitigate its impacts on the local and strategic road network, both individually and collectively with the other allocations in the Great Leighs location. These will be expected to include appropriate improvements along roads that will serve the new development including Main Road, Banters Lane, London Road, the A131, and financial contributions towards the Chelmsford North East Bypass (Section 1a).

7.272 Opportunities for active and sustainable transport should be maximised to create neighbourhoods where alternative forms of transport to the private car (walking, cycling and public transport) are prioritised. New and enhanced pedestrian and cycle connections should be provided within the site and from and between Sites 7a, 7b and 7c. Additional safe and convenient pedestrian and cycle connections should also be provided between the site and the wider area, including into the existing Great Leighs village, Great Notley and Chelmsford City Racecourse.

7.273 A residential travel plan will be required for the development to include a package of measures to ensure active and sustainable travel are available to all new residents, to promote the benefits of sustainable transport and secure a modal shift from the private car. The development will be required to provide good accessibility for bus services and provide the necessary bus stop infrastructure within the site and surrounding area.

7.274 Layout should incorporate compensation measures for landscape impact from the development including an appropriate green buffer between the site and the Rural Area beyond. The development will be required to provide appropriate habitat mitigation and creation, incorporate green buffers adjacent to existing residential properties including those along Banters Lane, and appropriate buffers to the adjacent Local Wildlife Site, Bushy Wood.

7.275 Layout should also positively use existing topographical, heritage, ecological and landscape site features such as established field boundaries, mature trees and vegetation, and nearby Local Wildlife Sites. Development design and layout should also take into consideration the setting of other heritage assets, including the nearby listed buildings North Whitehouse and Gubbions Hall and the Schedule Monument at Gubbions Hall and its setting. The development will be required to provide appropriate mitigation to avoid adverse impacts to the River Ter Site of Special Scientific Interest (SSSI) located to the south of the site.

7.276 The development is expected to promote the highest standards of design to ensure inclusive and high quality buildings and spaces. This shall include a comprehensive and coherent network of multifunctional green infrastructure, formal and informal recreation and community spaces.

7.277 The development will need to ensure that appropriate new healthcare facilities are provided and financial contribution to existing provision is made to meet the specific needs of an older community.

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7.278 The site lies within a Minerals Safeguarding Area. The developer will be required to undertake a Minerals Resource Assessment to assess if the site contains a viable minerals resource that would require extraction prior to development. In addition, consideration needs to be given to the neighbouring permitted mineral and waste activity to ensure appropriate phasing of the development to avoid impacts on these permitted and/or allocated minerals and waste activities.

7.279 The site may contain archaeological deposits which will need to be considered by future development proposals, through an archaeological evaluation.

7.280 Great Leighs Water Recycling Centre (WRC) does not currently have sufficient capacity to deal with the proposed growth at Great Leighs. Although this is not a barrier to new development growth, additional capacity will need to be provided by Anglian Water as part of their business planning process and subject to approval by the Environment Agency of any proposed increase of discharges to waterbodies which exceed current permit limits. Any increase in flows are subject to the provisions of the Water Framework Directive. Additional capacity could include improvements to the existing Great Leighs WRC and/or on-site wastewater treatment systems solutions.

STRATEGIC GROWTH SITE POLICY 7c – GREAT LEIGHS – LAND NORTH AND SOUTH OF BANTERS LANE

Land to the north east of the Key Service Settlement of Great Leighs, as shown on the Policies Map, is allocated for a high-quality comprehensively planned new sustainable extension to the settlement that maximises opportunities for active and sustainable travel. Development proposals will accord with a masterplan approved by the Council to provide:

Amount and type of development:

- **Around 100 new homes of mixed size and type to include affordable housing. The final amount of new homes will be confirmed through the planning application process.**

Site masterplanning principles:

Movement and Access

- **Main vehicular access to the site will be from a combination of entry points**
- **Provide safe and convenient pedestrian and cycle connections**
- **Provide a well-connected internal road layout.**

Historic and Natural Environment

- **Preserve and where appropriate enhance the setting of the listed buildings at Gubbions Hall, Blue Barnes Farm, The Cottage, Jasmine Cottage, Millers Cottage and Rose Cottage**
- **Protect and where appropriate enhance the Gubbions Hall Scheduled Monument and its setting**

- **Protect and enhance the River Ter Site of Special Scientific Interest (SSSI) to the south of the site ensuring any new development provides any required mitigation measures**
- **Mitigate the visual impact of the development**
- **Create a network of multifunctional green infrastructure**
- **Provide suitable SuDS and flood risk management**
- **Ensure appropriate habitat mitigation and creation is provided**
- **Undertake a Minerals Resource Assessment**
- **Undertake an Archaeological Assessment.**

Design and Layout

- **Provide a coherent network of public open space, formal and informal sport, recreation and community space within the site.**

Site infrastructure requirements:

- **Appropriate improvements to the local and strategic road network as required by the Local Highways and Transportation Authority**
- **Appropriate measures to promote and enhance active and sustainable transport**
- **New and enhanced cycle routes, footpaths, Public Rights of Way and bridleways where appropriate**
- **Provide, or make financial contributions to, new or enhanced sport, leisure and recreation facilities**
- **Demonstrate that there is sufficient capacity for waste water treatment and disposal serve the site, including any associated sewer connections and any required mitigation within the sewerage network**
- **Financial contributions to delivery of the Chelmsford North East Bypass (Section 1a)**
- **Financial contributions to early years and childcare, primary and secondary education as required by the Local Education Authority**
- **Financial contributions to, and/or onsite provision of, community facilities including healthcare provision as required by the NHS Mid and South Essex Integrated Care Board and Police, ambulance and fire and rescue facilities.**

Reasoned Justification

7.281 This allocation will provide a high quality sustainable extension to Great Leighs for around 100 homes expected to be delivered between 2025 and 2028. It will provide a mix of size and types of homes including affordable, self-build and custom-build, appropriately accessible and adaptable housing, as well as other types of specialist housing in accordance with the Council's policy requirements.

7.282 Infrastructure required for this site is in addition to relevant requirements of Policy S9. Financial contributions will be sought in accordance with Policy S10.

7.283 This part of the overall development is in close proximity to the existing village and well-located to existing facilities including a shop/post office, public houses, village hall, employment area and Chelmsford City Racecourse. There is currently a good frequency of

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bus services connecting into Chelmsford City Centre and Braintree, but any enhancements should be funded by the developer.

7.284 Given the scale of the development, a range of new community services and facilities including open spaces and recreation facilities are required. These services and facilities should be of an appropriate scale to serve the new communities and located where they will be easily accessible by walking, cycling and public transport to the majority of residents in the development.

7.285 Great Leighs Primary School does not currently have capacity to accommodate future pupil forecasts from this development. The scale of development proposed across Strategic Growth Location 7 will require a new two-form entry primary school with co-located 56 place early years and childcare nursery. The new school is proposed to be located on Site 7a: Great Leighs – Land at Moulsham Hall and Site 7c will contribute proportionately towards its provision. Whilst Site 7c may come forward prior to Site 7a in the event of there being sufficient capacity at Great Leighs Primary School and/or White Court Primary School to the north, commencement of both Sites 7a and 7c should otherwise be coincident to ensure viability of the primary school programmed to receive the pupils from both sites. However, in the event that Site 7a does not proceed on programme, as set out in the housing trajectory and Infrastructure Delivery Plan, and there remains insufficient places at Great Leighs Primary School, the developer of Site 7c will need to work with Essex County Council to agree an alternative strategy to mitigate the impact of their development on the availability of school places. Any such alternative strategy should not undermine the ability to deliver on new primary school provision in respect of Site 7a. The nearest secondary schools to Great Leighs are located in Braintree town. The City Council together with Braintree District Council and Essex County Council (as Local Education Authority) have jointly considered the potential implications arising from both Chelmsford's and Braintree's emerging Local Plans, and the provision of secondary school provision. Proposals for the future expansion of Notley High School in Braintree can provide secondary place capacity for this site allocation. Therefore, as part of site infrastructure requirements there is a need to provide connections from the site to the surrounding footpath and cycleway network to ensure safe and direct walking and cycling routes between Great Leighs and Notley High School and White Court Primary School in Braintree.

7.286 The development will take its vehicular access from a combination of entry points, and will be expected to mitigate its impacts on the local and strategic road network, both individually and collectively with the other allocations in Great Leighs. These will include appropriate improvements along roads that will serve the new development including Main Road, Banters Lane, London Road, the A131, and financial contributions towards the Chelmsford North East Bypass (Section 1a).

7.287 Opportunities for active and sustainable transport should be maximised to create neighbourhoods where alternative forms of transport to the private car (walking, cycling and public transport) are prioritised. New and enhanced pedestrian and cycle connections should be provided within the site and from and between Sites 7a, 7b and 7c. Additional safe and convenient pedestrian and cycle connections should also be provided between the site and the wider area, including into the existing Great Leighs village, Great Notley and Chelmsford City Racecourse.

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7.288 A residential travel plan will be required for the development to include a package of measures to ensure active and sustainable means of travel are available to all new residents, to promote the benefits of sustainable transport and secure a modal shift from the private car. The development will be required to provide good accessibility for bus services and provide the necessary bus stop infrastructure within surrounding area.

7.289 Layout should also positively use existing topographical, heritage, ecological and landscape site features such as established field boundaries, mature trees and vegetation, and nearby Local Wildlife Sites. Layout should incorporate compensation measures for landscape impact from the development including lower dwelling densities, and appropriate tree and hedge planting along countryside edges. Development design and layout should also take into consideration the setting of nearby heritage assets. The development will be required to provide appropriate mitigation to avoid adverse impacts to the River Ter Site of Special Scientific Interest (SSSI) located to the south of the site.

7.290 The development will be required to provide appropriate habitat mitigation and creation, and appropriate buffers to the adjacent Essex Wildlife Trust Nature Reserve, Sandylay/Moat Woods. This may include financial contributions towards mitigating increased recreational impacts.

7.291 The development is expected to promote the highest standards of design to ensure inclusive and high quality buildings and spaces. This shall include comprehensive and coherent network of multifunctional green infrastructure, formal and informal recreation and community spaces.

7.292 The site lies within a Minerals Safeguarding Area. The developer will be required to undertake a Minerals Resource Assessment to assess if the site contains a viable minerals resource that would require extraction prior to development. In addition, consideration needs to be given to the neighbouring permitted mineral and waste activity to ensure appropriate phasing of the development to avoid impacts on these permitted and/or allocated mineral and waste activities.

7.293 The site may contain archaeological deposits which will need to be considered by future development proposals, through an archaeological evaluation.

7.294 Great Leighs Water Recycling Centre (WRC) does not currently have sufficient capacity to deal with the proposed growth at Great Leighs. Although this is not a barrier to new development growth, additional capacity will need to be provided by Anglian Water as part of their business planning process and subject to approval by the Environment Agency of any proposed increase of discharges to waterbodies which exceed current permit limits. Any increase in flows are subject to the provisions of the Water Framework Directive. Additional capacity could include improvements to the existing Great Leighs WRC and/or on-site wastewater treatment systems solutions.

Location 8 - North of Broomfield

STRATEGIC GROWTH SITE POLICY 8 – NORTH OF BROOMFIELD

Land to the north of Woodhouse Lane and west of Blasford Hill, as shown on the Policies Map, is allocated for a high quality landscape-led development that maximises opportunities for active and sustainable travel. Development proposals will accord with a masterplan approved by the Council to provide:

Amount and type of development:

- 512 new homes of mixed size and type to include affordable housing. The final amount of new homes will be confirmed through the planning application process.

Supporting on-site development:

- Neighbourhood Centre, including a safeguarded area for a new healthcare facility
- Provision of a new stand-alone early years and childcare nursery located in the southern portion of the site.

Site masterplanning principles:

Movement and Access

- Main vehicular access to the site will be from Blasford Hill (B1008)
- Provide appropriate downgrading of Woodhouse Lane
- Provide safe and convenient pedestrian and cycle connections
- Provide well-connected and integrated internal road layouts which allows good accessibility for bus services.

Historic and Natural Environment

- Conserve and where appropriate enhance the setting of the listed buildings on Blasford Hill and the non-designated assets Wood House, the Coach House and Wood House Lodge adjoining the site
- Protect and where appropriate enhance the setting of the nearby Scheduled Monument to the north of the site
- Mitigate the visual impact of the development
- Enhance the historic environment
- Create a network of multifunctional green infrastructure
- Provide suitable SuDS and flood risk management
- Ensure appropriate habitat mitigation and creation is provided
- Undertake a Minerals Resource Assessment
- Undertake an Archaeological Assessment.

Design and Layout

- Provide a coherent network of public open space, formal and informal sport, recreation and community space within the site.

Site infrastructure requirements:

- **New 56 place stand-alone early years and childcare nursery (Use Class E(f)) on 0.13 hectares of suitable land allocated for education and childcare use**
- **Appropriate improvements to the local and strategic road network as required by the Local Highways and Transportation Authority**
- **Appropriate measures to promote and enhance active and sustainable transport**
- **New and enhanced cycle routes, footpaths, Public Rights of Way and bridleways where appropriate**
- **Provide, or make financial contributions to, new or enhanced sport, leisure and recreation facilities**
- **Financial contributions to delivery of the Chelmsford North East Bypass (Section 1a), primary and secondary education as required by the Local Education Authority**
- **Financial contributions to, and/or onsite provision of, other community facilities including healthcare provision as required by the NHS Mid and South Essex Integrated Care Board and Police, ambulance and fire and rescue facilities.**

Reasoned Justification

7.295 The development will provide a high quality sustainable urban extension. The site has an approved masterplan (Ref:20/0001/MAS) for around 450 new homes and outline planning permission submitted for 512 new homes (Ref:20/02064/OUT). This number is reflected in the 5 Year Housing Site Schedule April 2024. If this proposal is not implemented and a new proposal comes forward, the site capacity will be considered on its individual merit. Development is expected to be delivered between 2025 and 2035. This site is to the north of Broomfield and well-located in relation to existing community and educational facilities and areas of employment. Main Road (B1008) Broomfield is also a 'quality' bus corridor with a very good frequency of services connecting into Chelmsford City Centre. As such the allocation represents an opportunity for a landscape-led development that maximises opportunities for travel by sustainable modes.

7.296 Infrastructure required for this site is in addition to relevant requirements of Policy S9. Financial contributions will be sought in accordance with Policy S10.

7.297 The development should provide a mix of size and types of homes. Affordable, self-build and custom-build, appropriately accessible and adaptable housing as well as other types of specialist housing should be provided in accordance with the Council's policy requirements. The capacity of the site and mix of housing will need to reflect the available primary school places within the admissions area.

7.298 There is an emerging Neighbourhood Plan being prepared in Broomfield which it is envisaged will help shape this site allocation. However, it is considered that the development quantum and extent should be allocated through the Local Plan as a strategic site delivering a significant new neighbourhood. The site straddles the parish boundary shared between Broomfield and Little Waltham. Broomfield Parish Council will also receive 25% of the CIL

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receipt for this development (and any other) in its area when the Broomfield Neighbourhood Plan is made (approved). Otherwise the rate will be 15%.

7.299 Given the scale of the development, a wide range of new community services and facilities including a new nursery, open spaces, recreation facilities and neighbourhood centre (including a safeguarded area for a new healthcare facility) are required. These services and facilities should be of an appropriate scale to serve the new communities and located where they will be easily accessible by walking, cycling and public transport to the majority of residents in the development and the wider area, reflecting the fact that this development is an extension of the existing village rather than a stand-alone settlement. The neighbourhood centre will need to make provision for community and health care. The health care facility should be an area safeguarded of sufficient size to mitigate the impact of the development proposed on this site and be sustainable as a practice.

7.300 The downgrading of Woodhouse Lane should be provided to manage local traffic flows and enhanced walking and cycling options.

7.301 The development will be expected to adequately mitigate its impacts on the performance of the local and strategic road network including appropriate road and junction alterations, improvements along the B1008 and Woodhouse Lane, and financial contributions towards the Chelmsford North East Bypass (Section 1a). The rural lane network to the south of the site is unfit for heavy traffic and measures to prevent intensification of use must be delivered as part of the development.

7.302 Opportunities for active and sustainable transport should be maximised to create neighbourhoods where alternative forms of transport to the private car (walking, cycling and public transport) are prioritised. New and enhanced pedestrian and cycle connections should be provided within the site and connecting to places such as Broomfield Hospital, Chelmer Valley High School, Little Waltham Primary School, Broomfield Primary School, City Centre, the Green Wedge, and surrounding countryside.

7.303 A residential travel plan will be required for the development to include a package of measures to ensure active and sustainable means of travel are available to all new residents, to promote the benefits of sustainable transport and secure a modal shift from the private car. The development will be required to provide good accessibility for bus services and provide the necessary bus stop infrastructure within the site and surrounding area.

7.304 Layout should incorporate compensation measures for landscape impact from the development including lower dwelling densities, appropriate tree and hedge planting along countryside edges, and green buffers. Green buffers will be required to protect the amenities of neighbours including adjoining residential properties, Farleigh Hospice and King Edwards Grammar School (KEGS) playing field. The nature conservation value of Puddings Wood Local Wildlife Site to the south of the development must be considered and form part of a strategic approach to conserving the natural environment and mitigating the impacts of development. The western boundary of the site should include a woodland buffer to provide habitat connection between Puddings Wood and Sparrowhawk Wood.

7.305 Layout should also positively use existing topographical, heritage, ecological and landscape site features such as established field boundaries, mature trees and vegetation, and on-site and nearby Local Wildlife Sites.

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7.306 A Critical Drainage Area (CDA) has been identified in the Broomfield area. This site may have the potential to impact on the CDA in respect of surface water flooding. As a result of this, the site is likely to require an individually designed mitigation scheme to address this issue.

7.307 The development is expected to promote the highest standards of design to ensure inclusive and high quality buildings and spaces. This shall include a comprehensive and coherent network of multifunctional green infrastructure, formal and informal recreation and community spaces. The development is an extension of the existing village of Broomfield so must remain sympathetic to the character of that settlement and respond to its direct abutment to the open countryside.

7.308 The site lies within a Minerals Safeguarding Area. The developer will be required to undertake a Minerals Resource Assessment to assess if the site contains a viable minerals resource that would require extraction prior to development.

7.309 The site may contain archaeological deposits which will need to be considered by future development proposals, through an archaeological evaluation.

Location 9 - Boreham

GROWTH SITE POLICY 9a – WALTHAM ROAD EMPLOYMENT AREA

Land to the north of Waltham Road Employment Area as shown on the Policies Map, is allocated for new employment development. Development proposals will accord with a masterplan approved by the Council to provide:

Amount and type of development:

- **Around 3,500sqm (net) new Use Class B2 and B8 floorspace along with other appropriate ancillary employment generating uses.**

Site development principles:

Movement and Access

- **Vehicular access will be from the existing employment area access from Waltham Road**
- **Provide a well-connected internal road layout**
- **Maximise opportunities for the provision of public transport and supporting infrastructure**
- **Provide safe and convenient pedestrian and cycle connections including to Boreham Village.**

Historic and Natural Environment

- **Provide a robust landscape buffer along the northern and eastern boundaries of the site**
- **Provide suitable SuDS and flood risk management**

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- Undertake a Minerals Infrastructure Impact Assessment given its proximity to Bulls Lodge Quarry
- Undertake an Archaeological Assessment.

Design and Layout

- Ensure no adverse impact on the living conditions of existing adjoining residential development
- Retain and enhance existing boundary treatments including provision of new trees
- Landscape led approach to site layout which retains and enhances trees
- Make appropriate provision for parking and safe access
- Mitigate the visual impact of the development
- Conserve and enhance local landscape character
- Provide for a mix of building sizes and styles including building design measures to soften visual impact
- Provide new and accessible open space within the site.

Site infrastructure requirements:

- Provide appropriate improvements, as necessary, to the local and strategic road network as required by the Local Highways and Transportation Authority
- Provide safe and convenient pedestrian and cycle links.

Reasoned Justification

7.310 This site allocation will provide employment development of around 3,500sqm of new general industrial (Use Class B2) and storage and distribution (Use Class B8) floorspace as part of an extension to the existing Waltham Road Employment Area. Expansion of this well-established site will provide further rural inward investment opportunities and reflect the aspirations of national policy to support the sustainable growth and expansion of businesses in rural areas. Development is expected to be delivered by 2030 and will support Chelmsford's economic growth by providing new employment floorspace and jobs.

7.311 Infrastructure required for this site is in addition to relevant requirements of Policy S9. Financial contributions will be sought in accordance with Policy S10.

7.312 The development of the site will be subject of a masterplan agreed with the Council prior to the determination of a planning application.

7.313 The site is close to the existing Key Service Settlement of Boreham with good access to the strategic road network via the A12. The development should provide a mix of type and range of sizes of Use Class B2 and B8 employment units to help Chelmsford accommodate the predicted growth in economic development and identified need for new jobs which include the business sectors identified in Policy S8. To ensure flexibility and market responsiveness, other complementary B Use Classes may also be appropriate as part of the allocation.

7.314 The development will be expected to enhance existing connections for cycling and walking, including connections to Boreham and improvements to nearby bus stops/shelters where appropriate. A travel plan will be required to encourage the use of active and sustainable

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means of travel for all new employees, to reduce the need to travel and encourage the use of non-car modes.

7.315 The Council will, in conjunction with the Local Highways and Transportation Authority and National Highways, seek appropriate contributions for enhancements to the local and strategic highway network including highway improvements to ensure highway safety, capacity, traffic management and to enable safe access to the site by active and sustainable travel modes.

7.316 The development will be expected to promote the highest standards of design to ensure that the type, size, form, height, scale, density, massing, materials and colour palette of the new development minimises its visual impact on the local landscape. The layout and position of buildings must avoid large scale buildings near to the northern boundary of the site and be set back from the landscape buffer to ensure that there is no unacceptable visual landscape impact and to ensure no impact upon the tree buffer.

7.317 The design and layout of proposals will also need to incorporate structural and buffer landscaping along the northern and western boundaries and provide landscape compensation measures. Landscape buffers should incorporate tree planting as well as other biodiversity enhancements and should seek to make linkages to the nearby local wildlife site, Boreham Road Gravel Pits, to the west of the site.

7.318 A significant amount of new trees to be planted in line with Policy DM17. The local wildlife site, Boreham Road Gravel Pits, to the west of the site shall be protected.

7.319 Some residential development lies to the north and east of the site. The development will be expected to provide suitable measures to ensure that the amenity of those residents is not adversely affected such as noise attenuation measures and boundary screening.

7.320 New open space to serve the employment site will be expected to be provided on-site. This must provide a positive contribution to the quality and character of the development and be accessible to site employees. It must also be multifunctional to deliver a range of benefits, for example, enhanced biodiversity, resilience to climate change and sustainable drainage.

7.321 The site lies within a Minerals Consultation Area. The developer will be required to undertake a Minerals Infrastructure Impact Assessment to ensure the proposed development would not prevent or compromise the possibility of mineral resources being extracted in the future from land within the nearby mineral extraction site at Bulls Lodge Quarry.

7.322 The site may contain archaeological deposits which will need to be considered in future development proposals, through an archaeological evaluation.

7.323 The site is located in the Parish of Boreham where a Neighbourhood Plan is being prepared. It is envisaged that the Neighbourhood Plan could help shape this site allocation.

Location 14 – Ford End

GROWTH SITE POLICY 14b – LAND SOUTH OF FORD END PRIMARY SCHOOL

Land south of Ford End Primary School, as shown on the Policies Map, is allocated for a residential development.

Amount and type of development:

- Up to 1 hectare of land to accommodate around 20 new homes including affordable housing. The final amount of new homes will be confirmed through the planning application process
- Provision of off-road parking area for use by Ford End Primary School.

Site development principles:

Movement and Access

- Vehicular access to the site will be from the B1008
- Provide safe and convenient pedestrian and cycle connections
- Ensure access to the school is maintained and enhanced
- Provide a well connected internal road layout.

Historic and Natural Environment

- Preserve the setting of Ford End Primary School by setting development back from Main Road (B1008) and restricting height of new development to two-storey
- Retain existing trees on the boundary of the site
- Ensure a defensible landscape buffer on the sites boundaries
- Provide suitable multifunctional Green Infrastructure
- Provide suitable flood risk management and Sustainable Drainage Systems (SuDS).

Design and layout

- Character, scale and layout to have regard and respond to the site's surrounding context.

Site infrastructure requirements:

- Provide appropriate improvements, as necessary, to the local and strategic road network as required by the Local Highways and Transportation Authority
- Appropriate measures to promote and enhance active and sustainable modes of transport
- Financial contributions to new or enhanced sport, leisure and recreation facilities

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- **Financial contributions to early years and childcare, primary and secondary education provision as required by the Local Education Authority**
- **Financial contributions towards other community facilities including healthcare provision as required by the NHS Mid and South Essex Integrated Care Board and Police, ambulance and fire and rescue facilities.**

Reasoned Justification

7.324 The boundary of this Growth Site allocation is defined on the Policies Map and comprises the following notations:

- New housing site, and
- Area for Existing School, Further/Higher Education Establishment.

7.325 Land south of Ford End Primary School is adjacent to the Defined Settlement of Ford End. Development is expected to be delivered from 2030/2031 onwards. It is immediately adjacent to the primary school, and within walking distance of the recreation ground and existing public transport connections.

7.326 Infrastructure required for this site is in addition to relevant requirements of Policy S9. Financial contributions will be sought in accordance with Policy S10.

7.327 The development should provide an appropriate mix of size and types of homes appropriate to the surrounding character including affordable housing. The changes in levels between the site and the B1008 needs to be given careful attention to ensure the development is not overbearing on the character of the area. Affordable, accessible and adaptable housing should be provided in accordance with the Council's policy requirements.

7.328 Ford End Primary School was designed by local architect Frank Whitmore and built in 1873, comprising a school room and masters house, with a small tower, originally with a spire. The building has architectural interest and community value and is therefore considered to be a non designated heritage asset. Development should avoid harm to its setting.

7.329 A clear and defensible landscaped site boundary should be provided to the south and west boundary.

7.330 Appropriate active and sustainable travel connections should be provided within the site with links into the wider network, including the primary school. There is limited parking and drop-off at the primary school and future access arrangements into the development site could exacerbate this issue. Therefore, a small area of parking should be made available for the primary school's use adjacent to the site allocation. For these reasons, the land to the north of the site is allocated for new school parking to serve the site, as shown on the Policies Map. Speeding by vehicles on Main Road (B1008) is an issue, therefore traffic calming should be provided as part of the development including speed reduction measures.

Location 15 – North West Chelmsford

STRATEGIC GROWTH SITE POLICY 15 – LITTLE BOYTON HALL FARM EMPLOYMENT AREA

Land to the north of Little Boyton Hall Farm Rural Employment Area as shown on the Policies Map, is allocated for new employment development. Development proposals will accord with a masterplan approved by the Council to provide:

Amount and type of development:

- Around 6,000sqm (net) new Use Class B2 and B8 floorspace along with other appropriate ancillary employment generating uses.

Site development principles:

Movement and Access

- Vehicular access will be via the existing site access road off the A1060
- Provide safe and convenient pedestrian and cycle connections
- Maximise opportunities for the provision of public transport and supporting infrastructure

Design and Layout

- Retain and enhance existing boundary treatments including provision of new trees
- Landscape led approach to site layout which retains and enhances trees
- Provision of structural landscaping to the perimeter of the site
- Make appropriate provision for parking and safe access
- Conserve and enhance local landscape character
- Mitigate the visual impact of the development
- Provide for a mix of building sizes and styles including building design measures to soften visual impact
- Provide new and accessible open space within the site.

Historic and Natural Environment

- Preserve and where appropriate enhance the setting of designated heritage assets Little Boyton Hall Grade II listed building
- Provide suitable SuDS and flood risk management
- Provide a robust landscape buffer along the boundaries of the site
- Create a network of multifunctional green infrastructure.

Site infrastructure requirements:

- New and enhanced pedestrian and cycle routes
- Provide appropriate improvements, as necessary, to the existing site access road and network, local and strategic road network as required by the Local Highways and Transportation Authority.

Reasoned Justification

7.331 This site allocation will provide employment development of around 6,000sqm of new general industrial (Use Class B2) and storage and distribution (Use Class B8) floorspace as part of an extension to the existing Little Boyton Hall Farm Rural Employment Area. Expansion of this well-established site will provide further rural inward investment opportunities and reflect the aspirations of national policy to support the sustainable growth and expansion of businesses in rural areas. Development is expected to be delivered by 2030 and will support Chelmsford's economic growth by providing new employment floorspace and jobs.

7.332 The development of the site will be subject of a masterplan agreed with the Council prior to the determination of a planning application.

7.333 Infrastructure required for this site is in addition to relevant requirements of Policy S9. Financial contributions will be sought in accordance with Policy S10.

7.334 The development will provide a mix of type and range of sizes of Use Class B2 and B8 employment units to help Chelmsford accommodate the predicted growth in economic development and identified need for new jobs which include the business sectors identified in Policy S8. To ensure flexibility and market responsiveness, other complementary B Use Classes may also be appropriate as part of the allocation.

7.335 The development will be expected to improve connections for cycling and walking, including connections to the existing networks and providing links to the A1060 to the south.

7.336 The Council will, in conjunction with the Local Highways and Transportation Authority and National Highways, seek appropriate works and contributions for enhancements to the local and strategic highway network including highway improvements to ensure highway safety, traffic management and to enable access to the site by sustainable and active travel modes. Suitable traffic control and calming measures will be required on the internal road network in particular where these are also public rights of way.

7.337 The development will be expected to promote the highest standards of design to ensure that the type, size, heights, density, and massing of new development works in sympathy with the local landscape. The design and layout of proposals will need to incorporate structural and buffer landscape compensation measures including the provision of suitable buffers along the site boundaries to help soften its visual impact on the local landscape and the setting of the listed building at Little Boyton Hall. The buffer should incorporate tree planting as well as other biodiversity enhancements and should seek to make linkages to the nearby local wildlife site and ancient woodland (Nightingale Wood). The layout and position of buildings must be set back from the landscape buffer to ensure that there is no unacceptable visual landscape impact and to ensure no impact upon the tree buffer.

7.338 Significant new trees planted in line with Policy DM17. The local wildlife site and Ancient Woodland (Nightingale Wood) shall be protected.

7.339 New open space to serve the employment site will be expected to be provided on-site. This must provide a positive contribution to the quality and character of the development and be accessible to site employees. It must also be multifunctional to deliver a range of benefits, for example, enhanced biodiversity, resilience to climate change and sustainable drainage.

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Growth Area 3 - South and East Chelmsford

7.340 This Growth Area (see Figure 18) will deliver a high quality and comprehensively planned new Garden Community to the East of Chelmsford at Hammonds Farm (Location 16a). Alongside this will be further employment space at Land adjacent to A12 at Junction 18 (Location 16b) and a sustainable extension to the existing town at South Woodham Ferrers (Location 10). Development is also proposed on small sites around Bicknacre and East Hanningfield. Overall this Growth Area will deliver over 4,400 new homes, 87,200sqm of new employment floorspace, 18 Travelling Showpeople plots and 20 Gypsy and Traveller pitches.

7.341 A new Garden Community to the East of Chelmsford based on Garden City Principles will be provided at Hammonds Farm. This development, east of the A12 and north of the A414 will create a sustainable new neighbourhood of 3,000 new homes and 43,000sqm of new employment floorspace to be delivered in the Local Plan period. This will be a comprehensively planned, landscape-led development centred around distinctive neighbourhoods supported by transport, new schools and early years and childcare provision, health care, utility services and multifunctional green infrastructure together with retail, community, employment and leisure uses. Provision is also made for 20 Gypsy and Traveller pitches and 18 Travelling Showpeople plots. The wider allocation has the capacity for a further 1,500 new homes to be developed post-2041. The timing and delivery of further development would need to be considered as part of a review of this Local Plan.

7.342 A new strategic employment site of around 43,000sqm is allocated at Land adjacent to A12 Junction 18, south of East Chelmsford Garden Community (Hammonds Farm). 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. The development will make an important contribution to the delivery of employment land and jobs in the City Council's area over the Local Plan period.

7.343 The Garden Community at Hammonds Farm and Land adjacent to A12 Junction 18 will also maximise opportunities for enjoyment of the Green Wedge and active travel in the City Centre (cycling and walking). They will also provide new and enhanced bus services, enhanced connection to Sandon Park and Ride to serve eastern road corridors into the City and improvements to the Army and Navy junction.

7.344 The Growth Area will also deliver a sustainable new development for the existing town of South Woodham Ferrers which has a good range of services and facilities, and at the Key Service Settlements of Danbury and Bicknacre, both of which have a good level of services including primary schools, early years and childcare provision, convenience shopping facilities and primary healthcare facilities. It will also deliver sustainable new development on small sites in the Service Settlement of East Hanningfield which has a primary school, employment site and community facilities making it suitable for limited scale development.

7.345 These developments will provide opportunities to contribute to and enhance existing facilities and services. Development at South Woodham Ferrers will also offer wider benefits to the community by helping to deliver road improvements including to the A132/B1012 to the Rettendon Turnpike Junction.

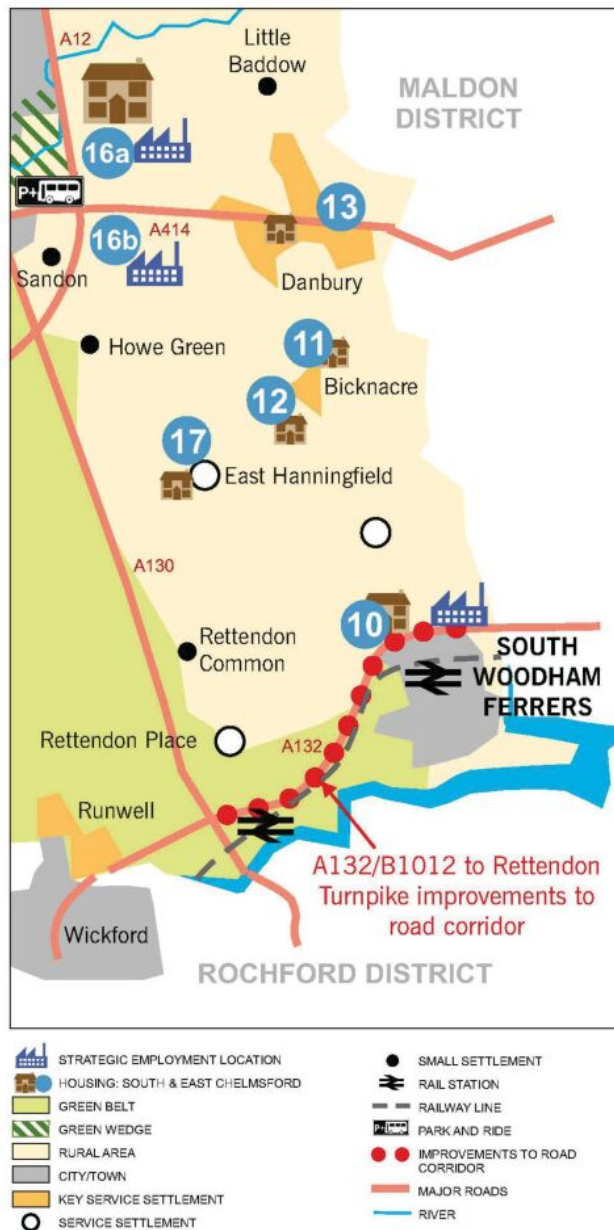
7.346 Two sites in Bicknacre (Locations 11b and 11c) and both sites in East Hanningfield (Locations 17a and 17b) will be provided on small sites no larger than one hectare in size. Location 12 will deliver around 100 new homes within Danbury through the emerging Danbury

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Neighbourhood Plan. Developments in these areas will provide opportunities to contribute towards and enhance existing facilities and services of the villages.

7.347 The Council's previously adopted Site Allocations Development Plan Document allocated the former Runwell Hospital as a Major Developed Site for housing-led development in the Green Belt (in accordance with Annex C of Planning Policy Guidance Note 2 at the time). Planning permission was granted in 2013 and the development (called St Luke's Park) is now nearly complete. The Area for the Former Runwell Hospital Major Developed Site is brought forward onto the Local Plan Policies Map.

Figure 18 : Growth Area 3 - South and East Chelmsford



Location 16 – East Chelmsford

7.348 This broad location for growth, as shown on the Key Diagram (Figure 14), comprises the following two Strategic Growth Sites:

- 16a: East Chelmsford Garden Community (Hammonds Farm)
- 16b: Land adjacent to A12 Junction 18 (Employment Site)

STRATEGIC GROWTH SITE POLICY 16a – EAST CHELMSFORD GARDEN COMMUNITY (HAMMONDS FARM)

East Chelmsford Garden Community comprises of land at Hammonds Farm. It is located to the east of the A12, north of the A414 Maldon Road, as shown on the Policies Map. The site is allocated for a high quality comprehensively planned new sustainable Garden Community that will provide a significant amount of new housing and employment development, and maximise opportunities for active and sustainable travel, in a landscape-led setting following TCPA Garden City Principles. Development proposals will accord with a masterplan approved by the Council to provide:

Amount and type of development:

- Around 3,000 new homes of mixed size and type to include affordable housing and specialist residential accommodation in the period to 2041. The allocated site is able provide a further 1,500 new homes in the period beyond 2041. The final amount of new homes will be confirmed through the masterplanning and planning application process
- Around 43,000 sqm of dedicated employment floorspace
- Two Gypsy and Traveller sites, each for 10 serviced pitches
- Travelling Showpeople site for 13 serviced plots.

Supporting on-site development:

- A new Country Park to be primarily informal and natural in character
- New mixed use centres incorporating provision for convenience food and other retail, community uses, flexible employment and healthcare provision and opportunities for similar small non-residential uses throughout the development
- Provision of a co-located primary and secondary school with early years and childcare nursery (with potential for a sixth form)
- Provision of two further new primary schools with co-located early years and childcare nurseries
- Provision of three new stand-alone early years and childcare nurseries
- Appropriate provision of community space and significant new multifunctional green infrastructure.

Site masterplanning principles:

Movement and Access

- Main vehicular access to the site will be from a new junction on the A414 Maldon Road which will need to take account of new access to the employment site 16b - Land Adjacent to Junction 18 of the A12
- Additional access to the site will be from Junction 19 of the A12 (Boreham Interchange), to include a new multi-modal vehicular bridge over the River Chelmer with measures to deter use as a through-route
- Provide well-connected internal road layouts which allow good accessibility for bus services and bus priority measures
- Provide an effective movement strategy for all users within the site and beyond
- Provide and enhance pedestrian, cycle and where appropriate bridleway connections within the site including links to the River Chelmer Navigation and to the wider area including the Chelmer East Green Wedge, existing education locations, Chelmsford City Centre, Danbury, Little Baddow, Great Baddow and Sandon, Beaulieu Park Rail Station, and existing and proposed employment locations including SGS16b
- Provide a car club for residents and businesses on site
- Provide safe multi-user access routes under and over the A12 to connect to existing routes
- Provide a new active and sustainable route and bridge over the A12 to connect close to Sandon Park and Ride
- Measures to enable travel by active and sustainable modes that offer travel choice for people by non-car modes including a network of mobility hubs, to enable a 60% share for active and sustainable transport modes
- Provide Bus Based Rapid Transit infrastructure
- Improvements to the local and strategic road network as required by the Local Highways and Transportation Authority and National Highways to include necessary improvements to Junctions 18 and 19 of the A12, A414 and route enhancements to A1060 (Maldon Road) and A1114 (Essex Yeomanry Way)
- Traffic calming measures to deter traffic on local roads including Church Road, Plantation Road and Main Road in Boreham.

Historic and Natural Environment

- Provide a network of multifunctional green and blue infrastructure and reinstate historic landscape features to mitigate the visual, biodiversity and heritage impacts of the development
- Prepare a detailed Heritage Impact Assessment
- Preserve or enhance the character or appearance of the Chelmer and Blackwater Navigation Conservation Area and its setting, including landscape enhancement works and sensitively designed new bridge to mitigate harm
- Preserve or enhance the setting of Boreham and Danbury Conservation Areas
- Preserve and where appropriate enhance the listed buildings and structures and their settings including Cuton, Stonhams and Little Baddow Locks, Hammonds Farmhouse, Phillows Farmhouse, The Congregational Chapel and Manse, Yew Tree Cottage, St Mary's Church, Little Baddow Hall, Boreham

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House, Generals, Water Hall, St Johns the Baptist Church Danbury, Little Graces, and Great Graces group of listed buildings. The Hammonds, Phillows and Rumbolds farmsteads which are within the site (the latter farmhouse being a non-designated heritage asset) should be provided with appropriate landscape buffers within the site to protect their settings

- Protect the setting of Danbury Park, Riffhams and Boreham Houses Registered Park and Gardens
- Protect and celebrate landmark views, including those to Danbury, Boreham, Little Baddow and Sandon Churches
- Retain the significance of Church Lane, Chapel Lane and New Lodge Chase Protected Lanes
- Retain the significance of Hurrells Protected Lane and Graces Walk which both go through the site by providing substantial linear landscape buffers
- The area to the east of Sandon Brook notated on the Policies Map for Future Recreation/SuDS/Biodiversity should focus on informal recreation, natural and semi natural green infrastructure uses rather than formal sports recreation requiring floodlighting or significant servicing
- Provide necessary mitigation to address the cumulative recreational pressure on SSSIs in proximity to the site
- Conserve and enhance biodiversity and avoid adverse effects on the River Chelmer, and Old Hare Wood local wildlife sites, Waterhall Meadows Essex Wildlife Trust Nature Reserve, and Long Spring Wood and Hall Wood ancient woodlands, and Blakes Wood, Danbury Common, and Lingwood Common SSSI
- Deliver heritage and ecological trails incorporating interpretation, public art, play trails and viewing corridors to recognise and celebrate the site's rich historic, social and natural history
- Provide suitable SuDs and flood risk management
- Undertake a Minerals Resource Assessment
- Undertake a Waste Infrastructure Impact Assessment
- Appropriate habitat mitigation and creation
- Undertake an Archaeological Assessment and conserve existing archaeological features
- Provide visual and acoustic screening to the A12 and minimise the impact of lighting in particular within the employment areas
- Provide a minimum of 20% biodiversity net gain above the ecological baseline in accordance with Policy DM16.

Design and Layout

- Development to be planned around a coherent framework of routes, blocks and spaces that deliver areas of distinct and varied character
- Layout to provide a coherent network of public open space, formal and informal sport, recreation and community space within the site
- Development on the eastern and northern margins of the site should be lower density and landscaped to reflect a transition to the open countryside beyond
- Provide public art which contributes towards place creation and celebrates the historic, social and environmental context of the site and the local area

- Integrate existing archaeological, historic and landscape features into development and reinstate lost historic features
- Site-wide design principles to be approved through the masterplanning process, followed by the preparation and submission of Detailed Design Codes for approval through the planning application process
- Layout to provide a strategy for responding to the National Grid Electricity Transmission overhead transmission lines present within the site
- Incorporate appropriate safeguarding of suitable access for the maintenance of foul and surface water drainage infrastructure.

Site infrastructure requirements:

- A new secondary school (Use Class F1(a)) on 10.1 hectares co-located with primary school (Use Class F1(a)) and early years and childcare nursery (Use Class E(f)) on 2.1 hectares of suitable land allocated for education and childcare use
- Two new primary schools (Use Class F1(a)) with co-located early years and childcare nursery (Use Class E(f)) each on 2.1 hectares of suitable land allocated for education and childcare use
- Three new 56 place stand-alone early years and childcare nurseries (Use Class E(f)) each on 0.13 hectares of suitable land allocated for education and childcare use
- Appropriate improvements to the local and strategic road network as required by the Local Highways and Transportation Authority
- Appropriate measures to promote and enhance sustainable modes of transport including Bus Based Rapid Transit infrastructure, safe multi-user access routes under and over the A12 to connect to existing routes, and a new active and sustainable route and bridge over the A12 to connect close to Sandon Park and Ride
- New and enhanced cycle routes, footpaths, Public Rights of Way and bridleways where appropriate
- Provide and/or financial contributions towards provision of other community facilities including healthcare provision as required by the NHS Mid and South Essex Integrated Care Board and Police, ambulance and fire and rescue facilities
- Provision of and financial contribution to facilitate and sustain car club facilities for residents and businesses with the site and for the use of the wider community
- Provide, or make financial contributions to, new or enhanced sport, leisure and recreation facilities
- Provide a new Country Park with delivery mechanism to provide for its long-term management and maintenance
- New multifunctional green infrastructure including public open space, formal and informal recreation, outdoor sports facilities and allotments
- Appropriate flood risk management measures and SuDS
- Contributions towards addressing cumulative recreational pressure on SSSIs in proximity to the site.

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The Council will encourage the appropriate development of renewable, low carbon and decentralised energy schemes on this site together with mass waste collection systems where they are deliverable, appropriate, and do not give rise to adverse environmental or other amenity impacts.

Stewardship:

- **Establish a robust and sustainable site-wide stewardship vehicle and governance early on in the planning and delivery process**
- **A Stewardship Statement to accompany the Masterplan providing full details of a) the governance structure and methods of funding of the proposed stewardship vehicle, b) public spaces and community assets to be owned, managed and maintained by the proposed stewardship vehicle and c) an indicative programme for the establishment and operation of the proposed stewardship vehicle**
- **A Stewardship Strategy to be provided as part of the planning application process to include a) a robust governance strategy of the chosen stewardship vehicle, b) a full Business Plan for the chosen stewardship vehicle and c) arrangements for maintenance, management and monitoring of public spaces and community assets**
- **Stewardship activities are required to be in place in advance of the first housing occupations to ensure timely delivery of community development activities.**

Reasoned Justification

7.349 The boundary of this Strategic Growth Site allocation is defined on the Policies Map and comprises the following notations:

- New Garden Community for major housing and employment development
- Proposed Country Park
- Areas allocated for future recreation use/or SUDS and/or biodiversity
- New bridges, and
- Area for Conservation/Strategic Landscape Enhancement.

7.350 The site lies around 4km to the east of Chelmsford City Centre with new infrastructure proposed to provide opportunities to increase connectivity through active and sustainable modes of transport to provide safe and convenient routes to key destinations by maximising the use of the Chelmer East Green Wedge.

7.351 The development will provide a large sustainable community for around 4,500 new homes and 43,000 sqm of dedicated employment floorspace, and a new Country Park. 3,000 of the new homes will be delivered in the period to 2041. The total extent of the site allocated is shown on the Policies Map and the entire development is expected to be delivered between 2030 and 2048.

7.352 Infrastructure required for this site is in addition to relevant requirements of Policy S9. Financial contributions will be sought in accordance with Policy S10.

7.353 The development will provide a high quality comprehensive garden community development underpinned by a series of interrelated principles set out in the Town and

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Country Planning Association (TCPA) Garden City Principles. These include community and stakeholder involvement in the design and delivery of the garden community, promoting the highest quality of design, providing opportunities for employment, encouraging healthy and active lifestyles, meeting the housing needs of all local people, providing integrated and sustainable transport systems, and putting in place long-term governance and stewardship arrangements for the new community infrastructure and assets.

7.354 The site allocation is to be planned comprehensively in accordance with a masterplan approved by the City Council. This will include community and stakeholder involvement in the formulation of the masterplan, which will be required to set out how the TCPA Garden City Principles are to be achieved, and adapted for the special characteristics and features of this particular site.

7.355 The establishment of a robust and sustainable stewardship structure early in the planning and delivery process forms a key requirement of the development establishing a consistent approach to stewardship and place keeping across this new Garden Community. The expectation is that the local community would have a defined remit in stewardship across the whole Garden Community area to foster collaboration, create accountability, provide consistency and ensure community engagement. A single not-for-profit site-wide Stewardship Body would be formed to work in partnership with the community to provide a co-ordinating role to stewardship, place making and community development and to deliver the vision for the Garden Community. The Stewardship Body activities is expected to be funded through a blend of income generating assets and endowment. If resident service charges are required these should be minimised and capped.

7.356 A formal governance structure will be established with oversight for the whole Garden Community to ensure appropriate common collaborative arrangements are put in place.

7.357 The development should provide a mix of size and types of homes, to meet local needs and create a mixed and inclusive community. Affordable, self-build and custom-build, and appropriately accessible and adaptable housing should be provided in accordance with the Council's policy requirements. The development will also be expected to provide specialist residential accommodation which could include accommodation for frail elderly and homes for those with disabilities or support needs. This provision should be based on the latest assessment of need and in consultation with Essex County Council.

7.358 As this is a Strategic Growth Site and in order to achieve a mixed and balanced new community, the development will be required to provide two Gypsy and Traveller sites, each for 10 pitches, and a Travelling Showpeople site for 13 serviced plots within the Strategic Growth Site allocation, as shown on the Policies Map. The location of the sites will be determined through the masterplanning process. These sites will be serviced i.e. provided with services such as water, waste disposal and electricity. It is expected that the Gypsy and Traveller sites will be delivered through a comprehensive approach, such as with a Registered Housing Provider. It is expected that 0.2 hectares per plot should be provided for each Travelling Showpersons plot. Easy and convenient access to the site for heavy goods vehicles is essential for the Travelling Showpersons site.

7.359 The development will be required to provide around 43,000 sqm of dedicated employment. This is expected to contribute significantly to the City's economic growth by providing a mix of opportunities for accommodation for medium and large-sized businesses. It is expected that for every new home a new job should be created on site.

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7.360 This site allocation will support Chelmsford's economic growth by providing new employment floorspace and jobs. Locations for office, employment and community space will need to be incorporated in a logical way to relate to local needs and maintain a balance of uses on the site and the adjoining Chelmsford Urban Area. The development should provide a mix of type and range of sizes of Use Class E(g)(i)-(iii) employment units to help Chelmsford accommodate the predicted growth in economic development and identified need for new jobs which include the business sectors identified in Policy S8. To ensure flexibility and market responsiveness, other complementary E Use Classes may also be appropriate as part of the allocation.

7.361 A wide range of new community services and facilities including a new co-located school (including primary with co-located early years and childcare nurseries, secondary and potentially a sixth form centre), two new primary schools with co-located early years and childcare nurseries and three standalone nurseries, open spaces, recreation, sport and play facilities, community facilities and mixed use centres will need to be provided on the site. These services and facilities should be of an appropriate scale to serve the new communities and located where they will be easily accessible by walking, cycling and public transport to the majority of residents in the development and existing and planned neighbourhoods in the East Chelmsford Garden Community. The centres will need to make provision for community and healthcare facilities, as required by the NHS Mid and South Essex Integrated Care Board, and a main unit for convenience food shopping not exceeding 500sqm gross floorspace. The planning and design of development is required to encourage healthy and active lifestyles, in line with Sport England and Public Health England's Active Design guidance. Appropriate contributions will also need to be made for police, ambulance, and fire and rescue facilities.

7.362 The co-located primary and secondary school should be provided on a site of around 12 hectares of land. The developer will be expected to provide the education land and a financial contribution. Opportunities for dual use sports facilities within the new secondary school will be considered through the masterplan and planning application process. Consideration should be given to Essex School Organisation Service's 'Garden Communities and Planning School Places' to ensure schools are appropriately planned and laid out to serve the Garden Community.

7.363 The development will take its main vehicular access from the A414 Maldon Road. Additional access to the site will be from Junction 19 Boreham Interchange. This is expected to be primarily for active and sustainable travel connections. The Council will, in conjunction with the Highway and Transportation Authority and National Highways, seek appropriate contributions for enhancements to the local and strategic highway network including highway improvements to ensure highway safety, capacity and traffic management and to enable safe access to the site by active and sustainable modes. As a minimum these will be expected to include:

- Bus Based Rapid Transit infrastructure
- Safe multi-user access routes under and over the A12 to connect to existing routes
- A new active and sustainable route and bridge over the A12 to connect close to Sandon Park and Ride.

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7.364 The development will be expected to provide additional and improved safe and convenient pedestrian, cycle and where appropriate bridleway connections within the site and to the wider area including the Chelmer East Green Wedge, existing education locations, Chelmsford City Centre, Danbury, Sandon, Little Baddow, Great Baddow, Beaulieu Park Rail Station, existing and proposed employment locations, new Country Park, surrounding countryside and wider strategic network.

7.365 Site-wide travel plan(s) will be expected to incorporate strategic measures which reduce the need to travel and encourage people to make sustainable travel choices, and demonstrate a 60% modal share for active and sustainable transport. Household travel plans will tailor those strategies to households and will include limited-term access to subsidised bus services and access to car clubs. Provision of a car club will provide a viable alternative to car ownership and can reduce the need for land devoted to car parking. The development will be large enough to support its own car club and there will be alternative means of active and sustainable transport available to residents to complement it.

7.366 The development will be required to maximise opportunities for active and sustainable transport modes to be taken up to create neighbourhoods where alternative forms of transport to the private car (walking, cycling and public transport) are prioritised. The development will be required to provide good accessibility for bus services, including bus stop infrastructure as appropriate, along with bus priority measures within and related to the site to provide and maintain a quick and convenient local bus service and services to the wider area including Chelmsford City Centre. A network of mobility hubs will be provided across the Garden Community; these will allow for the interchange between active modes of travel and bus services and include the provision of cycle storage and facilities which align with non-car living, for example, e-scooter hiring / parking / charging, cycle stands and a repair shop, car club parking, EV charging and bus stops.

7.367 The development will also be required to provide an appropriate Bus Based Rapid Transit. This should be a direct, frequent bus service that will connect the new development with the City Centre and Chelmsford and Beaulieu Park Rail Stations. It is critical for enabling local, frequent travel without reliance on the private car. The masterplan should provide a choice of unimpeded route corridors within the developed area, able to carry rapid transit bus services and enable convenient connections between residential areas, employment areas, Beaulieu Park Rail Station and Chelmsford City Centre. Essex County Council will work with the developers to determine a preferred-route corridor through the development to serve residents and key locations.

7.368 The site will provide a high quality development in a landscaped setting which works in sympathy with the local landscape and heritage assets. This should be informed by landscape and heritage evidence, including the 2017 Landscape Sensitivity and Capacity Assessment and the Historic Environment Characterisation Project. The development must promote the highest standards of design and provide high quality and inclusively designed buildings and public and private spaces planned around a coherent framework of routes, blocks and spaces.

7.369 Two tiers of design guidance will be expected to be followed - Site Wide Principles Document (informative) and the Detailed Design Codes (prescriptive). The Site Wide Design Principles Document will outline the aspects of spatial co-ordination between the different zones and development parcels and accompany the Strategic Parameter Plans which should

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accompany the Masterplan. The preparation and submission of Detailed Design Codes (DDC) for approval will be a condition of subsequent planning applications. The DDC's will vary in their extent, tailored to the circumstances and scale of change in each place, allowing a suitable degree of variety but will be consistent in their objectives and in how they stipulate design quality, following a consistent structure and format as set out in the Masterplan documents. Development will follow a carefully design coded approach, as such it may be considered appropriate to remove permitted development rights.

7.370 Layout should incorporate compensation measures for impacts from the development on the landscape, preserve the setting of heritage assets and create a distinct new place. Compensation measures will include appropriate landscaped edges, tree and hedge planting along countryside edges and green buffers to respect the amenities of adjoining residential properties. The site plays an important role in the rural setting to a number of designated and non-designated heritage assets in the wider area. There are also significant views to Danbury and Little Baddow Churches. It will be important to ensure the impacts on heritage setting are adequately mitigated, which will include extensive landscape buffers in appropriate locations. This should include the creation of viewing corridors to historic landmarks. Historic lanes, field boundaries and the Graces Walk avenue are important features of this context, which should be retained and enhanced. There will be impacts to the setting of the Chelmer and Blackwater Navigation due to the change from a rural to urban context. It will be important to mitigate these impacts and provide landscape enhancement as part of a scheme of compensatory measures. This should include buffer zones alongside rivers, reserved as public space. Heritage, social history and natural environment celebration and interpretation should play a positive role in reinforcing local character and promote heritage and understanding such as the works of renowned local nature writer J. A. Baker who has connections with this area.

7.371 Being a large strategic allocation, the wider site includes an area of flood risk. As shown on the Policies Map, development will only be located in areas at least risk of flooding. The areas at higher risk of flooding will form the country park, which will largely be natural in character, and other open space. The site layout should also positively use existing topographical, heritage, ecological and landscape site features such as established vegetation and water bodies. The design is also expected to ensure that the development achieves an attractive and well-planned gateway into Chelmsford.

7.372 Development design and layout is expected to preserve or enhance the character or appearance of the Chelmer and Blackwater Navigation Conservation Area and preserve the listed buildings and their setting on and close to the site. The masterplan process will establish the detailed preservation and enhancement principles for this site.

7.373 The development is expected to ensure inclusive and high quality buildings and spaces. This shall include a comprehensive and coherent network of multifunctional green infrastructure, formal and informal recreation and community spaces.

7.374 Practical design considerations, such as service yards and routing, utility related plant, etc. must be effectively designed to sustain a high quality approach to streetscape. Layout should also safeguard suitable access for the maintenance of foul and surface water drainage infrastructure.

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7.375 At least half the gross site area is expected to be multifunctional green or blue infrastructure. This will include open spaces, habitat creation, allotments or community growing areas and sports areas with associated facilities and play facilities, as well as maximising opportunities for river use in accordance with the Council's Waterways Strategy. This should include foot and cycle bridges over the river to create connectivity each side of the river. The new Country Park will be expected to retain and improve habitats for wildlife and provide new and enhanced recreational opportunities, including the waterways. Appropriate and sustainable long-term management and maintenance arrangements for the new Country Park will also be required. Given the scale of the Garden Communities, the opportunity exists for these developments to achieve 20% biodiversity net gain subject to site constraints. Development proposals will be considered in line with DM16. The area to the east of Sandon Brook notated on the Policies Map for Future Recreation/SuDS/Biodiversity should, due to its location, focus on informal recreation, natural and semi-natural green infrastructure uses rather than formal sports recreation requiring floodlighting or significant servicing, or SUDS.

7.376 The development will be required to provide appropriate habitat mitigation and creation, and appropriate buffers to avoid adverse impact on the adjacent local wildlife sites River Chelmer and Old Hare Wood, Waterhall Meadows Essex Wildlife Trust Nature Reserve, the ancient woodlands of Long Spring Wood and Hall Wood, and Blakes Wood, Danbury Common, and Lingwood Common SSSI, which lie within or immediately adjacent to the site. Developers will work closely with relevant local stakeholders, such as Natural England and the SSSI site managers (National Trust and Essex Wildlife Trust) to assess recreational pressure and provide the necessary mitigation measures for SSSIs. Any costs incurred will be covered by the developers of the site. These measures will be costed over the full lifetime of the development, i.e. in perpetuity (taken to be 80 years), rather than the plan period. Natural England must be consulted at the pre-application stage on the design of the high quality semi-natural greenspaces, to ensure that these provide an effective alternative space for recreation to the SSSIs.

7.377 Through the provision of the Country Park and the series of green spaces throughout the development, high quality semi-natural greenspace of at least 12ha each will be provided to meet Natural England's 8ha/1000 new population metric and minimum circular dog-walking route on or off site of 2.3km which make use of existing Public Rights of Way and/or highways. The precise uses of the multifunctional green and blue infrastructure will be defined through the masterplanning process which will include delineating specific areas where wildlife and ecological networks are prioritised.

7.378 Flood risk management and on-site SuDS are necessary to ensure there is no increased flood risk on site, or to adjacent areas and to ensure a sustainable form of development. Such features should not limit or adversely overlap with the main function of public open spaces.

7.379 Given the scale and nature of the development, the Council will encourage the appropriate development of renewable, low carbon and decentralised energy schemes on the site, especially where there is a strong degree of community benefit and subject to deliverability, and other planning considerations such as impacts upon residential amenity. This may include a district energy plant and/or a Combined Heat and Power Plant. Early engagement with the Council is recommended to help support this.

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7.380 As this is a major new development site, where appropriate the Council will encourage a move away from traditional wheeled bins to mass waste collection systems, such as an underground waste system. Advantages of hiding waste underground can include minimising the visual impact of bins on pavements and streets and managing odour and noise issues.

7.381 The site lies within a Minerals Safeguarding Area. In line with the Minerals Planning Authority, the developer will be required to undertake a Minerals Resource Assessment to assess if further areas of the site contain a viable minerals resource that would require extraction prior to development. Whilst it is acknowledged that working of the full mineral deposit would not be compatible with the proposed non-mineral development, the Minerals Resource Assessment would indicate that there is a workable mineral resource that would be sterilised by the non-mineral development and thus the supporting statement to the application needs to demonstrate that the need for the built development is such that it outweighs the sterilisation of the mineral resource. The Local Planning Authority will need to consider this balance in taking a decision on any planning application.

7.382 The site is in close proximity to the Chelmsford Waste Water Treatment plant where odour may impact part of the site area. As a result, a Waste Infrastructure Impact Assessment should be undertaken.

7.383 There are pylons running through the west of the site. The development will need to follow National Grid Electricity Transmission (NGET) site-specific criteria for responding to the NGET overhead transmission lines present within the site. It will need to be demonstrated how the NGET Design Guide and Principles have been applied at the masterplanning stage and how the impact of the assets has been reduced through good design.

7.384 The site may contain archaeological deposits which will need to be considered by future development proposals, through an archaeological evaluation. Of particular interest, land to the north of Rumbolds Farm, Hammonds Road contains a significant number and configuration of crop marks requiring further investigation. Other significant archaeological remains and their settings should also be identified and protected. The archaeological evaluation should include appropriate trial trenches. Once complete the evaluation will inform the location of development parcels and open space within the masterplan.

7.385 The site is located partly in the Parishes of Sandon and Little Baddow. Each Parish has a 'made' (adopted) Neighbourhood Plan. Development proposals should have regard to the Sandon Neighbourhood Plan and Little Baddow Neighbourhood Plan. Each Parish will receive 25% of the CIL receipt for the portion of the allocation and any other development in its area.

STRATEGIC GROWTH SITE 16b – LAND ADJACENT TO A12 JUNCTION 18 EMPLOYMENT AREA

Land adjacent to A12 Junction 18 as shown on the Policies Map, is allocated for new employment development. Development proposals will accord with a masterplan approved by the Council to provide:

Amount and type of development:

- Around 43,000sqm (net) for a mix of employment Use Classes E(g)(i-iii), B2 and B8 along with other appropriate ancillary employment generating uses.

Site masterplanning principles:

Movement and access

- Main vehicular access to the site will be from a new junction at Maldon Road
- Provide access to the site in a manner that complements and does not prejudice access to East Chelmsford Garden Community (Hammonds Farm)
- A Movement Strategy outlining the necessary transport interventions
- Provide well-connected and integrated internal road layouts which allow good accessibility for bus services and bus priority measures
- Provide safe and convenient pedestrian and cycle connections within the site and to the wider area including to local bus stops, Sandon Park and Ride, Woodhill Road, routes associated with the East of Chelmsford allocations including East Chelmsford Garden Community (Hammonds Farm) and Danbury and the east of the site
- Maximise the use of public transport within the site and to key destinations
- Provide safe multi-user crossings of the A414.

Historic and natural environment

- Preserve or enhance the character or appearance of Danbury Conservation Area
- Preserve and where appropriate enhance the setting of designated heritage assets including St John the Baptist, Danbury Registered Park and Garden, Sandon Lodge, Bridge Farmhouse, and the Bridge over Sandon Brook
- Avoid harm to non-designated heritage assets including Sandon Brook Place
- Protect important views into and through the site from across the Chelmer Valley and Danbury Ridge
- Create a network of multifunctional green infrastructure including provision of new trees
- Mitigate the visual impact of the development including lighting
- Provide an extensive and robust landscape buffer along the boundaries of the site
- Retain and enhance boundary trees as part of a detailed landscaping scheme, except where there is a need to provide the main site access from Maldon Road
- Provide suitable SuDs and flood risk management
- Undertake a Minerals Resource Assessment.

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Design and layout

- **Avoid ecological impacts and provide on site ecological mitigation, compensation and enhancement measures**
- **Landscape led approach to site layout which retains and enhances trees, both within the site and along its boundaries**
- **Ensure no adverse impact on the living conditions of existing adjoining residential development**
- **Provide suitable noise attenuation measures to avoid harm to surrounding residential amenity**
- **Make appropriate provision for parking and access**
- **Conserve and enhance local landscape character**
- **Provide for a mix of building sizes and styles including building design measures to include the consideration of layout, scale, massing and materials to soften visual impact**
- **Provide a coherent network of new and accessible open space within the site**
- **Provide new sport, leisure and recreation facilities within the site.**

Site infrastructure requirements:

- **Provide appropriate improvements, as necessary, to the local and strategic road network as required by the Local Highways and Transportation Authority and National Highways**
- **Flood Risk Assessment.**

Reasoned Justification

7.386 This site allocation will provide a strategic development of around 43,000sqm of mixed employment floorspace in Use Classes E(g)(i-iii), B2 and B8. Development is expected to be delivered by 2030 and will support Chelmsford's economic growth by providing significant new employment floorspace and jobs.

7.387 The development of the site will be subject of a masterplan agreed with the Council prior to the determination of a planning application.

7.388 Infrastructure required for this site is in addition to relevant requirements of Policy S9. Financial contributions will be sought in accordance with Policy S10.

7.389 The site lies just east of Junction 18 of the A12 and to the south of Maldon Road. It will be located adjacent to the proposed East Chelmsford Garden Community (Hammonds Farm) and close to the existing Urban Area of Chelmsford. It has good access to the strategic road network via the A414 to the A12 and is close to the Sandon Park & Ride.

7.390 The development will provide a mix of type and range of sizes of office, storage, and distribution floorspace in Use Classes E(g)(i-iii), B2 and B8 employment units to help Chelmsford accommodate the predicted growth in economic development and identified need for new jobs which include the business sectors identified in Policy S8. To ensure flexibility and market responsiveness, other complementary employment generating uses and services may also be appropriate as part of the allocation, such as co-working space/café, small retail use and roadside facilities within a landscaped and attractive setting. These uses

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must be ancillary to the main employment use of the site and not destination locations in their own right.

7.391 The development will be expected to improve connections for sustainable transport, cycling and walking, including connections into the existing networks and links to Sandon Park & Ride, Sandon Village, Chelmsford Urban Area and Danbury. The development will be expected to provide suitable safe vehicular access and active and sustainable transport, including pedestrian and cycle provision to link the site to new developments East of Chelmsford including East Chelmsford Garden Community (Hammonds Farm).

7.392 A business travel plan will be required to encourage the use of active and sustainable means of travel for all new employees, to reduce the need to travel and encourage the use of non-car modes. Consideration should be given to a reduction in staff parking, against measures that promote more sustainable travel and the proximity of the Park & Ride. Onsite parking should be appropriately integrated into the site and balanced with robust landscaping.

7.393 The development will be required to provide good accessibility for bus services including bus priority measures and provide the necessary bus stop infrastructure within the site and surrounding area.

7.394 The Council will, in conjunction with the Local Highway and Transportation Authority and National Highways, seek appropriate contributions for enhancements to the local and strategic highway network including highway improvements to ensure highway safety, capacity and traffic management and to enable safe access to the site by active and sustainable modes.

7.395 The development will be expected to promote the highest standards of design to ensure that the type, size, form, height, scale, density, massing, materials and colour palette of the new development minimises its visual impact on the local landscape. The layout and position of buildings must avoid large-scale buildings near to the southern and south-eastern parts of the site and be set back from landscape buffers to ensure that there is no unacceptable visual, landscape and heritage impact and to ensure no impact upon tree buffers.

7.396 The design and layout of proposals will also need to incorporate structural and buffer landscaping throughout the site and to its boundaries, ensure the retention and enhancement of existing vegetation within the site and provide landscape compensation measures. Landscape buffers should incorporate tree planting as well as other biodiversity enhancements and should seek to make linkages to the nearby local wildlife sites to the south and east.

7.397 The site lies within the wider setting of a number of heritage assets. The rural character of the context contributes to their settings and it is essential that impacts on key views are avoided or mitigated, including towards St Johns Church and from Danbury Registered Park and Garden. Extensive structural landscaping will be required to mitigate the impact on setting to the south and southeastern parts of the site.

7.398 Ecological assets on the site shall be maintained and enhanced and significant new trees planted in line with Policy DM17. The existing tree belts on the northern and western boundaries shall be maintained and enhanced, except where there is a need to provide the main site access from Maldon Road. Trees which need to be removed to enable access to be provided, shall be kept to the minimum needed to provide necessary visibility, and will be required to be replaced on-site. The local wildlife sites Old Hare Wood to the north east and

7 - Where will development growth be focused?

Sandon Pit to the south shall be protected. The design scheme should enhance and protect Sandon Brook, which runs along the eastern boundary of the site, and which is important for biodiversity.

7.399 An authorised caravan site lies directly to the east of the site and a small enclave of development sits on the north side of the road. The development will be expected to provide suitable measures to ensure that the amenity of those residents is not adversely affected such as noise attenuation measures and boundary screening.

7.400 New open space, sports, leisure and recreation facilities to serve the employment site will be expected to be provided on-site. Open space should be provided in an integrated and coherent manner, provide a positive contribution to the quality and character of the development and be accessible to site employees. Open space must also be multifunctional to deliver a range of benefits, for example, enhanced biodiversity, resilience to climate change and sustainable drainage. Requirements for on-site sport, leisure and recreation facilities for employees will be informed by the latest Chelmsford Open Space, Sports and Recreational Facilities Study and Sports Facilities Strategy at the time of application.

7.401 Part of the site is located within Flood Zone 2 and 3 and as such a flood risk assessment will be required and SuDs provided in accordance with Policy DM18.

7.402 The site lies within a Minerals Safeguarding Area. The developer will be required to undertake a Minerals Resource Assessment to assess if the site contains a viable minerals resource that would require extraction prior to development.

7.403 The site may contain archaeological deposits which will need to be considered in future development proposals, through an archaeological evaluation.

7.404 The site is located in the Parish of Sandon where a Neighbourhood Plan has been made (adopted). Development proposals should have regard to the Sandon Neighbourhood Plan. This Parish will receive 25% of the CIL receipt for this development.

Location 10 - North of South Woodham Ferrers

STRATEGIC GROWTH SITE POLICY 10 – NORTH OF SOUTH WOODHAM FERRERS

Land to the north of Burnham Road (B1012) and east and west of the B1418, as shown on the Policies Map, is allocated for a high quality comprehensively planned sustainable extension to the existing town, that maximises opportunities for active and sustainable travel, in a landscaped setting. Development proposals will accord with a masterplan approved by the Council to provide:

Amount and type of development:

- 1,220 new homes of mixed size and type to include affordable housing
- Travelling Showpeople site for 5 serviced plots
- Around 1,200sqm of business floorspace.

Supporting on-site development:

- Potential co-location of a new primary school with an early years and childcare nursery, and one stand-alone early years and childcare nursery; or two new stand-alone early years and childcare nurseries
- Neighbourhood Centre incorporating community facilities and flexible neighbourhood scale business
- Integration of flexible workspace facilities.

Site masterplanning principles:

Movement and access

- Development that maximises opportunities for active and sustainable travel
- Main vehicular access to the western and central parcels will be from the B1418 with potential for additional access from Burnham Road subject to traffic management measures being agreed by the Local Highways and Transportation Authority
- Vehicular access to the eastern parcel will be from Burnham Road and/or Woodham Road
- Provide a well-connected internal road layout which allows good accessibility for bus services and bus priority measures
- Provide new public transport routes/services
- Provide an effective movement strategy within the site
- Provide additional and/or improved safe and convenient pedestrian and cycle connections to the Town Centre and railway station
- Provide high quality circular routes or connections to the wider Public Rights of Way network located away from the Crouch estuary
- Provide a dedicated car club for residents and businesses on site and available to the rest of South Woodham Ferrers
- Improvements to the local and strategic road network as required by the Local Highways and Transportation Authority.

Historic and natural environment

- Preserve and where appropriate enhance the setting of the listed buildings at Edwins Hall, Shaws Farmhouse, Tabrums, Wellington Farmhouse and Barn and Ilgars and the non-designated asset Lambert's Farm
- An appropriate landscaped setting for development consisting of sufficiently dense planting belts and natural buffers to development edges and Local Wildlife Sites, to provide a network of multifunctional green infrastructure to mitigate the visual, biodiversity and heritage impacts of the development
- Mitigate potential effects due to recreational pressure on nearby designated European sites
- Provide areas for natural SuDS and flood risk management
- Undertake an Archaeological Assessment.

7 - Where will development growth be focused?

Design and layout

- Development to be planned around a coherent framework of routes, blocks and spaces that deliver areas of distinct character
- Development shall predominantly be defined by and seek to retain the existing pattern of historic and landscape features
- Layout to be defined by a coherent network of wide green spaces to include formal and informal sport, recreation and community space that is well-connected to Public Rights of Way
- Layout to provide a strategy for responding to the National Grid Electricity Transmission overhead transmission lines present within the site and other utility easements, such as the gas main.

Site infrastructure requirements:

- Potential co-location of a new primary school (Use Class F1(a)) with an early years and childcare nursery (Use Class E(f)) on 2.1 ha of suitable land, and one stand-alone early years and childcare nursery (Use Class E(f)) on 0.13 hectares of suitable land; or two new stand-alone early years and childcare nurseries (Use Class E(f)) each on 0.13 hectares of suitable land allocated for education and childcare use. The developer(s) will be expected to provide the land and a proportionate financial contribution to the physical scheme
- Appropriate improvements, as necessary, to the local and strategic road network as required by the Local Highways and Transportation Authority
- Appropriate measures to promote and enhance active and sustainable modes of transport
- New and enhanced cycle routes, footpaths, Public Rights of Way and bridleways where appropriate
- Improvements to the A132 junctions between South Woodham Ferrers and Rettendon Turnpike to increase capacity
- Multi-user crossings of the B1012 in South Woodham Ferrers
- Appropriate flood risk management measures and SuDS
- Demonstrate that there is sufficient capacity for waste water treatment and disposal to serve the site, including any associated sewer connections and any required mitigation within the sewerage network
- Undertake a project-level Habitats Regulations Assessment to address the impacts of the scheme
- Provision of and financial contribution to facilitate and sustain car club facilities for use by residents and businesses within the site and the wider community
- Provide, or make financial contributions to, new or enhanced sport, leisure and recreation facilities
- Financial contributions to secondary education as required by the Local Education Authority
- Financial contributions and/or onsite provision of other community facilities including healthcare provision as required by the NHS Mid and South Essex Integrated Care Board, and police, ambulance and fire and rescue facilities.

Reasoned Justification

7.405 This development to the north of South Woodham Ferrers will provide a sustainable extension. The site has resolution to grant planning permission subject to a S106 Agreement for 1,220 new homes across two parcels (Ref: 21/01961/OUT and 22/00311/OUT) along with a neighbourhood centre, around 1,200sqm of business floorspace, primary school and early years provision, and five Travelling Showpeople's plots. This number is reflected in the 5 year Housing Sites Schedule April 2024. If this permission is not implemented and a new proposal comes forward, the site capacity will be considered on its individual merit.

Development is expected to be delivered between 2026 and 2035. The allocation represents a logical area of expansion to South Woodham Ferrers and is less constrained than other land around the existing settlement where the River Crouch and its protection areas, flood risk and Green Belt considerations would prevent a similar approach to development. It will maximise opportunities for active and sustainable travel in a landscaped setting.

7.406 Infrastructure required for this site is in addition to relevant requirements of Policy S9. Financial contributions will be sought in accordance with Policy S10.

7.407 Planning permission for a supermarket and healthcare facility to the north of South Woodham Ferrers has been granted and implemented. As such there is no need for any further large-scale retail development, but further consideration would need to be given to local healthcare provision.

7.408 Although the development quantum and extent of the allocation is set out in the Local Plan, the adopted Neighbourhood Plan for South Woodham Ferrers will help to shape this site allocation. Through the 'made' (adopted) Neighbourhood Plan, South Woodham Ferrers Town Council will also receive 25% of the CIL receipt for this development and any others in its area.

7.409 Affordable, self-build, custom-build housing, as well as other types of specialist housing should be provided in accordance with the Council's policy requirements, to meet local needs and create a mixed and inclusive community. This could include accommodation for frail elderly and homes for those with a disability or support needs. This provision should be based on the latest assessment of need and in consultation with Essex County Council. Opportunities should be taken to include flexible units for integrated residential and commercial uses, to enhance sustainable and economic growth.

7.410 In order to achieve a mixed and balanced new community, the development will be required to provide a Travelling Showpeople site for 5 plots. This site will be serviced i.e. provided with services such as water, waste disposal and electricity. It is expected that 0.2 hectares per plot should be provided. Easy and convenient access to the site for heavy goods vehicles is essential. The location of the Travelling Showpeople site will be addressed through the wider masterplanning process for the site.

7.411 A range of new community services and facilities including a potential new primary school, two early years and childcare nurseries, healthcare, open space, recreation facilities and neighbourhood centre will need to be provided on the site. These services and facilities should be of an appropriate scale to serve the new communities and located where they will be easily accessible by walking, cycling and public transport to the majority of residents in the development and existing neighbourhood. Appropriate contributions will also need to be made for police, ambulance and fire and rescue facilities.

7 - Where will development growth be focused?

7.412 Locations for business, retail and community space will need to be incorporated in a logical way to relate to local needs and maintain a balance of uses on the site and the adjoining town. The planning and design of development is required to encourage healthy and active lifestyles, in line with Sport England and Public Health England's Active Design guidance.

7.413 The land to the north of the town is predominantly open, save for field boundaries, and offers views across an undulating landscape form. The development extents should be limited to areas within the site with lower topography and/or where excessive visibility can be mitigated. Given the open context, the character of the development must exhibit a sufficiently open and green character, with greenways and open spaces within the layout and appropriate buffer and strategic landscaping to the outer margins, to respect the historic landscape character. The development must seek to preserve key wildlife connections and offer sufficient density and connectivity of green infrastructure to provide protection for wildlife and where necessary compensate for the impact on wildlife that occurs from development. This will include offering adequate protection of the Local Wildlife Site at Bushy Hill and other sensitive areas within and outside the site. The site will provide a high quality development in a landscaped setting.

7.414 Flood risk management and natural, on-site SuDs are necessary to ensure there is no increased flood risk on site or to adjacent areas and to ensure a sustainable form of development. Such features should not limit or adversely overlap with the main function of public open spaces.

7.415 The southern edge of the site is around 500m from South Woodham Ferrers railway station and associated businesses, and just over 1km from the town centre and secondary school. South Woodham Ferrers has a wide range of facilities including medical, leisure, retail, library and business areas spread throughout the town area.

7.416 The development must provide access by walking, cycling and public transport to facilities and services within the development itself and the wider area including the railway station, town centre, and schools. This must include safe crossing points at Burnham Road to enable seamless integration with the existing settlement.

7.417 There will be no vehicular access from the site to Edwins Hall Road due to the characteristics and attributes of that route. Due to existing features such as roads and land topography, it is likely that development will come forward within western, central and eastern parcels. Each parcel must benefit from suitable foot, cycle, public transport and private vehicle access to the existing public network and an appropriate interconnectivity between parcels must be achieved. This is expected to include new north/south – east/west cycle routing through the overall site. Bus stop infrastructure should be provided, along with bus priority measures within and related to the site to provide and maintain quick and convenient local bus services to the wider area including Wickford Town Centre/Railway Station and Chelmsford City Centre.

7.418 Site-wide travel plan(s) will be expected to incorporate strategic measures which reduce the need to travel and encourage people to make active and sustainable travel choices. Household travel plans will tailor those strategies to households and will include limited-term access to subsidised bus services and access to car clubs. Provision of a car club will provide a viable alternative to car ownership and can reduce the need for land devoted to car parking.

7 - Where will development growth be focused?

The existing neighbourhood provides a wider customer base for a sustainable car club operation.

7.419 Impacts from development on the local and strategic road network must be mitigated, and may include appropriate highway improvements along Burnham Road, the roundabout junctions at the B1418, Ferrers Road and Rettendon Turnpike, and the A132 and local junctions between the town and the A130, in line with Local Highways and Transportation Authority requirements. Impacts of development from within and to the adjoining areas including Basildon, Rochford and Maldon District will be part of this consideration.

7.420 Any improvements to the existing highway required to mitigate the impact of development from this Strategic Growth Site, will be primarily focused on junction enhancements, such as to the A132/B1012 Rettendon Turnpike, in order to improve the flow of traffic onto the strategic road network. These should not encourage through-traffic movements to use the local road network through neighbouring settlements such as Runwell and Wickford. The road network to the south of the Council's area is also proposed for improvement by the Local Highways and Transportation Authority including the A130, A127 and A13 corridors. These include the A127/A130 Fairglen Interchange improvement scheme. Where appropriate, off-site mitigation of this Strategic Growth Site should complement other relevant Local Highways and Transportation Authority schemes to help ensure the strategic road network provides the most attractive route for through-traffic.

7.421 This site is near the Crouch and Roach Estuaries Special Protection Area, Ramsar site and Site of Special Scientific Interest which lie to the south of the town. These sites are particularly sensitive to increased visitor pressure, which may be caused by residential development in the surrounding area including to the north of the Town, so measures that increase the recreation choice for residents away from the estuary, or which help mitigate impacts where the estuary is used for recreation, must form an integral part of the development proposals. Impacts of development in the adjoining Maldon District and other areas also need to be part of this consideration.

7.422 Due to the proximity of the site to the Crouch and Roach Estuary SPA and Ramsar site, there is a need for a project level Habitats Regulations Assessment (HRA) to address all impacts of the scheme taken alone or in combination.

7.423 Whilst there are no heritage assets within the site boundary, there are a number of listed buildings and a non-designated heritage asset around the site. Development of this site will need to mitigate any impact on these buildings and their settings.

7.424 The development must provide a high quality, connected layout and building design that reflects a strong sense of place, high quality streetscape and comfortable living environment, which works in sympathy with the local landscape. Key views and utility easements including overhead powerlines and a high-pressure gas main (if remaining) will be likely to influence the location of green spaces and routes, and create the layout framework for buildings.

7.425 Practical design considerations, such as service yards and routing, utility related plant, etc. must be effectively designed to sustain a high quality approach to streetscape.

7.426 The site may contain archaeological deposits which will need to be considered by future development proposals, through an archaeological evaluation.

Location 11 - Bicknacre

GROWTH SITE POLICY 11b – LAND AT KINGSGATE, BICKNACRE ROAD, BICKNACRE

Land at Kingsgate, Bicknacre Road, Bicknacre, as shown on the Policies Map, is allocated for a residential development.

Amount and type of development:

- Up to 1 hectare of land to accommodate around 20 new homes including affordable housing. The final amount of new homes will be confirmed through the planning application process.

Site development principles:

Movement and Access

- Vehicular access to the site will be from Bicknacre Road
- Provide safe and convenient pedestrian and cycle connections
- Provide a well-connected internal road layout.

Historic and Natural Environment

- Retain and enhance existing natural landscaping and trees in and on the boundary of the site
- Provide suitable multifunctional Green Infrastructure
- Provide suitable flood risk management and Sustainable Drainage Systems (SuDS)
- Undertake an archaeological assessment
- Assess, and where appropriate mitigate, the potential cumulative effect on the designated features of Thrift Wood SSSI.

Design and layout

- Character, scale and layout to have regard and respond to the site's surrounding context
- Development to create frontage to Bicknacre Road.

Site infrastructure requirements:

- Provide appropriate improvements, as necessary to the local and strategic road network as required by the Local Highways and Transportation Authority
- Appropriate measures to promote and enhance active and sustainable modes of transport
- Financial contributions to new or enhanced sport, leisure and recreation facilities

- **Financial contributions to early years and childcare, primary and secondary education provision as required by the Local Education Authority**
- **Financial contributions towards other community facilities including healthcare provision as required by the NHS Mid and South Essex Integrated Care Board and Police, ambulance and fire and rescue facilities.**

Reasoned Justification

7.427 The boundary of this Growth Site allocation is defined on the Policies Map and comprises the following notations

- New housing site, and
- Land allocated for future recreation use/or SUDS and/or biodiversity.

7.428 Land at Kingsgate, Bicknacre Road is adjacent to the Defined Settlement of Bicknacre. Development is expected to be delivered from 2030/2031 onwards. It is within walking distance of the village shop, primary school, recreation ground, existing public transport connections, and other facilities in the village.

7.429 Infrastructure required for this site is in addition to relevant requirements of Policy S9. Financial contributions will be sought in accordance with Policy S10.

7.430 The development should provide an appropriate mix of size and types of homes appropriate to the surrounding character including affordable housing. Affordable, accessible and adaptable housing should be provided in accordance with the Council's policy requirements.

7.431 Appropriate active and sustainable travel connections should be provided within the site with links into the wider network, including the primary school.

7.432 The development will be required to assess, and where appropriate mitigate, the potential cumulative effect from sites 11b and 11c on the designated features of Thrift Wood SSSI.

7.433 Land to the west of the site is allocated for future SUDs/biodiversity to serve the site, as shown on the Policies Map.

GROWTH SITE POLICY 11c – LAND WEST OF BARBROOK WAY, BICKNACRE

Land west of Barbrook Way, as shown on the Policies Map, is allocated for a residential development.

Amount and type of development:

- **Up to 1 hectare of land to accommodate around 20 new homes including affordable housing. The final amount of new homes will be confirmed through the planning application process.**

7 - Where will development growth be focused?

Site development principles:

Movement and Access

- Vehicular access to the site will be from Barbrook Way
- Provide safe and convenient pedestrian and cycle connections
- Provide a well-connected internal road layout.

Historic and Natural Environment

- Retain existing natural landscaping and trees on the boundary of the site
- Ensure a defensible landscape buffer on the sites boundaries
- Provide suitable multifunctional Green Infrastructure
- Provide suitable flood risk management and Sustainable Drainage Systems (SuDS)
- Assess, and where appropriate mitigate, the potential cumulative effect on the designated features of Thrift Wood SSSI.

Design and layout

- Character, scale and layout to have regard and respond to the site's surrounding context
- Development on western edge should front onto open countryside.

Site infrastructure requirements:

- Provide appropriate improvements, as necessary, to the local and strategic road network as required by the Local Highways and Transportation Authority
- Appropriate measures to promote and enhance active and sustainable modes of transport
- Financial contributions to new or enhanced sport, leisure and recreation facilities
- Financial contributions to early years and childcare, primary and secondary education provision as required by the Local Education Authority
- Financial contributions towards other community facilities including healthcare provision as required by the NHS Mid and South Essex Integrated Care Board and Police, ambulance and fire and rescue facilities.

Reasoned Justification

7.434 Land west of Barbrook Way is adjacent to the Defined Settlement of Bicknacre. Development is expected to be delivered from 2030/2031 onwards. It is within walking distance of the village shop, primary school, recreation ground, existing public transport connections, and other facilities in the village.

7.435 Infrastructure required for this site is in addition to relevant requirements of Policy S9. Financial contributions will be sought in accordance with Policy S10.

7.436 The development should provide an appropriate mix of size and types of homes appropriate to the surrounding character including affordable housing. Affordable, accessible and adaptable housing should be provided in accordance with the Council's policy requirements.

7 - Where will development growth be focused?

7.437 Appropriate active and sustainable travel connections should be provided within the site with links into the wider network, including the primary school.

7.438 The development will be required to assess, and where appropriate mitigate, the potential cumulative effect from sites 11b and 11c on the designated features of Thrift Wood SSSI.

Location 12 – St Giles, Bicknacre

GROWTH SITE POLICY 12 - ST GILES, MOOR HALL LANE, BICKNACRE

St Giles, Moor Hall Lane as shown on the Policies Map, is allocated for specialist residential accommodation development. Development will be expected to provide:

Amount and type of development:

- **Around 32 new units for specialist residential accommodation (SRA) that responds positively to the local context. The final amount of new homes will be confirmed through the planning application process.**

Site development principles:

- **Vehicular access to the site will be from Moor Hall Lane**
- **Provide safe and convenient pedestrian and cycle connections**
- **Provide suitable flood risk management and Sustainable Draining Systems (SuDS)**
- **Protect existing trees within the development site**
- **Create a network of multifunctional green infrastructure.**

Site infrastructure requirements:

- **Appropriate improvements, as necessary, to the local and strategic road network as required by the Local Highways and Transportation Authority**
- **Provide, or make financial contributions to, new or enhanced sport, leisure and recreation facilities**
- **Financial contributions towards other community facilities including healthcare provision as required by the NHS Mid and South Essex Integrated Care Board and Police, ambulance and fire and rescue facilities.**

Reasoned Justification

7.439 St Giles Estate is close to the village boundary of Bicknacre. Development is expected to be delivered from 2030/2031 onwards. It is within walking distance of shops and facilities in Bicknacre village. The site includes an established residential home, which provides accommodation for adults with learning difficulties and mental health problems.

7.440 Infrastructure required for this site is in addition to relevant requirements of Policy S9. Financial contributions will be sought in accordance with Policy S10.

7 - Where will development growth be focused?

7.441 Development would need to consider the need for additional primary health care provision informed by robust evidence on existing provision and consultation with NHS Mid and South Essex Integrated Care Board. Further development of specialist residential housing should complement the existing provision available at this location.

Location 13 - Danbury

STRATEGIC GROWTH SITE POLICY 13 – DANBURY

An allocation of around 100 new homes to be accommodated within or adjoining the Defined Settlement Boundary of Danbury. The site(s) to accommodate this allocation will be identified and consulted upon through the emerging Danbury Neighbourhood Plan.

Amount and type of development:

- **Around 100 new homes of mixed size and type including affordable housing. The final amount of new homes will be confirmed through the planning application process.**

Site development principles:

Movement and Access

- **Provide safe and convenient pedestrian and cycle connections.**

Historic and Natural Environment

- **Conserve and enhance the Sites of Special Scientific Interest (SSSI) in and around Danbury (Blake’s Wood and Lingwood Common SSSI, Woodham Walter Common SSSI and Danbury Common SSSI) ensuring any new development avoids direct impacts and mitigates indirect impacts (i.e. recreational damage) as a priority and provides any required mitigation measures where necessary (including those set within any emerging visitor impact studies / strategic solutions).**

Site Infrastructure Requirements:

- **Contributions towards addressing cumulative recreational pressure on SSSIs in proximity to the site.**

Reasoned Justification

7.442 Danbury is a Key Service Settlement located outside of the Green Belt with a good range of local services and facilities. Although future development in Danbury is restricted by significant landscape, ecology and highway constraints, there is some limited capacity in the primary schools that serve Danbury.

7.443 Infrastructure required for this location would need to accord with the relevant requirements of Policy S9. Financial contributions will be sought in accordance with Policy S10.

7 - Where will development growth be focused?

7.444 There are significant tracts of protected woodland and commons in and around the Danbury Ridge which represent important valued landscapes. These include a cluster of protected Sites of Special Scientific Interest (SSSI) which are Danbury Common, Blake's Wood and Lingwood Common, and Woodham Walter Common. These SSSIs receive high levels of recreational pressure and future development in Danbury will need to consider the need for mitigation measures as part of future development proposals. Developers will work closely with relevant local stakeholders, such as Natural England and the SSSI site managers (National Trust and Essex Wildlife Trust) to assess recreational pressure and provide the necessary mitigation measures for SSSIs. Any costs incurred will be covered by the developers of the site. These measures will be costed over the full lifetime of the development, i.e. in perpetuity (taken to be 80 years), rather than the plan period.

7.445 There are a number of heritage assets in and around Danbury which may need to be considered by future development proposals. These include Danbury Conservation Area, two Registered Parks and Gardens, Danbury Hill Fort Scheduled Monument and a variety of listed buildings.

7.446 There are archaeological deposits in and around Danbury which may need to be considered by future development proposals, through an archaeological evaluation.

7.447 The A414 is a busy road connecting Chelmsford with Maldon which bisects the village. Pre-signals have been installed at the A414/Little Baddow Road/Mayes Lane (Eves Corner) junction to assist in the peak time operation of this junction.

7.448 Taking the above constraints and opportunities into account, the Spatial Strategy makes provision for an allocation of around 100 homes. This represents approximately a 5% increase of homes in Danbury. To ensure sites are sustainable and are in close proximity to local services and facilities, they should be located either within or adjacent to the defined settlement boundaries as defined on the Policies Map. The allocation of around 100 new homes will be identified by the Danbury Neighbourhood Plan, and may comprise one or multiple sites, expected to be delivered during the Local Plan period. When their Neighbourhood Plan is approved, Danbury Parish Council will also receive 25% of the CIL receipt for new developments in its area, otherwise the rate will be 15%.

Location 17 – East Hanningfield

GROWTH SITE POLICY 17a – LAND NORTH OF ABBEY FIELDS, EAST HANNINGFIELD

Land north of Abbey Fields, as shown on the Policies Map, is allocated for a residential development.

Amount and type of development:

- **Up to 1 hectare of land to accommodate around 11 new homes including affordable housing. The final amount of new homes will be confirmed through the planning application process.**

7 - Where will development growth be focused?

Site development principles:

Movement and Access

- Vehicular access to the site will be from Abbey Fields
- Provide safe and convenient pedestrian and cycle connections
- Provide a well-connected internal road layout.

Historic and Natural Environment

- Retain existing natural landscaping and trees in and on the boundary of the site
- Provide suitable multifunctional Green Infrastructure
- Provide suitable flood risk management and Sustainable Drainage Systems (SuDS).

Design and layout

- Character, scale and layout to have regard and respond to the site's surrounding context.

Site infrastructure requirements:

- Provide appropriate improvements to the local and strategic road network as required by the Local Highways and Transportation Authority
- Appropriate measures to promote and enhance active and sustainable modes of transport
- Financial contributions to new or enhanced sport, leisure and recreation facilities
- Financial contributions to early years and childcare, primary and secondary education provision as required by the Local Education Authority
- Financial contributions towards other community facilities including healthcare provision as required by the NHS Mid and South Essex Integrated Care Board and Police, ambulance and fire and rescue facilities.

Reasoned Justification

7.449 Land north of Abbey Fields is partially within and partially adjacent to the Defined Settlement of East Hanningfield. Development is expected to be delivered from 2030/2031 onwards. It is within walking distance of the village shop, primary school, recreation ground, existing public transport connections, and other facilities in the village.

7.450 Infrastructure required for this site is in addition to relevant requirements of Policy S9. Financial contributions will be sought in accordance with Policy S10.

7.451 The development should provide an appropriate mix of size and types of homes appropriate to the surrounding character including affordable housing. Affordable, accessible and adaptable housing should be provided in accordance with the Council's policy requirements.

7.452 Appropriate active and sustainable travel connections should be provided within the site with links into the wider network, including the primary school.

7.453 The site is located in the Parish of East Hanningfield where a Neighbourhood Plan is being prepared. It is envisaged that the Neighbourhood Plan will help shape this site allocation. When their Neighbourhood Plan is made (adopted) East Hanningfield Parish Council will receive 25% of the CIL receipt for this development and any other in its area. Otherwise the rate will be 15%.

GROWTH SITE POLICY 17b – LAND EAST OF HIGHFIELDS MEAD, EAST HANNINGFIELD

Land east of Highfields Mead, as shown on the Policies Map, is allocated for a residential development.

Amount and type of development:

- Up to 1 hectare of land to accommodate around 20 new homes including affordable housing. The final amount of new homes will be confirmed through the planning application process.

Site development principles:

Movement and Access

- Vehicular access to the site will be from Bicknacre Road
- Provide safe and convenient pedestrian and cycle connections
- Provide a well-connected internal road layout.

Historic and Natural Environment

- Retain as much existing natural landscaping and trees on the boundary of the site as possible taking into account the need for a safe vehicular entrance
- Provide suitable multifunctional Green Infrastructure
- Provide suitable flood risk management and Sustainable Drainage Systems (SuDS).

Design and layout

- Character, scale and layout to have regard and respond to the site's surrounding context.

Site infrastructure requirements:

- Provide appropriate improvements, as necessary to the local and strategic road network as required by the Local Highways and Transportation Authority
- Appropriate measures to promote and enhance active and sustainable modes of transport
- Financial contributions to new or enhanced sport, leisure and recreation facilities
- Financial contributions to early years and childcare, primary and secondary education provision as required by the Local Education Authority

7 - Where will development growth be focused?

- **Financial contributions towards other community facilities including healthcare provision as required by the NHS Mid and South Essex Integrated Care Board and Police, ambulance and fire and rescue facilities.**

Reasoned Justification

7.454 The boundary of this Growth Site allocation is defined on the Policies Map and comprises the following notations:

- New housing site, and
- Land allocated for future recreation use/or SUDS and/or biodiversity.

7.455 Land east of Highfields Mead is partially within and partially adjacent to the Defined Settlement of East Hanningfield. Development is expected to be delivered from 2030/2031 onwards. It is within walking distance of the village shop, primary school, recreation ground, existing public transport connections, and other facilities in the village.

7.456 Infrastructure required for this site is in addition to relevant requirements of Policy S9. Financial contributions will be sought in accordance with Policy S10.

7.457 The development should provide an appropriate mix of size and types of homes appropriate to the surrounding character including affordable housing. Affordable, accessible and adaptable housing should be provided in accordance with the Council's policy requirements.

7.458 Appropriate active and sustainable travel connections should be provided within the site with links into the wider network, including the primary school.

7.459 The area to the north-east of the site is allocated for biodiversity to serve the site, as shown on the Policies Map.

7.460 The site is located in the Parish of East Hanningfield where a Neighbourhood Plan is being prepared. It is envisaged that the Neighbourhood Plan will help shape this site allocation. When their Neighbourhood Plan is made (adopted) East Hanningfield Parish Council will receive 25% of the CIL receipt for this development and any other in its area. Otherwise the rate will be 15%.

Special Policy Areas

7.461 The six designated Special Policy Areas (SPA) lie outside the built-up areas, where ordinarily policy would constrain new development. The SPA designation enables the operational and functional requirements of these facilities or institutions to be planned in a strategic and phased manner. The SPA sites are shown on the Policies Map.

7.462 The key objectives are to:

- Enable Special Policy Areas to be planned in a strategic and phased manner
- Ensure future development reflects the operational and functional requirements of the Special Policy Areas
- Ensure future development minimises the impact of development on their surroundings, sites important for nature conservation, wildlife and heritage assets
- Strengthen access to the sites by sustainable modes of transport and minimise traffic pressures on local roads
- Achieve high quality design.

POLICY SPA1 – BROOMFIELD HOSPITAL SPECIAL POLICY AREA

The Council will support health related proposals which support the role, function and operation of Broomfield Hospital. This includes the provision of a loop road to allow buses, service and emergency vehicles easy access into the full body of the estate; optimising access by public transport and active travel modes; strengthening the network of pedestrian routes and spaces to aid safety, comfort and convenience; concentrating buildings of scale and mass within the central core of the estate; limiting the scale and mass of buildings at the edge of the estate; ensuring a phased and coherent strategy for removal of temporary buildings and their replacement with permanent structures; protecting and enhancing woodland, parkland, trees and hedgerows; minimising environmental impacts including in respect of ecology and water quality, and creating high quality public spaces.

Reasoned Justification

7.463 Broomfield Hospital is an important regional medical facility located to the north of Broomfield and Urban Chelmsford. It comprises clinical and ancillary buildings, car parking, hospital-related housing, a Local Wildlife Site/woodland and open space. Two water courses also pass through the site.

7.464 The Special Policy Area shown on the Policies Map has been defined to enable the operational and functional requirements of Broomfield Hospital to be planned in a strategic and phased manner as it is outside the Defined Settlement of Broomfield where ordinarily policy would constrain new development.

7 - Where will development growth be focused?

POLICY SPA2 – CHELMSFORD CITY RACECOURSE SPECIAL POLICY AREA

Development will be permitted for proposals which provide ancillary functions to support the operation of the Racecourse, subject to good design quality; promoting active and sustainable means of transport to the site and reducing use of individual trips by car; protecting and enhancing existing trees and hedgerows; preserving nearby listed buildings and their setting; minimising the impact of floodlighting; minimising environmental impacts including in respect of ecology and landscape; and ensuring the full restoration of the existing minerals site.

Reasoned Justification

7.465 Chelmsford City Racecourse is located at the former Essex County Showground. It has been revived as a major new racecourse and equestrian centre with supporting entertainment facilities.

7.466 Development opportunities will need to be balanced with the environmental impacts of this large site, especially regarding transport and the impact on the countryside, landscape and ecology (including the Local Wildlife Site). Further development related to the racecourse and equestrian centre may be appropriate within the Special Policy Area, where sensitively designed and having regard to the surrounding area including nearby residential properties, wildlife and heritage assets. The Council will not support residential development within the Special Policy Area which is unrelated to the primary use as a racecourse and equestrian centre.

7.467 The Special Policy Area boundary shown on the Policies Map includes the areas covered by the existing built development and areas with approved planning permission for future development.

POLICY SPA3 – HANNINGFIELD RESERVOIR SPECIAL POLICY AREA

Development will be permitted for proposals that are not inappropriate development in the Green Belt as set out in the National Planning Policy Framework.

Inappropriate development is harmful to the Green Belt and will not be permitted except in very special circumstances. Very special circumstances will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations. Very special circumstances may include proposals for water infrastructure and ancillary development where there is a demonstrable need and directly associated with the role, function and operation of the Hanningfield Reservoir Treatment Works Site.

Subject to national policy on Green Belt, development proposals should optimise opportunities for active and sustainable modes of transport to the site and reduce individual trips by car; provide high quality buildings; focus built form around existing buildings; protect and enhance trees and hedgerows; avoid adverse impacts in respect of biodiversity and landscape; and promote the nature conservation and ecological interests and recreational uses of the reservoir without impact upon the nature conservation interests of Hanningfield Reservoir SSSI through recreational disturbance. Development proposals are also expected to provide suitable SuDS and flood risk management.

Reasoned Justification

7.468 Hanningfield Reservoir Treatment Works is an important site for water treatment and ancillary activities serving Chelmsford and other parts of Essex. Its Green Belt location requires careful consideration when deciding on the type and extent of any new development.

7.469 The Special Policy Area boundary shown on the Policies Map includes the main campus of existing treatment buildings, stores building and staff offices. The site also includes two Local Wildlife Sites. Any further extension of the Special Policy Area would result in visually intrusive development and a resultant negative impact upon landscape character in the area including the Site of Special Scientific Interest (SSSI). These areas are essentially open in character and existing road access is poor.

7.470 This Special Policy Area provides access to part of the wider open countryside and the area's green infrastructure network.

POLICY SPA4 – RHS HYDE HALL GARDENS SPECIAL POLICY AREA

Development will be permitted for proposals which promote the continued role of these nationally important gardens. This could include the provision of sensitively designed accommodation for education and employment needs; improved range of visitor facilities and services; promoting the continued use of existing buildings; and protecting and enhancing trees and hedgerows and other existing site and landscape features of value. Proposals should promote active and sustainable modes of transport to the site and reduce use of individual trips by car, minimise conflict between pedestrian routes and vehicle movement around the site, and enable full disabled access throughout. Proposals should protect and enhance the historic environment.

Reasoned Justification

7.471 The Royal Horticultural Society (RHS) gardens at Hyde Hall are located to the south east of Chelmsford in close proximity to the villages of East Hanningfield and Rettendon Common. It is a site which occupies 136 hectares of land, dominated by attractive hills, fields, pastures and woodland. The visitor site itself lies in a site of 10 hectares which contains controlled gardens and visitor facilities.

7 - Where will development growth be focused?

7.472 The Special Policy Area boundary is shown on the Policies Map. The Special Policy Area for Hyde Hall recognises its potential to develop as a destination garden of both national and regional significance. It will provide a clear basis for the determination of future planning applications, which may result in diversification of site usage, some intensification and increased visitor numbers.

7.473 The inclusion of the site as a Special Policy Area does not mean that all development proposals within Hyde Hall would be acceptable. The Special Policy Area is tightly drawn around existing buildings and the main developed part of the site. Areas outside of the designation can be appropriate for horticulture or garden related uses of land, but new operational buildings should be confined to the Special Policy Area. Any new access arrangements need to be considered carefully, having regard to the character of the area and highway safety. Any new development must also take into account the need to protect and enhance nearby heritage assets.

POLICY SPA5 - SANDFORD MILL SPECIAL POLICY AREA

Development will be permitted for proposals for a mix of uses to support Sandford Mill's cultural, leisure and recreational focus which improve the access into and within the Special Policy Area; promote active and sustainable means of transport to the site; provide suitable facilities for visitors; mitigate adverse impacts on cultural heritage or landscape; and increase access to the waterways. New development proposals to the south of Sandford Mill will allow the provision of a new vehicular access to Maldon Road (A414).

Reasoned Justification

7.474 Sandford Mill lies within the Rural Area to the east of Chelmsford which is designated as Green Wedge and the Chelmer and Blackwater Navigation Conservation Area. The Green Wedge provides a key part of Chelmsford's green infrastructure network. Sandford Mill comprises a collection of buildings, mill pond and filter beds that formed part of the original water treatment works that served Chelmsford. Sandford Bridge, Sandford Lock and Brook End Bridge, which are Grade II listed, lie adjacent to the site.

7.475 The site was last used as a museum related to the story of Chelmsford's unique industrial heritage. It is recognised as an opportunity for an appropriate mixed use development linked to the Chelmer and Blackwater Navigation. Re-use and restoration of existing buildings should be the focus for any redevelopment.

7.476 The previous museum offers the opportunity to promote a mixed use development. Proposals should firstly look towards re-use and restoration of existing buildings, to be accompanied by improvements to access into and within the site.

7.477 The boundaries of the Special Policy Area shown on the Policies Map are drawn to allow for future development of Sandford Mill whilst seeking to protect the local landscape, nature conservation interests and heritage assets from inappropriate development.

7 - Where will development growth be focused?

7.478 Its location within the floodplain, Conservation Area and Green Wedge will need careful consideration when deciding on the type and extent of any new development. Furthermore, development within the Special Policy Area will be expected to mitigate potential effects on the nature conservation downstream.

7.479 Vehicular access is achieved from Chelmsford via Brook End Road. There is an opportunity for this access to be improved. New connections are proposed between the new development proposals to the south and Sandford Mill. There is also an opportunity to promote more sustainable modes of transport, such as use of the Chelmer and Blackwater Navigation to link to the City Centre. Additional moorings may also be appropriate in order to increase access to the waterways.

7.480 Development within the Special Policy Area will be expected to mitigate potential effect on European protected sites downstream.

POLICY SPA6 – ARU WRITTLE SPECIAL POLICY AREA

Development will be permitted for proposals that are not inappropriate development in the Green Belt as set out in the National Planning Policy Framework. Inappropriate development is harmful to the Green Belt and will not be permitted except in very special circumstances. Very special circumstances will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations. Very special circumstances may include development directly associated with the role, function and operation of ARU Writtle and there is a demonstrable need.

Subject to national policy on Green Belt, development proposals should look for opportunities to improve circulation through and links with existing ARU Writtle buildings; promote active and sustainable means of transport to the site and reduce individual trips by car; and improve the facilities of ARU Writtle. This includes replacing existing buildings or structures of poor design quality and materials with well-designed high quality buildings and structures that would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development.

The SPA masterplan should include proposals to maintain National Cycle Route 1 which runs through the site.

Reasoned Justification

7.481 ARU Writtle was created following the merger of Anglia Ruskin University (ARU) and Writtle University College in 2023. Located on the outskirts of Chelmsford it offers postgraduate, undergraduate, further education and short courses in the areas of agriculture and animal sciences. It has also developed a range of degree programmes in applied life sciences, sport and health subjects. ARU Writtle is seeking to expand and broaden its educational facilities and opportunities, and is a key employer in Chelmsford. ARU Writtle's Green Belt location between Chelmsford and Writtle is a constraining issue, requiring careful consideration when deciding on the type and extent of any new development in the future.

7 - Where will development growth be focused?

New development proposals to the north of the site at West Chelmsford (Warren Farm) will provide improved safe and convenient cycling and walking connectivity.

7.482 The Special Policy Area is divided into three sections. The Eastern boundary at Lordship Road encompasses the main operational and functional requirements of the site including the further and higher education campuses, administration blocks, halls of residence, children's nursery, sports hall site and the proposed new campus redevelopment. It also includes the Titchmarsh campus small animal centre along Cow Watering Lane. This section of the SPA will protect the potential coalescence of the ARU Writtle with Writtle Village.

7.483 The western sections of the Special Policy Area are the locations for the Rural Education and Training Centre and Centre for Livestock Studies at Sturgeons Farm .

7.484 The boundaries of the Special Policy Area shown on the Policies Map are drawn to allow for future development of ARU Writtle whilst seeking to protect the local landscape, nature conservation interests and heritage assets from inappropriate development. This includes the surrounding Green Wedge which provides a key part of Chelmsford's green infrastructure network.

8 - Protecting and Securing Important Assets



8 - Protecting and Securing Important Assets

8.1 This Section provides other non-strategic policies of the Local Plan that will shape Chelmsford's development opportunities whilst protecting its important physical attributes. In particular, they will also contribute to delivering the Council's response to the declared climate and ecological emergency, focus on health and wellbeing, and secure the enhancement and extension of the City's Green Infrastructure Resource.

Securing the right type of Homes

POLICY DM1 - SIZE AND TYPE OF HOUSING

The Council will protect existing housing from redevelopment to other uses.

A) Within all developments of 10 or more dwellings the Council will require:

- i the provision of an appropriate mix of dwelling types and sizes that contribute to current and future housing needs and create mixed communities; and**
- ii 50% of new dwellings to be constructed to meet requirement Part M, Category 2 (Accessible and adaptable dwellings) M4 (2) of Schedule 1 (para 1) to the Building Regulations 2010 (as amended) , or subsequent government standard.**

B) Within all developments of 30 or more dwellings the Council will require A)i and A)ii above, and:

- i 5% of new affordable dwellings should be built to meet requirement Part M, Category 3 (Wheelchair user dwellings) M4 (3) (2) (b) of Schedule 1 (para 1) to the Building Regulations 2010 (as amended), or subsequent government standard.**

C) Within all developments of more than 100 dwellings the Council will require A)i, A)ii and B)i above, and:

- i 5% self-build homes which can include custom housebuilding. At the time an application is submitted, the Council will review this percentage against the latest local housing need requirement for self-build/custom build homes; and;**
- ii provision of Specialist Residential Accommodation (including Gypsy and Traveller needs) taking account of local housing needs.**

D) Within all greenfield developments of more than 500 dwellings the Council will require A)i, A)ii, B)i and C)i and C)ii above, and:

- i 10% of market housing to be provided for Older Persons.**

Reasoned Justification

8.2 The NPPF requires Local Planning Authorities to plan for a mix of housing to meet the different needs of the community including families with children, older people and people with disabilities. To ensure that market housing provision meets the needs of all sectors, it

is important that a range of house types and sizes are provided as part of new residential developments. The size, type and cost of affordable housing is covered by Policy DM2.

8.3 The Council's latest Strategic Housing Needs Assessment (SHNA) (2023), including the 2024 addendum report, indicates that the greatest need for market homes is two and three bedroom units. Table 4 below provides the future market mix required taking into account demographic change, including potential changes to the number of family households and the ageing of the population. It will be used as a monitoring tool on threshold sites to ensure that future delivery is not unbalanced when compared with the likely requirements as driven by demographic changes in the area. Site location and area character are also relevant considerations and the final mix of housing/types will be subject to negotiation with the applicant on individual development sites.

Table 4 :Size and mix for new market homes

Size of new market accommodation required in Chelmsford	
Dwelling Size	Mix Required
One Bedroom	5–10%
Two Bedroom	30-35%
Three Bedroom	35-40%
Four or more bedrooms	20-25%
Total	100%

Source: SHNA Addendum Report 2024

8.4 50% of new dwellings on major residential schemes should achieve requirement Part M, Category 2 (Accessible and adaptable dwellings) M4(2) of Schedule 1 (para 1) to the Building Regulations 2010 (as amended) to create sustainable developments for the future. Flexibility will be applied to dwellings that cannot meet this requirement where there are other overriding considerations that mean the requirement cannot be met, for example a conversion from another type of building to a residential dwelling or heritage considerations.

8.5 The SHNA 2023, including the 2024 addendum report, does not estimate the need for additional private rented housing as it is likely that the decision of households as to whether to buy or rent a home in the open market is dependent on several factors including mortgage lending practices and the availability of Housing Benefit that will fluctuate over time. The housing mix section of the SHNA (2023), including the 2024 addendum report, did not specifically look at this sector, however the analysis of affordable home ownership was based on the profile of households living in private rented accommodation and so the conclusions for that tenure are considered a reasonable starting point for considering mix.

8.6 National Planning Practice Guidance specifically anticipates that the viability of Build to Rent schemes will be considered at the development management stage. However, a flatted and a housing Build to Rent scheme were tested and the results showed flatted development of this type is unlikely to be viable even without affordable housing, but Build to Rent housing is likely to be viable and deliverable with capacity to bear more than the 20% affordable private rent housing referenced as a suitable benchmark in National Planning

8 - Protecting and Securing Important Assets

Practice Guidance. Further guidance on Affordable Private Rent housing is provided in Policy DM2 and the Planning Obligations SPD.

8.7 To support the ageing population and the specific needs of disabled people within Chelmsford, the Council expects 5% of **all** new affordable homes on larger development sites to be wheelchair accessible by meeting requirement Part M, Category 3 (Wheelchair user dwellings) M4 (3) (2) (b) of Schedule 1 (para 1) to the Building Regulations 2010 (as amended).

8.8 Wheelchair user dwellings should be provided as affordable housing for rent that the local authority is responsible for allocating or nominating a person to live in.

8.9 Where the 5% requirement does not result in whole numbers of units, the number of affordable dwellings meeting requirement Part M, Category 3 (Wheelchair user dwellings) M4 (3) (2) (b) of Schedule 1 (para 1) to the Building Regulations 2010 (as amended), will be rounded up.

8.10 Wheelchair user dwellings will need to be provided at a range of sizes which is summarised in a Wheelchair Accessible Homes Planning Advice Note and updated annually.

8.11 The development of self-build/custom build properties by individuals or community groups (including Community Land Trusts) can also contribute to meeting the need for additional housing, and provide a more diverse housing stock. Self-build and custom housebuilding means the building or completion by (a) individuals, (b) associations of individuals, or (c) persons working with or for individuals or associations of individuals of houses to be occupied as homes by those individuals. But it does not include the building of a house on a plot acquired from a person who builds the house wholly or mainly to plans or specifications decided or offered by that person. Based on Chelmsford's current self-build and custom build register of around 46 new applications each year projected to 2041, 5% of new homes on larger housing schemes should include an element of self-build/custom build plots, to provide for this demand. Where the 5% requirement does not result in whole numbers of unit, the number will be rounded up. Self-build/custom build homes will need to be provided at a range of costs, sizes and types in accordance with the identified need, which is summarised in a Self-Build and Custom Build Planning Advice Note and updated annually.

8.12 A Community Led Housing Planning Advice Note promotes greater understanding of Community Led Housing and shows the enhanced role that communities can have in influencing increased provision of Community Led Housing. It also summaries some of the different approaches in which a community group or organisation can own, manage, or steward homes.

8.13 A Self-Build and Custom Build Design Code Template has been published for sites with multiple serviced plots or other forms of self-build and custom housebuilding provision, as they will need to be supported by a Design Code at outline planning stage.

8.14 Self-build/custom build homes will not be considered as an alternative to, or replacement for, the affordable housing requirements set out in Policy DM2. Further information on the implementation of Policy DM1 C)i is set out in the Planning Obligations Supplementary Planning Document.

8.15 There are certain groups of people within the community that need Specialist Residential Accommodation that caters for their specific needs. Specialist Residential Accommodation includes housing for older people such as Independent Living schemes for the frail elderly, student accommodation, homes for those with disabilities and support needs, residential institutions and also Gypsy and Travellers who, for cultural reasons, choose to live in caravans.

8.16 The Council will refer to the latest assessments of housing need and will work with Essex County Council to identify the housing need for, and to secure provision of, suitable sites for Specialist Residential Accommodation. Such assessments include the Joint Strategic Needs Assessment (JSNA), the SHNA, the GTAA as well as housing need evidenced in the latest published City Council Housing Strategy.

8.17 Specialist Residential Accommodation will need to be provided at a range of costs in accordance with the identified need. A commuted sum in lieu of on-site Specialist Residential Accommodation will be considered on a site-by-site basis as it provides a flexible way of meeting the variety of needs identified. Specialist Residential Accommodation will not be considered as an alternative to, or replacement for, the affordable housing requirements set out in Policy DM2. Specialist Residential Accommodation that constitutes a residential unit will be included in the baseline from which the requirements of Policies DM1 A)i, DM1 A)ii, DM1 C)i and DM1 C)ii and DM2 A are calculated. Further information on the implementation of Policy DM1 C)ii is set out in the Planning Obligations Supplementary Planning Document.

8.18 On greenfield sites of more than 500 dwellings, 10% of market housing will be required to meet the housing needs of older people. The SHNA points to a need for around 10% of the annual supply of housing to be provided for older people, the majority of which should be as market housing. The provision of a choice of attractive housing options to older households is a component of achieving a good housing mix across the whole site as well as within the older person provision. The 10% of total residential dwellings applies on sites of more than 500 dwellings to ensure a critical mass of Specialist Residential Housing can be achieved if that form of housing is needed.

POLICY DM2 – AFFORDABLE HOUSING AND EXCEPTION SITES

A) Affordable Housing

The Council will require the provision of 35% of the total number of residential units to be provided and maintained as affordable housing within all new residential development sites which:

- i comprise of 10 or more residential units or a site area of 0.5 hectares or more.**

In considering the suitability of affordable housing, the Council will require that:

- ii the mix, size, type and cost of affordable homes will meet the identified housing need of the Council's area as established by housing need assessments (as updated from time to time) reported in the current Strategic Housing Needs Assessment and be appropriately weighted to ensure that the provision makes at least a proportionate contribution to the categories of greatest housing need; and**

- iii the affordable housing is integrated into residential layouts so as to avoid the over-concentration of affordable housing in any particular location within the development site and designed in such a way as to aid seamless integration between market and affordable elements of a scheme; and
- iv developers and owners enter into planning obligations in order to provide the affordable housing and to ensure it remains at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision.

For Build to Rent housing, the Council will require Affordable Private Rent housing that meets priority housing needs.

When particular circumstances justify the need for a viability assessment at planning application stage or in circumstances where a formal amendment is sought, and the Council is satisfied that a development proposal cannot be fully compliant and remain financially viable, comprehensive review mechanisms will be applied through planning obligation agreements to schemes that do not meet, in full, the requirements of Policy DM2 A in order to ensure that affordable housing contributions are improved if viability improves over time.

Proposals that would sub-divide or under-develop sites in order to avoid making the affordable housing contribution will be refused.

B) Rural Exception Sites

Planning permission will be granted for affordable housing on small sites within Designated Rural Areas, which would not otherwise be released for housing, in order to meet local rural housing need where:

- i the Council is satisfied that there is clear evidence, supplied by the applicant, of need for the number and type of housing proposed within the Parish; and
- ii the site is adjacent to a Defined Settlement Boundary and it is accessible to local services and facilities; and
- iii the appropriate legal agreements are entered into for the affordable housing with the Council, to ensure that all dwellings will remain available for affordable housing, and exclusively for local need, in perpetuity, and that the necessary management of the scheme can be permanently secured; and
- iv the site is not subject to any other overriding environmental or other planning constraints.

Where it can be demonstrated to the satisfaction of the Council that market housing is essential to cross-subsidise the delivery of affordable housing on rural exception sites:

- v the proportion of market housing must not exceed 50%; and
- vi the market and affordable housing must not be distinguishable in design quality and standards.

C) First Homes Exception Sites

Planning permission will be granted for First Homes Exception Sites in the Rural Area and Green Wedge where:

- i the site is adjacent to an existing Defined Settlement or Urban Area; and**
- ii the total size of the proposed development area is not greater than whichever is the lesser of either 1 hectare or 5% of the measurement (in hectares) of the adjacent area within the existing settlement's Defined Settlement Boundary; and**
- iii at least 25% of the total housing on First Homes Exception Sites meet the needs of households on the Council's Housing Register through the provision of affordable housing for rent.**
- iv the appropriate legal agreements are entered into for the First Homes with the Council, to ensure that all dwellings will remain available as First Homes in perpetuity.**

Where it can be demonstrated to the satisfaction of the Council that market housing is essential to cross-subsidise the delivery of First Homes on First Homes exception sites:

- v the proportion of market housing must not exceed 20% of the total number of homes; and**
- vi the market and affordable housing must not be distinguishable in design quality and standards.**

D) Community-led Exception Sites

Planning permission will be granted for Community-led Exception Sites in non-Designated Rural Areas and Green Wedge where:

- i the site is adjacent to an existing Defined Settlement or Urban Area; and**
- ii the total size of the proposed development area is not greater than whichever is the lesser of either 1 hectare or 5% of the measurement (in hectares) of the adjacent area within the existing settlement's Defined Settlement Boundary; and**
- iii comprise community-led development that includes one or more types of affordable housing.**
- iv the appropriate legal agreements are entered into for the community-led affordable housing with the Council, to ensure that all dwellings will remain available as community-led and affordable housing where relevant in perpetuity.**

Where it can be demonstrated to the satisfaction of the Council that market housing is essential to cross-subsidise the delivery of community-led development on Community-led Exception Sites:

- v the proportion of market housing must not exceed 20% of the total number of homes; and**
- vi the market and affordable housing must not be distinguishable in design quality and standards.**

8 - Protecting and Securing Important Assets

Reasoned Justification

A) Affordable Housing

8.19 The provision of affordable housing to meet identified need is a significant objective of the Local Plan. To assess this need, the Council commissioned consultants to produce a Strategic Housing Needs Assessment (SHNA), which was published in 2023. This replaced the previous Strategic Housing Market Assessment (2015) and uses national Planning Practice Guidance to calculate the level of affordable housing need. An addendum to the 2023 report was published in November 2024. The addendum note was prepared as a partial update to the 2023 SHNA to assess the implications of moving from housing delivery using a Standard Method output of 955 dwellings per year up to a figure of 1,206 dwellings per year. The 2024 addendum report identified a total affordable housing need in Chelmsford of 966 affordable dwellings for rent per-annum, which is notionally 79% of the local housing need calculated using a figure of 1,206 dwellings per year. The SHNA (2023) considers this figure and notes that interpreting the affordable need figure in the context of the local housing need calculated using the Standard Method is not possible as the two do not measure the same thing. Many households already live in housing and do not therefore generate an overall net need for an additional home. When those already in housing are excluded from the affordable housing need calculation, the affordable need falls to 602 per annum.

8.20 The SHNA (2023), including the 2024 addendum report, concludes that whilst there is no direct link between the affordable need and the overall housing need, the need for affordable housing is notable across the Council area and the amount of affordable housing delivered will be limited to the amount that can viably be provided.

8.21 The SHNA (2023), including the 2024 addendum report, reviews a range of affordable housing products available to meet housing need. It concludes that provision of around 70% of rented housing at social rent could be justified, albeit this will need to be considered alongside viability evidence. The analysis did not identify any significant need for affordable home ownership although the report acknowledges that some delivery might help where viability is an issue or to diversify stock in some locations.

8.22 The SHNA (2023), including the 2024 addendum report, concludes that 25% of affordable housing should not be provided as First Homes given the price caps mean any First Homes are unlikely to come forward other than as a one bedroom homes and therefore a reasonable mix of this tenure would not be possible. The report does not evidence a need for First Homes or discounted market housing more generally but states that shared ownership is likely to be suitable for households with more marginal affordability as it has the advantage of a lower deposit and subsidised rent. Where major development involving the provision of housing is proposed, national planning policy (NPPF 2023) requires (with some exceptions) at least 10% of homes to be available for affordable home ownership.

8.23 The Local Plan Viability Update (2023) incorporated four sets of appraisals based on 30%, 35%, 40% and 45% affordable housing with sensitivity testing in relation to costs and values as well as variations in environmental and accessibility standards. The Update found that should the Council seek all affordable housing for rent as social rent, this would reduce the scope for affordable housing provision by 5%.

8.24 Recognising the Council has declared a climate and a housing emergency, and the need to demonstrate that the cumulative impact of policies in the Local Plan cannot put

development at serious risk, the Council will seek the following affordable housing obligations on threshold site – 35% of affordable housing consisting of 70% affordable housing for rent capped at Local Housing Allowance levels, and 30% as shared ownership housing. This equates on a whole site basis to 24.5% affordable rent and 10.5% shared ownership housing.

8.25 The SHNA (2023), including the 2024 addendum report, indicates there is a clear need for a range of different size affordable homes taking into account demographic change. Based on the range recommended in the Assessment, including the addendum report, and considering the role the delivery of larger affordable homes for rent can play in releasing a supply of smaller properties for other households, the following mix is considered appropriate:

Table 5 : Affordable rent mix

	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Affordable homes for rent	25%	35%	30%	10%

8.26 The Council will closely monitor the mix of affordable housing for rent provided. In applying the mix to individual development sites, regard will be had to the nature of the site and character of the area, as well as up-to-date evidence of need and turnover of existing affordable housing for rent.

8.27 The Housing Additionality calculation set out in the Planning Obligations Supplementary Planning Document will apply when the quantum of residential accommodation sought is above the level identified in the Local Plan and there is a shortfall in the supply of new three-bedroom or four-bedroom affordable homes to rent, as recorded through the monitoring of planning permissions in the Annual Monitoring Report.

8.28 Affordable housing is an integral element of any market-led residential or mixed-use development and is expected to be provided in-kind and on-site. The Council may consider a financial contribution in lieu of on-site provision of broadly equivalent value on development sites which comprise between 10 and 15 residential units, to improve the provision of temporary accommodation for homeless households. Full details of circumstances in which this may be considered can be found in the Planning Obligations Supplementary Planning Document (SPD).

8.29 Residential schemes should be designed to maximise tenure integration to achieve mixed, inclusive and sustainable communities. To achieve this, affordable housing should:

- i be provided in more than one single parcel except in schemes where the overall number of residential dwellings is below 15 units;
- ii on sites incorporating 30 or more residential dwellings, affordable housing should be provided in groups of no more than 15% of the total number of dwellings being provided or 25 affordable dwellings, whichever is the lesser.

8.30 The Council expects the same level and type of parking provision to apply to market and affordable housing. Affordable housing dwellings should have the same external appearance and entrance arrangements as market housing.

8 - Protecting and Securing Important Assets

8.31 Residential proposals should be designed to maximise tenure integration within the affordable housing on whole sites of affordable housing and market-led housing proposals, as well as between the affordable and market housing.

8.32 On flatted developments, separate single tenure blocks will not be acceptable. The only circumstances where this might be reconsidered relates to management or maintenance matters where affordable housing dwellings are arranged around stairwells within blocks of flats that include a range of tenures.

8.33 The SHNA Addendum Report (2024) clearly sets out how the private rented sector has been playing a role in meeting the needs of households who require financial support in meeting their housing need and legislation through the 2011 Localism Action allows Councils to discharge their “homelessness duty” through providing an offer of a suitable property in the Private Rented Sector.

8.34 Given the notable need for affordable housing set out in the SHNA (2023) and SHNA Addendum Report (2024), where Built to Rent housing is proposed the Council will seek 24.5% of the total Built to Rent units to be provided as affordable private rent homes capped at Local Housing Allowance levels.

8.35 When the Council is satisfied that a viability assessment is justified, and also satisfied that a development proposal cannot be fully compliant with Policy DM2 A and remain financially viable, the Council will require the following:

- An early stage review when an agreed level of progress on implementation is not made within two years of the permission being granted
- A late stage review which is triggered when 80 per cent of dwellings are occupied
- Mid term reviews prior to implementation of phases for development proposals of more than 500 dwellings in total

8.36 When a viability assessment is submitted, the assessment should be on an open book basis and undertaken in line with the Planning Obligations SPD.

B) Rural Exception Sites

8.37 For the application of this policy, Designated Rural Areas are the Parishes of Bicknacre; East Hanningfield; Good Easter; Great Leighs; Great Waltham; Highwood; Little Baddow; Little Waltham; Margaretting; Mashbury; Rettendon; Roxwell; Sandon; South Hanningfield; Stock; West Hanningfield; and Woodham Ferrers.

8.38 In certain circumstances, small, predominantly affordable housing developments to meet Parish-wide need will be permitted outside but adjacent to Defined Settlement Boundaries where ordinarily there is a policy constraining new housing development. To enable this exception, it needs to be demonstrated that there is a proven need for the number and type of dwellings proposed, and the Council is satisfied that the affordable housing will remain affordable and exclusively available for local needs in perpetuity. When considering the suitability of rural exception sites it should be demonstrated to the satisfaction of the Council that there are no suitable and deliverable previously developed sites that could comply with the policy before consideration is given to the release of a greenfield site.

8.39 The Council expects all rural affordable housing proposals submitted under this policy to be accompanied by a local housing need survey conducted at a Parish-wide level. This will provide information on the number of households that are currently and likely to be in housing need in the next five years, their incomes and the type of accommodation required to meet the housing need. When a proportion of market housing is also proposed, the local housing needs survey must identify the type of market housing that is required. If a survey of local housing need supporting an application has been conducted more than four years prior to a planning application being submitted, the Council will require the housing need and affordability data to be updated.

8.40 Any proposal that includes market housing must include a robust, independently-prepared and audited viability assessment of the proposed development, prepared on an open book basis. This is needed for the Council to assess whether the market element of the proposal is justified. The extent of the funding gap to be bridged in order for the proposal to be viable, including the income from cross-subsidy generated through open-market sales that will assist in creating the additional scheme revenue that can fund the affordable housing on the site without requiring additional public subsidy, must be clearly set out.

C) First Homes Exception Sites

8.41 This policy cannot be applied in the Green Belt and only applies to housing development that comes forward outside of local or neighbourhood plan allocations.

8.42 To enable this exception, it needs to be demonstrated that the First Homes meet the qualifying criteria set out in National Planning Policy Guidance.

8.43 National Planning Policy Guidance allows for one or more other forms of affordable housing on a proposed First Homes exception sites where local evidence suggests a significant local need exists. The SHNA (2023), including the addendum report, demonstrates a significant need for affordable housing for rent in the Council area therefore at least 25% of homes provided on First Homes exception sites are required to be provided as affordable housing for rent to meet the most acute housing needs on the Council's Housing Register at the time a planning application is submitted. The remaining affordable homes must be provided as First Homes.

8.44 Any proposal that includes market housing must include a robust, independently prepared and audited viability assessment of the proposed development, prepared on an open book basis. This is needed for the Council to assess whether the market element of the proposal is justified. The extent of the funding gap to be bridged in order for the proposal to be viable, including the income from cross-subsidy generated through open-market sales that will assist in creating the additional scheme revenue that can fund a 30% discount from market value for the First Homes, without requiring additional public subsidy, must be clearly set out.

D) Community-led Exception Sites

8.45 This policy cannot be applied in the Green Belt or in areas listed in the Reasoned Justification for Rural Exception Sites and only applies to housing development that comes forward outside of local or neighbourhood plan allocations.

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8.46 To enable this exception, it needs to be demonstrated that the community-led development meets the definition of community-led development and provides one or more form of affordable housing, as set out for both in Annex 2 of the National Planning Policy Framework.

8.47 Any proposal that includes market housing must include a robust, independently prepared and audited viability assessment of the proposed development, prepared on an open book basis. This is needed for the Council to assess whether the market element of the proposal is justified. The extent of the funding gap to be bridged in order for the proposal to be viable, including the income from cross-subsidy generated through open-market sales that will assist in creating addition scheme revenue that can fund the community-led development, without requiring additional public subsidy, must be clearly set out.

8.48 Further information on the implementation of Policy DM2 is set out in the Planning Obligations Supplementary Planning Document.

POLICY DM3 – GYPSY, TRAVELLER AND TRAVELLING SHOWPEOPLE SITES

The Council will make provision for the accommodation needs of Gypsy, Traveller or Travelling Showpeople, who meet the national Planning Policy for Traveller Sites (PPTS) definition, through allocated sites within the Local Plan.

In determining all planning applications, only those who meet the PPTS definition of a Gypsy, Traveller or Travelling Showperson will have weight attributed to the need for a site.

A) New sites

When considering planning applications for Gypsy, Traveller and Travelling Showpeople accommodation, planning permission will be granted where all of the following criteria are met:

- i the site is not in the Green Belt, unless there are very special circumstances; and**
- ii the site is not in the Green Wedge, unless it can be demonstrated that the development would not adversely impact on the role, function, character and appearance of the Green Wedge as set out in Strategic Policy S11, and**
- iii adequate community services and facilities are within reasonable travelling distance; and**
- iv the site is of sufficient size to accommodate the proposed number of caravans, vehicles and ancillary areas; and**
- v there is no significant adverse impact on the intrinsic character and beauty of the countryside; and**
- vi the site would not lead to the loss of, or adverse impact on, important historic and natural environment assets; and**
- vii there is no significant risk of land contamination or unacceptable risk of flooding; and**

- viii **the site provides a suitable living environment for the proposed residents and there is no significant adverse impact on the amenity of nearby residents; and**
- ix **safe and convenient vehicular access to the local highway network can be provided; and**
- x **essential services (water, electricity and foul drainage) are available on-site or can be made available on-site; and**
- xi **plots for Travelling Showpeople should also be of a sufficient size to enable the storage, repair and maintenance of equipment.**

B) Sub-division of pitches or plots

The sub-division of authorised Gypsy, Traveller and Travelling Showpeople sites will also be permitted provided that the following criteria are met:

- i **the site is not within the Green Belt unless there are very special circumstances; and**
- ii **the living environment of residents on the proposed site and neighbouring land is protected; and**
- iii **sites are of a suitable size to enable the creation of additional pitches or plots; and**
- iv **there is no significant loss of soft and hard landscaping and amenity provision within the existing site, particularly where conditioned by a previous consent; and**
- v **there is no significant adverse impact on the intrinsic character and beauty of the countryside and;**
- vi **there is no adverse impact in terms of highways access and vehicle movement.**

C) Change of use and redevelopment

Planning permission will be refused for the change of use or redevelopment of all lawful Gypsy and Traveller pitches or Travelling Showpeople plots unless acceptable replacement accommodation can be provided, or it can be demonstrated that the site is no longer required to meet any identified needs.

Reasoned Justification

8.49 Ensuring that the right type of residential accommodation is planned for in the right locations for all the community is an important element of the Local Plan.

8.50 This policy applies to both allocated and non-allocated sites which may come forward in built-up areas and the countryside. Planning permission will not be granted for a site that would be detrimental to the character and appearance of the countryside and where it would adversely affect the amenities of existing residents or result in unacceptable future living conditions for occupiers of the proposal. New Gypsy and Traveller and Travelling Showpeople sites are not considered appropriate within the Green Belt or Green Wedge and would also be judged against the appropriate policies within the Local Plan for these areas.

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8.51 New Gypsy and Traveller and Travelling Showpeople sites are likely to have an adverse impact on the rural area, therefore Policy DM3 seeks to ensure that this impact is not significant on the intrinsic character and beauty of the countryside.

8.52 The sub-division of existing sites to provide more pitches or plots could be a suitable way to increase provision within existing lawful sites, but it should be tested against relevant criteria to ascertain its suitability.

8.53 When permission is granted, appropriate conditions or planning obligations will be imposed to ensure occupation of the site is restricted to those persons falling within the appropriate definition of Gypsies and Travellers or Travelling Showpeople and may also include conditions relating to landscaping and boundary treatments.

8.54 Where an unmet need for Gypsy and Traveller or Travelling Showpeople accommodation is identified and evidenced within the Council's area and allocated sites have not yet been developed or available for occupation, the Council may grant temporary planning permission as an interim measure.

8.55 Further information on the implementation of Policy DM3 is set out in the Planning Obligations Supplementary Planning Document.

Securing Economic Growth

POLICY DM4 – EMPLOYMENT AREAS AND RURAL EMPLOYMENT AREAS

Within the Employment Areas, Rural Employment Areas and new employment site allocations, as shown on the Policies Map, the Council will seek to provide and retain Class E(g), B2 and B8 Use Classes or other 'sui generis' uses of a similar employment nature unless it can be demonstrated that there is no reasonable prospect for the site to be used for these purposes.

Where planning permission is required, proposals for the redevelopment or change of use from E(g), B2 and B8 Use Classes will be granted where:

- i the premises or application site cannot be readily used for, or converted to, another Class E(g), B2, B8 or other 'sui generis' Use Class of a similar employment nature, and
- ii the proposed use is of limited small-scale and ancillary to existing uses at the application site; and
- iii the proposed use provides employment at the application site; and
- iv the proposed use will not adversely impact upon the operation and function of the Employment Area or Rural Employment Area or introduce unacceptable conflict between neighbouring uses; and
- v the proposed use is appropriate to the location of the site and its relationship to the local transport network.

Proposals will be expected to consider opportunities to promote appropriate infrastructure improvements in the designated employment area, including multifunctional green infrastructure, and measures to promote active and sustainable travel opportunities to and within the designated employment area.

Reasoned Justification

8.56 The Employment Areas, Rural Employment Areas and new allocations for employment identified on the Policies Map, make an important contribution to the Chelmsford economy and their future function. Creating thriving business locations is a key element of the Council's local planning and economic strategies but these must relate to sustainable patterns of development across Chelmsford.

8.57 Traditionally, designated employment areas have focused on providing a range of premises that meet the needs of the E(g), B2 and B8 Use Classes and this will continue to be the focus in the defined Employment Areas and Rural Employment Areas. Therefore, in the Employment Areas and Rural Employment Areas, the Council will seek to retain these uses as defined by the Use Classes Order 1987 (as amended) or other 'sui generis' uses of a similar employment nature.

8.58 To enable flexibility, it is recognised that non Class E(g), B2 and B8 uses can sometimes be appropriate in Employment Areas and Rural Employment Areas and can provide employment, adding to the character, mix and vitality of the area. Proposals will need to be accompanied by evidence to show that there is no reasonable prospect for the site to be used for, or converted, to another employment use within Class E(g), B2 or B8 uses. The evidence required will depend upon the scale and location of the proposal and include a comprehensive marketing campaign over a period of at least 12 months before the planning application is submitted. A judgement will be made on a case by case basis. Some uses may not be acceptable where they can either individually, or collectively, harm other policy objectives of the Local Plan. The form and nature of new employment allocations and acceptable uses are set out in the relevant site allocation policy.

8.59 The protection of the City Centre and other designated centres for their retail function is a key objective of the Local Plan. A proliferation of Class E(a) uses in the Employment Areas could be harmful to this objective and will be resisted, with the exception of small scale proposals (in terms of floorspace) and it being ancillary in nature by supplementing the predominant employment offering within the Employment Area.

8.60 Where the Council receives an application for redevelopment or change of use, proposals should demonstrate their continued employment function and not be detrimental to the wider area, neighbours or wider Strategic Priorities and Principles set out in the Local Plan.

8.61 The impacts generated by new uses will need to be assessed in particular to their impact on neighbouring occupiers within the Employment Area and Rural Employment Area. Any use should not give rise to unacceptable conflict between uses, traffic generation, vehicle parking, noise or smells. Such impacts can adversely affect the day-to-day operation of the Employment Area and Rural Employment Area and their existing businesses.

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8.62 The function of the Employment Areas and Rural Employment Areas in Chelmsford varies from location to location and the Local Plan recognises that businesses need sufficient flexibility to enable them to function in today's economic environment. The Employment Land Review 2023 highlights some existing employment areas as being somewhat dated and that modernisation should be encouraged if opportunities arise through reuse or expansion proposals.

8.63 Measures to improve the ongoing function and general sustainability of existing employment areas so they can continue to meet needs over the Plan period and beyond may include local transport measures or other accessibility improvements that promote a choice of modes, provision for micro-energy generation where appropriate to enhance future environmental and building standards, and provision of on-site facilities and amenities to meet the needs of businesses and workforce where these are proportionate and complementary to the primary employment functions of the site. Support will also be given to appropriate measures which promote improved provision of active and sustainable travel measures to designated employment areas.

POLICY DM5 – DESIGNATED CENTRES

A) Primary Shopping Areas

Primary Shopping Areas are defined for Chelmsford City Centre, South Woodham Ferrers Town Centre and The Vineyards Principal Neighbourhood Centre as set out on the Policies Map. Retail, other main town centre uses, and commercial, business and service uses falling within Use Class E will be supported in Primary Shopping Areas, where proposals:

- i Sustain and enhance the vitality of the centre;**
- ii Attract vibrancy, activity and generate pedestrian footfall to the centre;**
- iii Are compatible with surrounding uses;**
- iv Do not result in adverse amenity impacts;**
- v Provide an active frontage at ground floor level;**
- vi Are readily accessible by the public from the front;**
- vii Make a positive contribution to the townscape of the centre;**
- viii Would not create small token units through sub-division; and**
- ix Do not harm the character and function of the centre.**

In addition, proposals within Chelmsford City Centre Primary Shopping Area should contribute towards the objectives of Strategic Policy S17 Future of Chelmsford City Centre.

On upper floors, proposals for separate units of retail, other main town centre uses, commercial, business and service uses falling within Use Class E, and residential accommodation will be supported provided that a separate access from the ground floor is maintained or created, a separate recycling and waste store is provided, and the use does not prejudice the viability of the ground floor use.

Changes of use to residential will not be permitted on the ground floor within Primary Shopping Areas.

B) Chelmsford City Centre and South Woodham Ferrers Town Centre

Within the Chelmsford City Centre area and South Woodham Ferrers Town Centre area outside of Primary Shopping Areas, as defined by the centre boundaries on the Policies Map, the Council will support a more diverse range of uses, including main town centre uses, commercial, business and service uses falling within Use Class E, residential, employment, education and community uses, where proposals:

- i Complement the character and function of the centre;
- ii Make a positive contribution to improving the vitality and viability of the centre;
- iii Encourage a diversity of uses in the centre; and
- iv Support a high-quality and accessible environment in the centre.

C) Principal Neighbourhood Centres and Local Neighbourhood Centres

Within Principal Neighbourhood Centres and Local Neighbourhood Centres outside of Primary Shopping Areas (PSAs), as shown on the Policies Map, proposals will be supported which enhance their retail offer and service role in providing for the day to day needs of the area, and improve the centre's vitality and viability.

On upper floors, proposals for separate units of retail, office, tourism, leisure, cultural, community or residential accommodation will be supported provided that a separate access from the ground floor is maintained or created, a separate recycling and waste store is provided, and the use does not prejudice the viability of the ground floor use.

Changes of use to residential will not be permitted on the ground floor.

Reasoned Justification

Primary Shopping Areas

8.64 Town and city centres will continue to evolve to meet the needs and demands of their changing populations and customers over the plan period. Alongside the ongoing growth of online shopping, the impact of the Covid 19 pandemic has resulted in a shift in footfall alongside spending habits. A wider range of uses will therefore be encouraged including leisure, culture, entertainment and retail uses in order to maintain the attractiveness of our town and city centres and enhance the range of services they offer.

8.65 The Council recognises that permitted development rights allow some Class E Uses (such as small shops, restaurants, offices and gyms) to convert to residential and other uses without requiring full planning permission. This involves a 'prior approval' process, and the Local Planning Authority can consider impacts of the proposed change and may resist proposals which would result in adverse impacts upon town or city centre environments or other areas. Where full planning permission is required, development proposals will need to demonstrate how they address the criteria within this policy and other relevant policies in the Plan including Strategic Policy S17 for proposals within Chelmsford City Centre.

8.66 The Policies Map defines the extent of the Chelmsford City Centre and South Woodham Ferrers Town Centre as well as all the designations covered by this policy.

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8.67 The Primary Shopping Areas of Chelmsford City Centre, South Woodham Ferrers Town Centre and The Vineyards Principal Neighbourhood Centre are intended primarily for retail, commercial, business and services falling within Use Class E, and other main town centre uses such as leisure, cultural, entertainment, pubs and restaurants. These uses are important for community needs and local economic vitality. The policy seeks to support a diversity of uses within Primary Shopping Areas which strengthen a centre's vitality and viability and increase a competitive and attractive offer that will appeal to a range of users including shoppers, visitors and workers.

8.68 Within Primary Shopping Areas residential development will be supported at first floor level and above, as such uses can play an important role in ensuring the vitality and viability of centres, bringing people into the town or area at different times of the day, increasing footfall and supporting a more vibrant evening and night-time economy. Provided residential uses do not detract from the function of a Primary Shopping Area, inclusion or introduction of residential uses to upper floors also gives communities easier access to a range of services and facilities. Development proposals will be supported where they can be independently accessed from the ground floor, and they would not prejudice the uses below.

8.69 Residential uses at ground floor level within Primary Shopping Areas would be harmful to the overall vitality of the centres, both in terms of fragmenting retail and commercial uses, and also by creating incompatible living conditions for potential occupiers. The Council will therefore not support proposals for change of use of ground floor premises to residential within the Primary Shopping Areas.

Chelmsford City Centre and South Woodham Ferrers Town Centre

8.70 Outside of Primary Shopping Areas, including areas within the town or city centre areas, a more flexible approach to proposals will be taken to support a broader range of uses including residential and community uses (such as libraries, public halls, places of worship and law courts) to enhance their long term vitality and viability. This will also help to enhance the attractiveness of centres, contribute to the overall diversity of the centre offer, extend their life into the evening and provide a broader range of services for local people. These uses must be compatible with the area into which they are being introduced and must be complementary to the function of the wider area.

8.71 The Principal Neighbourhood and Local Neighbourhood Centres are shown on the Policies Map. These are groups of ground floor units that currently have a range of uses that serve day-to-day local needs. Sometimes units in a Local Neighbourhood Centres are not co-terminus but split over a larger area. Not all residents live within easy reach of the main centres of Chelmsford and South Woodham Ferrers and rely on the services and facilities that are provided in these centres. The Council will seek to retain the retail function of these frontages, whilst also accepting that other uses may provide a balanced offer to the community they serve and ensure the continued viability and vitality of the frontage as a whole. This may include evening uses which contribute to a positive mix of uses to serve the community.

8.72 The productive use of upper floors, including residential, is encouraged in order to make best use of Principal Neighbourhood Centres and Local Neighbourhood Centres. Proposals will be supported where they can be independently accessed from the ground floor and they would not prejudice the uses below.

All Designated Centres

8.73 The 2023 Retail Capacity Study Update identifies opportunities for new investment in designated centres through the amalgamation or sub-division of existing units and workspaces. This can help to attract new operators and formats, and support the vitality and viability of centres. Any such development proposal should not result in an adverse loss of overall floorspace or create small token units which may not offer sufficient retail floor space, staff facilities or storage area for stock and which will only suit a minority of occupiers. These may be a by-product of sub-dividing a larger unit or could be proposed in their own right. These units gradually undermine the retail character of the frontage and could lead to prolonged periods of vacancy due to their limited appeal to the wider retail market.

8.74 The 2023 Retail Capacity Study Update also identifies development opportunities within designated centres for complementary initiatives and meanwhile uses. Meanwhile or temporary uses in long-term vacant and underutilised units or workspaces (defined as being vacant for 18 months or longer) can be used by occupiers to test out new uses and to reduce costs. They can also provide flexible, low-cost space for business start-ups, small and medium sized enterprises (SMEs), and community groups. As such, meanwhile uses provide an opportunity to fill vacant units and premises over a short duration, and have the potential to diversify and reinvigorate centres. The Council will consider the suitability of meanwhile or temporary uses against the tests of Policy DM5 and Strategic Policy S17.

8.75 Long term vacant or underutilised units and workspaces are considered more suitable for meanwhile uses, as other short term vacant spaces can be part of the normal churn of the centres and re-occupied by new businesses on standard leases relatively quickly. Meanwhile uses will be secured by planning condition and would not constitute a use that would re-start the clock on the requirement for an 18 month vacancy period, in order to ensure that property owners are not discouraged from exploring such uses.

8.76 Proposals for complementary initiatives in designated centres, such as the construction of click and collect 'hubs' or lockers and the use of outdoor space for public events, will be supported where it can be demonstrated that they will enhance the vitality and viability of the centre and not give rise to unacceptable impacts on residential amenity and the transport network, or restrict accessibility.

Protecting the Countryside

8.77 For the purposes of all relevant policies of the Local Plan, the term Countryside includes the Green Belt, the Green Wedge and the Rural Area. All of these designations are defined on the Policies Map. The Green Wedge overlays both the Green Belt and the Rural Area.

POLICY DM6 – NEW DEVELOPMENT IN THE GREEN BELT

Within the Green Belt, inappropriate development will not be approved except in very special circumstances.

A) New buildings

Planning permission will be granted for the following exceptions to inappropriate development:

- i buildings for agriculture and forestry;**
- ii provision of appropriate facilities for outdoor sport, outdoor recreation and cemeteries as long as it preserves the openness of the Green Belt;**
- iii limited infilling in villages in accordance with Policy DM9;**
- iv limited affordable housing for local needs in accordance with Policy DM2;**
- v extensions or alterations to buildings in accordance with Policy DM11;**
- vi redevelopment of previously developed land in accordance with Part B of this Policy;**
- vii replacement buildings in accordance with Part C of this Policy.**

B) Redevelopment of previously developed land (whether redundant or in continuing use and excluding temporary building/s)

Where the proposal would contribute to meeting an identified affordable housing need, planning permission will be granted where the proposed development does not cause substantial harm to the openness of the Green Belt.

For all other proposals, planning permission will be granted where the proposed development would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing use and/or development. The Council will assess the development based on the following:

- i the size, scale, massing and spread of the new development compared to the existing; and**
- ii the visual impact of the development compared to the existing; and**
- iii the activities/use of the new development compared to the existing; and**
- iv the location of the site is sustainable and appropriate to the type of development proposed.**

C) Replacement buildings

Planning permission will be granted for the replacement of a building provided that:

- i the existing building being replaced is of permanent and substantial construction; and**

- ii the new building is in the same use as the existing; and
- iii the new building is not materially larger than the one it replaces; and
- iv the new building would not be out of keeping with its context and surroundings, and does not result in any other harm.

D) Local transport infrastructure

Planning permission will be granted for local transport infrastructure which can demonstrate a requirement for a Green Belt location and would preserve the openness of the Green Belt and not conflict with its purposes.

Reasoned Justification

8.78 Over one third of the Council's area falls within the Green Belt, which has checked the unrestricted growth of London. In addition, the Green Belt has also prevented the expansion of urban Chelmsford towards the south west. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open.

8.79 Inappropriate development is by definition harmful to the Green Belt and should not be approved except in very special circumstances. When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. Very special circumstances will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations.

8.80 New buildings in the Green Belt will be strictly controlled. The NPPF outlines the types of development that are not inappropriate and this includes agricultural or forestry buildings. In the assessment of these types of buildings, the Council will ensure that they are proportionate in size and scale in relation to their intended use, and evidence may need to be provided in order to demonstrate the needs of the agricultural holding for the development proposed. Local transport infrastructure is defined as being infrastructure that must be situated (and demonstrated as such) in the location proposed, such as a Park and Ride facility or new roads and bridges.

8.81 Buildings for outdoor sport and outdoor recreation will include stables for the keeping of leisure horses. Cemeteries, with ancillary buildings, can also be exceptions to inappropriate development. The size and scale of these types of development will be judged on a site-by-site basis in relation to their intended use. Domestic stabling should be located within or adjacent to the curtilage of the dwelling they relate to.

8.82 The Council acknowledges that due to the extent of the Green Belt in Chelmsford, there may be instances where new buildings related to community or educational uses may be proposed such as a new village hall, or new ancillary buildings related to an existing school. In accordance with the NPPF, these types of uses will be considered inappropriate development. However, the locational need for these types of uses will be given appropriate weight when considering whether there are very special circumstances that weigh in favour of the proposals.

8.83 In considering applications for redevelopment of previously developed land, it cannot be automatically assumed that the site is suitable for the development proposed if it meets the Green Belt test of openness. For example, housing developments in isolated locations

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are unlikely to meet the sustainability objectives of the Local Plan and the NPPF, even if it is within a higher category of the settlement hierarchy. The location of a development may have spatial constraints which make it unacceptable in planning terms, such as physical barriers, proximity to local facilities and services, and access to public transport and footpath links.

8.84 Replacement buildings may not be inappropriate development but, amongst other matters, the original building must be lawful. For the purposes of replacement dwellings, original means as built on 1 April 1974, or if built after this date, as originally built. The current district was formed on 1 April 1974 from the Borough of Chelmsford, and most of the Chelmsford Rural District.

8.85 Buildings must be of permanent and substantial construction. This is to avoid the replacement of shacks, caravans, railway carriages or other structures which, through the passage of time have blended into the landscape.

8.86 When considering the replacement of buildings, a replacement ancillary residential outbuilding will be treated as such and will not be considered in use as a dwellinghouse itself.

POLICY DM7 – NEW BUILDINGS AND STRUCTURES IN THE GREEN WEDGE

A) New buildings and structures

Planning permission will be granted for new buildings and structures where the development does not conflict with the purposes of the Green Wedge, and is for:

- i a local community facility where there is a demonstrated need; or**
- ii a local community facility that supports the role and function of the Green Wedge; or**
- iii agriculture and forestry or where it supports the sustainable growth and expansion of an existing, authorised and viable business where it can be demonstrated that there is a justified need; or**
- iv local transport infrastructure and other essential infrastructure or development which supports existing or potential utility infrastructure where the Green Wedge location is appropriate and the benefits of which override the impact on the designation; or**
- v appropriate facilities or infrastructure to support active and sustainable travel; or**
- vi appropriate facilities for outdoor sport, outdoor recreation and cemeteries; or**
- vii a rural worker's dwelling in accordance with Policy DM12; or**
- viii infilling in accordance with Policy DM9; or**
- ix limited affordable housing for local needs in accordance with Policy DM2; or**
- x extensions or alterations to buildings in accordance with Policy DM11; or**
- xi redevelopment of previously developed land in accordance with Part B of this Policy; or**

- xii replacement buildings in accordance with Part C of this Policy; or
- xiii residential outbuildings in accordance with Part D of this Policy.

B) Redevelopment of previously developed land (whether redundant or in continuing use and excluding temporary building/s)

Planning permission will only be granted where the role and function of the Green Wedge, in maintaining open land between built-up areas, protecting biodiversity and promoting recreation, would not be materially harmed, and where the development would have no greater impact on the character and appearance of the area than the existing use and/or development. The Council will assess the development based on the following:

- i the size, scale, massing and spread of the new development compared to the existing; and
- ii the visual impact of the development compared to the existing; and
- iii the impact of the activities/use of the new development compared to the existing.

C) Replacement buildings

Planning permission will be granted for the replacement of a building provided that:

- i the existing building being replaced is of permanent and substantial construction; and
- ii the new building is in the same use as the existing; and
- iii the new building would not be out of keeping with its context and surroundings, and does not result in any other harm; and
- iv the new building is not materially larger than the one it replaces.

D) Residential outbuildings

Planning permission will be granted for outbuildings to be used for purposes incidental to the enjoyment of the dwelling where the new outbuilding:

- i is located within the curtilage of the dwelling; and
- ii is ancillary in size, scale and appearance to the host dwelling; and
- iii is not self-contained independent habitable accommodation; and
- iv is well designed and in keeping with its context and surroundings, and does not result in any other harm.

Reasoned Justification

8.87 The Green Wedge is a local landscape designation that recognises the crucial role of the main river valleys in providing important open green networks for wildlife, flood storage capacity, leisure and recreation and sustainable means of transport. It also has an important role in preventing settlement coalescence and maintaining a sense of place and identity for neighbourhoods. New buildings within the Green Wedge will be restricted to ensure that the openness, role and function of these landscapes are not adversely affected.

8.88 Proposals for new buildings will be assessed to ensure that they are proportionate in size and scale in relation to their intended use. In some circumstances, such as proposals

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for new agricultural buildings, evidence may be required to demonstrate the requirement for a building of the size proposed.

8.89 Essential infrastructure is defined as being infrastructure that must be situated in the location proposed for connection purposes and the benefits of which override the impact of the designation such as sewage or water connections, power sources, waste water recycling/treatment sites, electricity substations, emergency services or telecommunications, including on-site and off-site reinforcements to existing networks. Local transport infrastructure is defined as being infrastructure that must be situated in the location proposed such as a Park and Ride facility, new roads and bridges. Essential infrastructure will also be recognised as that proposed by statutory undertakers.

8.90 Buildings for outdoor sport and outdoor recreation include stables for the keeping of leisure horses. Cemeteries, with ancillary buildings, could also be acceptable. The size and scale of these types of development will be judged on a site-by-site basis in relation to their intended use. Domestic stabling should be located within or adjacent to the curtilage of the dwelling they relate to. The Council also recognises that there can sometimes be a need for outbuildings within residential properties because the size or location of the building falls outside of the remit of permitted development. These types of buildings may be used for purposes incidental to the enjoyment of the dwelling house; it is not intended for the policy to provide new planning units or non-domestic uses within a residential site in the Green Wedge.

8.91 Any proposals for a residential ‘annex’ building will need to be ancillary and proportionate in its scale to the host dwelling in terms of its use and not an independent dwelling in its own right. Such ancillary buildings will be expected to share facilities such as gardens, driveway and parking with the host dwelling. Careful consideration will be given to the proposed internal and external layout and facilities proposed to be provided.

8.92 The Council supports, in principle, the provision of new buildings for community use including educational facilities that can demonstrate a requirement for a Green Wedge location. This is likely to be due to the location of the community or facility in which it serves. These types of buildings will only be permitted where they are required to serve the immediate local community; it is not intended for “regional centre” type facilities to be located in the Green Wedge.

8.93 Economic growth in the Green Wedge is encouraged but new buildings will only be permitted in circumstances where the proposal supports the sustainable growth and expansion of an existing, authorised and viable rural business. The need for the Green Wedge location would need to be justified. The Council must be satisfied that the new building is necessary for the existing business and that it is likely to continue to grow and prosper. New buildings for start-up businesses will not be permitted in the Green Wedge. This is to avoid the proliferation of new buildings which are unconnected to existing sites and uses and may result in harm to the openness and landscape character of the river valleys.

8.94 Redevelopment of previously developed land will be permitted where the development would not have a greater impact on the characteristics and attractiveness of the landscape and the purpose of including land within the Green Wedge than the existing development and also represents sustainable development.

8.95 Where a replacement buildings complies with Part C) of the policy, they will only be permitted where the original building is lawful. For the purposes of replacement dwellings, original means as built on 1 April 1974, or if built after this date, as originally built. Buildings must be of permanent and substantial construction. This is to avoid the replacement of shacks, caravans, railway carriages or other structures which, through the passage of time have blended into the landscape.

POLICY DM8 – NEW BUILDINGS AND STRUCTURES IN THE RURAL AREA

A) New buildings and structures

Planning permission will be granted for new buildings and structures in the Rural Area where the development will not adversely impact on the identified intrinsic character and beauty of the countryside and where the development is for:

- i a local community facility where there is a demonstrated need; or**
- ii agriculture and forestry or the sustainable growth and expansion of an existing, authorised and viable business where it can be demonstrated that there is a justified need; or**
- iii local transport infrastructure and other essential infrastructure or development which supports existing or potential utility infrastructure; or**
- iv appropriate facilities for outdoor sport, outdoor recreation and cemeteries; or**
- v a rural worker’s dwelling in accordance with Policy DM12; or**
- vi housing which secures the optimal viable use of a heritage asset or enabling development to secure the future of a heritage asset; or**
- vii housing which includes the re-use of redundant or disused buildings which leads to an enhancement to the immediate setting; or**
- viii an isolated dwelling which is of exceptional design quality; or**
- ix infilling in accordance with Policy DM9; or**
- x limited affordable housing for local needs in accordance with Policy DM2; or**
- xi extensions or alterations to buildings in accordance with Policy DM11; or**
- xii redevelopment of previously developed land in accordance with Part B of this Policy; or**
- xiii replacement buildings in accordance with Part C of this Policy; or**
- xiv residential outbuildings in accordance with Part D of this Policy.**

B) Redevelopment of previously developed land (whether redundant or in continuing use and excluding temporary buildings)

Planning permission will be granted where the proposed development would not result in harm to the identified intrinsic character, appearance and beauty of the area. The Council will assess the development based on the following:

- i the size, scale, massing and spread of the new development compared to the existing; and**

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- ii the visual impact of the development compared to the existing; and
- iii the impact of the activities/use of the new development compared to the existing; and
- iv the location of the site is appropriate to the type of development proposed.

C) Replacement buildings

Planning permission will be granted for the replacement of a building provided that:

- i the existing building being replaced is of permanent and substantial construction; and
- ii the new building is in the same use as the existing; and
- iii the new building would not be out of keeping with its context and surroundings, and does not result in any other harm.

D) Residential outbuildings

Planning permission will be granted for outbuildings to be used for purposes incidental to the enjoyment of the dwelling where the new outbuilding:

- i is located within the curtilage of the dwelling; and
- ii is ancillary in size, scale, and appearance to the host dwelling; and
- iii is not self-contained independent habitable accommodation; and
- iv is well designed and in keeping with its context and surroundings, and does not result in any other harm.

Reasoned Justification

8.96 The majority of the Council's area falls outside the Urban Areas and Defined Settlements, and where it is not Green Belt it is defined on the Policies Map as Rural Area.

8.97 The Council will ensure that the intrinsic character and beauty of the Rural Area is recognised, assessed and, where there is material harm arising from new development it is protected.

8.98 This policy provides some flexibility to allow rural communities and economies to thrive and prosper. This includes the sustainable growth and expansion of rural businesses and enterprises, including local shops and community facilities and services which support the rural community and serve their day-to-day needs.

8.99 Proposals for new buildings and structures will be assessed to ensure that they are proportionate in size and scale in relation to their intended use. In some circumstances, such as proposals for new agricultural buildings, evidence may be required to demonstrate the requirement for a building of the size proposed.

8.100 Essential infrastructure is defined as being infrastructure that must be situated in the location proposed for connection purposes and the benefits of which override any adverse impacts on the intrinsic character and beauty of the countryside such as sewage or water connections, power sources, waste water recycling/treatment sites, electricity substations, emergency services or telecommunications, including on-site and off-site reinforcements to existing networks. Local transport infrastructure is defined as being infrastructure that must

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be situated in the location proposed, such as a Park and Ride facility, or new roads and bridges. Essential infrastructure will also be recognised as that proposed by statutory undertakers.

8.101 Buildings and structures for outdoor sport and outdoor recreation include stables for the keeping of leisure horses. Cemeteries, with ancillary buildings, could also be acceptable. The size and scale of these types of development will be judged on a case-by-case basis in relation to their intended use. Domestic stabling should be located within or adjacent to the curtilage of the dwelling they relate to. The Council also recognises that there can sometimes be a need for outbuildings within residential properties because the size or location of the building falls outside of the remit of permitted development. These types of buildings may be used for purposes incidental to the enjoyment of the dwelling house; it is not intended for the policy to provide new planning units or non-domestic uses within a residential site.

8.102 Any proposals for a residential 'annex' building will need to be ancillary and proportionate in its scale to the host dwelling in terms of its use and not an independent dwelling in its own right. Such ancillary buildings will be expected to share facilities such as gardens, driveway and parking with the host dwelling. Careful consideration will be given to the proposed internal and external layout and facilities proposed to be provided.

8.103 The Council supports the provision of new buildings for community or educational uses that can demonstrate a requirement for a Rural Area location. This is likely to be due to the location of the community or facility in which it serves. In some cases, the catchment area for the development may be wider than the immediate locality i.e. village or town. These types of wider community facilities will only be permitted where the development serves both the local area and wider catchment jointly. This will be assessed on a site by site basis. Community facilities and services include local shops, meeting places, sports venues (indoor and outdoor) cultural buildings, public houses and places of worship.

8.104 Economic growth in the Rural Area is encouraged but new buildings and structures will only be permitted in circumstances where the proposal supports the sustainable growth and expansion of an existing, authorised and viable business. The Council must be satisfied that the new building is necessary for the existing business and that it is likely to continue to grow and prosper. New buildings for start-up businesses should be closely associated with groups of existing buildings.

8.105 Redevelopment of previously developed land will be permitted where the development would not adversely impact upon the recognised character of the area. In considering applications for redevelopment of previously developed land, it cannot be automatically assumed that the site is suitable for the development proposed if it does not harm the intrinsic character and beauty of the countryside. For example, housing developments in isolated locations are unlikely to meet the sustainability objectives of the Local Plan and the NPPF, even if it is within a higher category of the settlement hierarchy. The location of a development may have spatial constraints which make it unacceptable in planning terms, such as physical barriers, proximity to local facilities and services, access to public transport and footpath links.

8.106 Where a replacement building complies with Part C) of the policy, they will only be permitted where the original building is lawful. For the purposes of replacement dwellings, original means as built on 1 April 1974, or if built after this date, as originally built. Buildings must be of permanent and substantial construction. This is to avoid the replacement of shacks,

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caravans, railway carriages or other structures which, through the passage of time have blended into the landscape. The proposed replacement or rebuild must be acceptable in its setting by virtue of its siting, volume, form and scale.

8.107 Exceptional design quality is defined as a dwelling which is truly outstanding, reflecting the highest standards in architecture; help to raise standards of design more generally in rural areas; would significantly enhance its immediate setting, and be sensitive to the defining characteristics of the local area.

POLICY DM9 – INFILLING IN THE GREEN BELT, GREEN WEDGE AND RURAL AREA

A) Green Belt

Planning permission will be granted for limited infilling in the Green Belt provided that:

- i the site is within a village; and**
- ii the site is a small gap in an otherwise built-up frontage; and**
- iii the infilling is limited so as not to impact unacceptably on the function and purpose of the Green Belt; and**
- iv the development does not detract from the existing character or appearance of the area.**

B) Green Wedge or Rural Area

Planning permission will be granted for infilling in the Green Wedge or Rural Area provided that:

- i the site is a small gap in an otherwise built-up frontage; and**
- ii the development does not detract from the existing character or appearance of the area, and would not unacceptably impact on the function and objectives of the designation.**

Reasoned Justification

8.108 Infilling is defined as filling the small gaps within existing groups of dwellings or buildings. For the purposes of this policy, a gap is normally regarded as 'small' if it is capable of accommodating no more than one property or building. In some circumstances, the context and character of the development pattern of the immediate area will allow for more than one property, or building, within these gaps. Each site will be assessed on a case-by-case basis.

8.109 The Council will carefully assess the impact of any proposals for residential infilling to ensure that gaps in the development pattern which positively contribute to the existing setting of a hamlet or group of dwellings are not lost. Within the Green Belt, the proposal must be within a village in order to be consistent with the NPPF. The site context may only be considered as a village where there is a consolidated group of residential properties and not a dispersed settlement pattern. It will usually, although not exclusively, include some form of community facility or focus such as a church, village hall, shop, public house or post office. Whether or not a site is located within a village will be assessed on a site by site basis.

8.110 A judgement needs to be made as to whether a new building would be in character with its surroundings. Buildings that are substantial in size and scale in relation to the neighbouring units either side, and would detract from the existing character of the area, will not be supported.

POLICY DM10 – CHANGE OF USE (LAND AND BUILDINGS) AND ENGINEERING OPERATIONS

A) Green Belt

Planning permission will be granted for the change of use of buildings in the Green Belt where:

- i the building is of permanent and substantial construction, and works to convert the building would not result in substantial reconstruction; and
- ii the building is in keeping with its surroundings, and any alterations or extensions are proportionate in size in relation to the existing building and do not harm its original character; and
- iii the use of land within the curtilage of the building, and which is to be used in association with that building, would not result in harm to the openness of the Green Belt; and
- iv where the building was constructed less than ten years ago for the purposes of agriculture, but it can be demonstrated that it is no longer required for agriculture.

In addition to criteria i to iv above, where the proposed use is for a dwelling or dwellings, the building must have been constructed more than ten years ago.

Engineering operations and material changes in the use of land will be permitted within the Green Belt where they preserve openness, do not conflict with the purposes of including land in the Green Belt, and do not harm the character and appearance of the area.

B) Green Wedge

Planning permission will be granted for the change of use of buildings in the Green Wedge where:

- i the building is of permanent and substantial construction, and works to convert the building would not result in substantial reconstruction; and
- ii the building is in keeping with its surroundings, and any alterations or extensions are proportionate in size in relation to the existing building and do not harm its original character; and
- iii the use of any land within the curtilage of the building, and which is to be used in association with that building, would not conflict with the purposes of the Green Wedge designation; and
- iv the building was constructed less than ten years ago for the purposes of agriculture, but it can be demonstrated that it is no longer required for agriculture.

In addition to criteria i to iv above, where the proposed use is for a dwelling or dwellings, the building must have been constructed more than ten years ago.

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Changes of use of land and engineering operations, including proposals which enhance the role of the Green Wedge as an active travel corridor, will be permitted where the development would not adversely impact on the role, function, character and appearance of the Green Wedge as set out in Strategic Policy S11.

C) Rural Area

Planning permission will be granted for the change of use of land or buildings in the Rural Area where:

- i the building is of permanent and substantial construction, and works to convert the building would not result in substantial reconstruction; and**
- ii the building is in keeping with its surroundings, and any alterations or extensions do not harm its original character; and**
- iii it does not adversely impact on the identified intrinsic character, appearance and beauty of the Rural Area; and**
- iv the building was constructed less than ten years ago for the purposes of agriculture, but it can be demonstrated that it is no longer required for agriculture.**

In addition to criteria i to iv above, where the proposed use is for a dwelling or dwellings, the building must have been constructed more than ten years ago.

Engineering operations will be permitted within the Rural Area where they do not adversely impact upon the identified intrinsic character, appearance and beauty of the Rural Area.

Reasoned Justification

8.111 The Council recognises that the re-use and adaptation of existing buildings in the countryside can provide opportunities for residential, commercial and industrial development. In order to avoid abuse of this policy, the building/s should be permanent and not require substantial reconstruction. A structural survey will be required to be provided in order to demonstrate that the structure is capable of conversion without rebuild or creation of new structural elements.

8.112 Within the Green Belt and Green Wedge, any alteration or extension included as part of a change of use will require careful scrutiny in order to ensure that it is not disproportionate in relation to the existing building. Proportionate should be assessed in the context of footprint, height and volume.

8.113 Buildings will normally have an identified curtilage. It is important to consider how the curtilage may alter as part of the change of use to the host building; for example, through storage or domestication. In the Green Belt, the Council will be mindful about the impact on openness. In the Green Wedge, the ancillary use of the land should not conflict with the purpose of the designation. In the Rural Area, the critical aspect will be identifying the intrinsic character and making a judgement as to whether an adverse impact would result.

8.114 The 10 year period for conversions to dwellings is included in order to prevent misuse of the policy. The building must have been originally constructed and used for the purpose intended and not with a view of re-using it in the future for another use.

8.115 Development which supports the role of the Green Wedge as an active travel corridor includes proposals which facilitate greater use of all other active modes of travel, including leisure travel and horseback, through the Green Wedge.

POLICY DM11 – EXTENSIONS TO EXISTING BUILDINGS WITHIN THE GREEN BELT, GREEN WEDGE AND RURAL AREA

A) Green Belt

Planning permission will be granted for extensions or alterations to existing buildings where the building is located within the Green Belt and the extension or alteration would not:

- i result in disproportionate additions over and above the size and scale of the original building; and
- ii be out of keeping with its context and surroundings or result in any other harm.

B) Green Wedge

Planning permission will be granted for extensions or alterations to existing buildings where the building is located within the Green Wedge and the extension or alteration would not:

- i be disproportionate in size and scale in relation to the existing building; and
- ii be out of keeping with its context and surroundings or result in any other unacceptable harm; and
- iii conflict with the purposes of the Green Wedge designation.

C) Rural Area

Planning permission will be granted for extensions or alterations to existing buildings where the building is located within the Rural Area and the extension or alteration would not:

- i be out of keeping with its context and surroundings and does not result in any other unacceptable harm; and
- ii adversely impact on the identified intrinsic character and beauty of the Rural Area.

Reasoned Justification

8.116 Extensions and alterations to buildings can result in significant changes to their appearance and the impact they have on the surrounding countryside. An alteration may include changes to fenestration, materials and external features. For the avoidance of doubt, buildings include residential dwellings, and all buildings must be substantially intact and have a reasonable remaining life.

8.117 Other harm can include, but is not limited to: visual intrusion, noise, activity, light pollution and use.

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A) Green Belt

8.118 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. Whilst extensions or alterations to buildings within the Green Belt are not inappropriate development, this is subject to meeting the objectives of Green Belt policy.

8.119 Extensions or alterations must not result in disproportionate additions over and above the size of the original building. Original building means that as built at 1 April 1974, or if built after this date, as originally built. The current district was formed on 1 April 1974 from the Borough of Chelmsford, and most of the Chelmsford Rural District.

8.120 Detached outbuildings in close proximity to the host dwelling may in some cases be considered as extensions where the property may currently be deficient in an outbuilding to serve its domestic needs, for example - a detached garage. When determining whether an outbuilding in the Green Belt can be considered as an extension, matters for consideration will include its use, siting, form, size, scale, and proximity to the host dwelling.

B) Green Wedge

8.121 The role of the main river valleys will be protected and enhanced as a multi-faceted landscape for its openness and preventing settlement coalescence and its function as an important green network for wildlife, leisure and recreation. Some parts of the Green Wedge may also fall within the Green Belt. In these cases, the objectives and purpose of the Green Belt will still apply; Green Belt is a national designation, subject to national policies and will still be given full weight in planning decisions. The Green Wedge also covers parts of the designated Rural Area and in these cases the proposal will need to conform with both Parts B and C of the policy.

C) Rural Area

8.122 Much of the Council's area falls within the Rural Area which is very attractive and has a traditional rural appearance with long unbroken views. In assessing the intrinsic character and beauty of the Rural Area, the Council will make a judgement on a site-by-site basis. The Council will support rural communities. This includes the sustainable growth and expansion of existing and authorised rural businesses, such as shops, public houses and restaurants, tourist attractions, agriculture and diversification, offices and community uses where that expansion would not adversely impact on the identified character and beauty of the area.

POLICY DM12 – RURAL AND AGRICULTURAL/FORESTRY WORKERS' DWELLINGS

Planning permission will only be granted for a new dwelling or caravan in the Green Belt where there is a proven essential need for the purposes of agriculture or forestry, and there are very special circumstances which clearly outweigh the harm to the Green Belt and any other harm.

Planning permission will be granted for a new dwelling or caravan in the Green Wedge or Rural Area where there is a proven essential need for the purposes of agriculture or forestry, horse breeding and training, livery or other land-based rural business.

A) Temporary accommodation

For applications for temporary accommodation, the following criteria must be met:

- i it can be demonstrated that the business can sustain the full-time worker directly employed by the business at minimum wage; and
- ii it can be demonstrated that there is a functional need for the proposed accommodation which cannot be met by existing suitable accommodation available in the area, or by rearranging duties and responsibilities between workers; and
- iii the need cannot be met by re-using, extending or adapting an existing building on the holding; and
- iv the proposed accommodation is located within or adjacent to the existing farm complex of buildings or other dwellings on the holding; and
- v the size of the accommodation relates to the needs of the rural worker to be employed under his or her current situation.

B) Permanent accommodation

In addition to compliance with the above Part A) permanent accommodation will only be permitted where the unit and the agricultural/rural business have been established for at least 3 years, it can be demonstrated that the business has been profitable for at least one of them, is currently financially sound and has a clear prospect of remaining so.

In all cases, (temporary and permanent accommodation) conditions will be attached to any permission removing permitted development rights and limiting the occupancy to that required for the business concerned.

C) Removal of Occupancy conditions on existing dwellings

Planning permission will be granted for the removal of a restrictive agricultural/rural worker occupancy condition on a dwelling only where:

- i comprehensive evidence has been submitted to show that the property, including all of its land and buildings that form part of the holding, has been marketed for sale or rent for a minimum period of 12 months at a market price to reflect the occupancy condition, and confirmation of a lack of interest; and
- ii it is evidenced that there is no long-term need for an agricultural/rural workers dwelling in the locality; and
- iii the dwelling was not constructed or converted for the purposes of an agricultural or rural worker less than 10 years prior to the submission of the application to remove the occupancy condition.

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Reasoned Justification

8.123 One of the few circumstances where a new dwelling within the countryside may be justified is when accommodation is required to enable agricultural or rural workers to live at, or in the immediate vicinity of, their place of work. Such a need must be essential, and to prevent the misuse of this policy the Council requires any proposal for a new agricultural/rural workers dwelling to meet all the criteria set out within the policy.

8.124 Where possible, development on the best and most versatile agricultural land should be avoided. The re-use of existing buildings or building on previously developed land within a site should be prioritised before considering the loss of Grade 2 and Grade 3 agricultural land. Grade 3b agricultural land should be prioritised for development over higher grade land wherever possible.

8.125 In the case of a new start-up business, the Council will only allow the provision of temporary accommodation for use by a rural or agricultural worker for a temporary period of up to 3 years. This would normally take the form of a caravan/mobile home. This is to enable sufficient time for the business to be able to demonstrate that it is viable and profitable. If after a period of 3 years this cannot be demonstrated, permission will not be granted for either an extension to the temporary period or for a permanent dwelling.

8.126 If the business is able to demonstrate an essential need for a permanent dwelling in accordance with all of the criteria of the policy, the size and scale of the dwelling shall be related to the needs of the employee based upon their existing domestic circumstances. If in the future the circumstances of the occupier change, the Council will assess the need for any adaptation or extension of the dwelling on its individual merits.

8.127 When considering planning applications to remove restrictive occupancy conditions, the Council recognises that changes in the scale and character of a business may affect the longer-term requirement for dwellings in the countryside for their original purpose. The Council also recognises that it would fulfil no purpose to keep such dwellings vacant, or that existing occupiers should be obliged to remain in occupation simply by virtue of a planning condition that has outlived its usefulness. The Council will expect applications for the removal of an occupancy condition to demonstrate that there is no long-term need for an agricultural dwelling in the locality.

8.128 The Council will also bear in mind that such dwellings could be used by agricultural and forestry or rural workers seeking accommodation within the wider surrounding area. It must be demonstrated to the Council's satisfaction the availability of a dwelling subject to an occupancy condition has been effectively marketed to likely interested parties in the area concerned, and that no interest has been shown regarding purchase or occupation of the dwelling by those working in the local agricultural community. The Council will make a judgement on the adequacy of the marketing exercise on a case-by-case basis.

Protecting the Historic Environment

8.129 This Section provides policies which cover the historic environment. Policy S3 outlines the strategic approach to the historic environment. Relevant policies of the Local Plan are separated into designated and non-designated assets, to represent the distinction within the NPPF.

POLICY DM13 – DESIGNATED HERITAGE ASSETS

A) The impact of any development proposal on the significance of a designated heritage asset or its setting, and the level of any harm, will be considered against any public benefits arising from the proposed development. Where there is substantial harm or total loss of significance of the designated heritage asset, consent will be refused unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss; or all of the following apply:

- i the nature of the heritage asset prevents all reasonable uses of the site; and**
- ii use of the asset is not viable in itself in the medium term, or not demonstrably possible in terms of grant funding; and**
- iii the harm or loss is outweighed by bringing the site back into use.**

Where there is less than substantial harm to the heritage asset this will be weighed against the public benefits of the development proposal, including securing the optimum viable use of the heritage asset.

The Council will take account of the desirability of sustaining and enhancing the significance of heritage assets and the positive contribution that conservation of heritage assets can make to sustainable communities, local character and distinctiveness.

B) Listed Buildings

In addition to Part A) the Council will preserve Listed Buildings and will permit proposals where:

- i any extension/alteration would not adversely affect its significance as a building of special architectural or historic interest, both internally and externally; and**
- ii development within the setting of a listed building would not adversely affect the significance of the listed building, including views to and from the building, landscape or townscape character, land use and historic associations; and**
- iii any change of use would preserve its significance as a building of special architectural or historic interest and ensure its continued use.**

C) Conservation Areas

In addition to Part A) development will be permitted in Conservation Areas where:

- i the siting, design and scale would preserve or enhance the character or appearance of the area; and**
- ii building materials and finishes are appropriate to the local context; and**
- iii features which contribute to the character of the area are retained; and**
- iv important views are preserved.**

Development involving demolition or substantial demolition will only be granted if it can be demonstrated that:

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- v the structure to be demolished makes no contribution to the special character or appearance of the area; or
- vi it can be demonstrated that the structure is beyond repair or incapable of beneficial use; or
- vii the substantial public benefit would outweigh the harm; or
- viii it can be demonstrated that the removal of the structure would lead to the enhancement of the Conservation Area.

D) Registered Parks and Gardens

Development proposals should protect Registered Parks and Gardens and their settings. Harm should be assessed in accordance with the tests within Part A) of this policy.

E) Scheduled Monuments

Development proposals should protect Scheduled Monuments and their settings. Harm should be assessed in accordance with the tests within Part A) of this policy.

Reasoned Justification

8.130 When considering proposals affecting listed buildings, local authorities have a statutory duty to have special regard to the desirability of preserving the building, its setting or any features of special architectural or historic interest. There is a clear presumption against proposals for the total or substantial demolition of any listed building, or for any alteration or extension that would adversely affect its special architectural or historic character. Proposals which affect the setting of a listed building will also be critically assessed. Any harm to a designated heritage asset will require clear and convincing justification. Any loss of the whole or part of the heritage asset will not be permitted without taking all reasonable steps to ensure the new development will proceed after the loss has occurred. The setting of a building and its contribution to a local scene may be very important; for example, where it forms an element in a group, park or garden or other townscape, or where it shares particular architectural forms or details with other buildings nearby.

8.131 The best use for an historic building is the use for which it was designed. Wherever possible, this should continue particularly if it is residential use. However, there may be occasions when this is no longer a practical proposition. The Council will consider the introduction of appropriate alternative uses for redundant listed buildings as an exception to other planning policies, provided it is the only way to preserve or enhance the special architectural and historic character or structure of the building and its setting, and it does not adversely affect amenities, highway safety, etc. In this context, a change of use can adversely affect the setting of a building through the extra activity it generates; for instance, through increased on-site car parking, even if it does not affect the external appearance of the building itself. It will not be sufficient to justify such a development merely on the basis that the proposed use will generate a higher property value or increased revenues.

8.132 The character of an area derives from a number of elements; these can include the siting and design of its buildings, open spaces, views and features such as walls, landscape, materials and the activities that take place there. Careful consideration of the setting within Conservation Areas includes judging the acceptability of materials and finishes to either

respect or complement the area. The very designation of the Conservation Area denotes architectural or historic interest; it is therefore justified that as many as possible important features remain. The most important views in a Conservation Area are those within the designated area, but proposals should also respect how the area is viewed from outside of the designated area. An incremental adverse change to the Conservation Area could result in a reduction in the designated area.

8.133 Development affecting areas designated as Registered Parks and Gardens will be assessed against the likely impact of such development on their visual character and setting.

8.134 The Council will seek to ensure that new development proposals do not adversely affect the historic or archaeological importance of a Scheduled Monument.

POLICY DM14 – NON-DESIGNATED HERITAGE ASSETS

Proposals will be permitted where they retain the significance of a non-designated heritage asset, including its setting. Where proposals would lead to harm to the significance of a non-designated heritage asset or its loss, proposals should demonstrate that:

- i the level of harm or loss is justified following a balanced judgement of harm and the significance of the asset; and**
- ii harm is minimised through retention of features of significance and/or good design and/or mitigation measures.**

Reasoned Justification

8.135 The focus of the policy is based on the protection and retention of non-designated heritage assets, as identified on the Council's Buildings of Local Value List, Inventory of Landscape of Local Interest and Protected Lanes Studies. The aim is to avoid or minimise harm and weigh up any harm against the loss of significance. Where harm is justifiably unavoidable in most cases it should be possible to retain some aspect of significance. The Council may also have regard to whether a building, monument, site, place, area or landscape should be identified as a non-designated heritage asset for the purposes of a planning decision. This consideration would be based upon guidance in the PPG and NPPF.

POLICY DM15 – ARCHAEOLOGY

Planning permission will be granted for development affecting archaeological sites that are of sufficient significance as to warrant preservation in situ, providing it protects, enhances or preserves the sites of archaeological interest and the contribution made by their settings to their significance. Where development would harm the significance of archaeological sites, they will be subject to consideration under Policy DM13 A) or DM14, dependent on their level of significance.

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Applications shall have assessed the archaeological potential of the site in consultation with the Historic Environment Record and taken account of the archaeological significance of any importance of those remains, the need for the development, the likely extent of any harm, and, in instances where archaeological remain do not warrant preservation in situ, the likelihood of the proposal successfully preserving the archaeological interest of the site by record.

Reasoned Justification

8.136 Chelmsford contains numerous sites of archaeological significance. There are 2,503 archaeological sites detailed in the Essex Historic Environment Record, maintained by Essex County Council. They constitute a finite and non-renewable resource and are in many cases highly fragile and vulnerable to damage and destruction. Many locations have sites that may have archaeological potential but have no statutory protection. They rely on the sympathetic application of planning and management policies for their survival and protection.

8.137 When new sites of archaeological significance are identified, the Council will ensure that they are afforded appropriate protection and, where possible, retained in situ. Where retention is not possible or where the archaeological remains do not warrant preservation in situ, clear justification will be required through archaeological investigation and recording either through conditions or as part of a planning obligation. Fieldwork must be undertaken by a suitably qualified contractor. Where a non-designated archaeological site is of similar national significance to a Scheduled Monument, Policy DM13 will apply.

Protecting the Natural Environment

POLICY DM16 - PROTECTION AND PROMOTION OF ECOLOGY, NATURE AND BIODIVERSITY

A) Internationally Designated Sites

Developments that are likely to have an adverse impact (either individually or in combination with other developments) on European Designated Sites must satisfy the requirements of the Habitats Regulations, determining site specific impacts and avoiding or mitigating against impacts where identified.

Where appropriate, contributions from qualifying residential developments within the Zones of Influence as defined in the Essex Recreational disturbance Avoidance and Mitigation Strategy (RAMS) will be secured towards mitigation measures identified in the RAMS.

B) Nationally Designated Sites

Development proposals within or outside a SSSI, likely to have an adverse effect on a SSSI (either individually or in combination with other developments), will not be permitted unless, on an exceptional basis, the benefits of the development clearly outweigh both the adverse impacts on the features of the site and any adverse impacts on the wider network of SSSIs.

C) Locally Designated Sites

Development likely to adversely affect locally designated sites, their features or their function as part of the ecological network, will only be permitted where the need and benefits of the development clearly outweigh the loss and the coherence of the local ecological network is maintained.

D) Biodiversity and Geodiversity in Development

Development proposals should:

- i Conserve and enhance the network of habitats, species and sites (both statutory and non-statutory, including priority habitats and species) of international, national and local importance commensurate with their status and give appropriate weight to their importance; and
- ii Incorporate measures and features into the design of new buildings, extensions or renovations to increase biodiversity; and
- iii Avoid negative impacts on biodiversity and geodiversity, adequately mitigate unavoidable impacts and as a last resort compensate for residual impacts; and
- iv Unless exempt, must provide a minimum 10% biodiversity net gain (20% on Chelmsford Garden Community and East Chelmsford Garden Community) above the existing ecological baseline value of the site, or subsequent government standard, to be calculated and reported in accordance with local and national best practice guidance prevailing at the time of the application, and to be secured for a minimum of 30 years after completion.

Applications for engineering and other operations, and change of use in order to create biodiversity sites in appropriate locations, including sites associated with the Local Nature Recovery Strategy, will be supported.

Reasoned Justification

8.138 The presence of protected species is a material consideration when the Council is considering a development proposal which, if carried out, would be likely to result in harm to the species or its habitat. When considering planning applications it is essential that the presence or otherwise of protected species and the extent that they may be affected by the development is established before planning permission is granted.

8.139 Planning permission should be refused for development resulting in the loss or deterioration of irreplaceable habitats unless the need for and benefits of the development in that location clearly outweigh the loss, or appropriate mitigation measures can be put in place. On Internationally Designated Sites mitigation may involve providing or contributing towards a combination of the following measures:

- Access and visitor management measures within a site
- Improvement of existing greenspace and recreational routes
- Provision of suitable alternative natural greenspace (SANG) in accordance with Natural England SANG standards which includes 8ha/1000 new population
- Provision of high quality semi-natural accessible greenspace in accordance with Natural England standards which includes 8ha/1000 new population

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- Provision of recreational routes
- Monitoring of the impacts of new development on the site to inform the necessary mitigation requirements and future refinement of any mitigation measures
- Insert other potential mitigation measures to address air pollution impacts e.g. emission reduction measures and on site management measures.

8.140 The Essex Recreational disturbance Avoidance and Mitigation Strategy Document (RAMS) was adopted in 2019 and the SPD was adopted in 2020. The Essex Coast RAMS, which has the brand name Bird Aware Essex Coast, aims to deliver the mitigation necessary to avoid adverse effects on the integrity of habitats sites from the in-combination impacts of residential development in Essex. The Essex Coast RAMS identifies a detailed programme of strategic avoidance and mitigation measures which are to be funded by developer contributions from all qualifying residential development within the Zones of Influence as defined in the adopted RAMS. Major developments (defined as sites of 10 or more dwellings) may also be required to provide or contribute towards additional recreational mitigation measures to address alone impacts of the proposal as identified in paragraph 8.139 of DM16. This will be informed by a review of the RAMS and SPD which is expected to be complete in late 2025 and/or project level HRAs.

8.141 For development effecting Nationally Designated Sites, proposals will need to take account of the Chelmsford Green Infrastructure Strategic Plan, Local Nature Recovery Strategy (LNRS), and the Essex Green Infrastructure Strategy. Where necessary, appropriate mitigation measures may include new residential development contributing towards implementation of the objectives and targets in these documents.

8.142 The NPPF states that plans should promote enhancement of ecological networks and recovery of priority species. Priority habitats and species are those listed under the Natural Environment and Rural Communities Act 2006, or any subsequent amendment to this Act and include priority bird species, bats and reptiles.

8.143 The design of a development will be expected to incorporate beneficial biodiversity features, such as swift boxes, bat or bird boxes, swift, bat and bee bricks, green roofs, passageways to prevent access to roadways, wildlife kerbs, and gaps in bases of garden fences to facilitate the movement of native wildlife or the creation and connection of wildlife corridors through landscaping or other means. Where possible, landscaping should comprise of native species only. New water features such as attenuation ponds that can provide new wetland areas, and removal of redundant in-channel structures and culverts, can also create and restore wildlife habitats. Developments adjacent to main rivers should take opportunities to retain riparian corridors as public open space over private gardens, improve water related biodiversity through a variety of initiatives including buffer strips, riparian tree planting, alien species removal and increasing in-channel morphology diversity. The location and specification of biodiversity features should be designed with input from a qualified ecologist and be integrated within the fabric of the building to ensure longevity.

8.144 Relevant development proposals will be required to complete the Council's Biodiversity Checklist. Where there is the potential for the presence of protected species and/or habitats, a relevant ecological survey shall be undertaken by a suitably qualified ecologist. The development proposal should be informed by the results of the checklist, any relevant survey and apply the mitigation hierarchy and have regard to the Council's Green Infrastructure Strategic Plan and the Essex Green Infrastructure Strategy.

8.145 In line with the Environment Act 2021 all development proposals (except where exemptions apply) will be required to provide a minimum of 10% biodiversity net gain above the ecological baseline for the application site. This is to ensure that the environment is left in a better state than before the development. However, where it is possible to achieve, the Council will encourage the delivery of a greater than 10% biodiversity net gain. In line with policies SGS6 and SGS16a, a minimum of 20% biodiversity net gain will be required for Chelmsford Garden Community and East Chelmsford Garden Community, subject to site constraints.

8.146 Proposals for biodiversity net gain must be acceptable to the Council in terms of design and location, take into account local priorities set out in the LNRS which guides the delivery of biodiversity net gain projects in Essex, the Essex Green Infrastructure Strategy and the Chelmsford Green Infrastructure Action Plan, and be informed by a comprehensive understanding of habitats and species associated with the site.

8.147 Planning applications must be supported by a Biodiversity Net Gain Plan and supporting reports with information to demonstrate how a minimum of 10% biodiversity net gain (or 20% for sites SGS6 and SGS16a) will be achieved, implemented, managed and maintained. These should be carried out by suitably qualified professionals and use the most up-to-date Department of Environment, Farming and Rural Affairs (DEFRA) Biodiversity Metric Calculators, in order for the level of biodiversity value before and after a development takes place to be clearly measured. All development proposals, including those for biodiversity enhancements, will be required to demonstrate the application of the mitigation hierarchy to ensure harm is avoided in the first instance. Loss or damage to irreplaceable habitats cannot be offset to achieve a net gain. Public open space requirements or the provision of SANGs are separate to biodiversity net gain and will not be considered as an alternative to or a replacement for net gain provisions. Where possible, the provision of both on site should be segregated to ensure the quality of the habitat for wildlife is maximised.

8.148 The Biodiversity Net Gain Plan must include a costed long-term management and maintenance plan to include enough funding to last for a minimum period of 30 years after completion of the development. However, the Council will aim, where possible, to secure biodiversity net gain for the life-time of the development. This is in recognition of the climate and ecological emergency and of the wider long-term benefits that biodiversity net gain provides on improving health and well-being of local communities and improving the natural environment of the Council's administrative area.

8.149 The Council expects the requirements for biodiversity net gain to be provided within the application site boundary to ensure biodiversity in new development and to prevent the removal of biodiversity in developed areas. The Council will only consider off-site provision, or the purchase of off-site biodiversity units, if it can clearly be demonstrated that biodiversity net gain cannot be adequately achieved on-site. The purchase of statutory Biodiversity Credits as a mechanism to achieve biodiversity net gain will only be considered as a last resort. Off-site measures will be expected to be in reasonable proximity to the development, strategically located for nature conservation and be informed by local and national guidance and data including the LNRS, the Essex Infrastructure Strategy and Chelmsford Green Infrastructure Action Plan. This is to ensure that habitats do not become fragmented and the users of the new development are able to benefit from being close to nature. Off-site provision should be discussed in advance with the Council and where appropriate with the Essex Local Nature Partnership.

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8.150 Biodiversity net gain proposals will be secured by condition and/or legal agreement. This will include a requirement to cover the Council's costs associated with the long-term monitoring of the biodiversity net gain proposals, with reports provided to the Council by developers for inclusion in the Authority Monitoring Report and BNG reporting.

8.151 Further information on the implementation of biodiversity net gain will be set out in a Biodiversity Net Gain Planning Advice Note. Ahead of this the Council will refer to the latest national best practice guidance including 'Biodiversity Net Gain – Good Practice principles for development, a practical guide' (CIEEM, CIRIA, IEMA, 2019) and British Standard BS42020 'Biodiversity-Code of Practice for Planning and Development', or subsequent revisions.

POLICY DM17 –TREES, WOODLAND AND LANDSCAPE FEATURES

A) Protected Trees and Woodland

Planning permission will be granted for development proposals that do not result in unacceptable harm to the health of a preserved tree, trees in a Conservation Area or Registered Park and Garden, preserved woodlands or ancient woodlands. Consideration will also be given to the impact of a development on aged or veteran trees found outside ancient woodlands, both now and in the future.

Development proposals that have the potential to affect preserved trees, trees in a Conservation Area or Registered Park and Garden, preserved woodlands or ancient woodlands must set out measures to secure their protection.

In exceptional circumstances there may be overriding public benefits arising from the development that could justify the removal of a preserved tree or trees. In such circumstances, a replacement tree, or trees, shall be provided of a size and type suitable for its location.

B) Other Landscape Features

Planning permission will be granted for development proposals that do not result in unacceptable harm to natural landscape features that are important to the character and appearance of the area. Harm or loss of these features will not be permitted unless a landscape strategy, which would compensate for the loss or harm, is secured or where there are overriding public benefits arising from the development.

C) New Trees

Three new trees per net new dwelling are required to be planted for all new housing development.

All new strategic scale employment and infrastructure development (defined as development in excess of 1,000 sqm or 0.1 hectares) will be required to plant a significant number of new trees as part of landscaping requirements.

Reasoned Justification

8.152 Trees and woodland provide a vital benefit, and help to improve the wellbeing of the public and the environment. Some of their many benefits include the provision of shelter and shade, stabilisation of soil, filtering air pollution, reducing noise, improving and softening the landscape, and creating and connecting wildlife habitats.

8.153 Planning permission will only be granted where the development proposal would not conflict with the purposes of the preservation order of the tree or woodland unless there is a substantiated justification. Harm to protected trees may include, but is not limited to, excessive pruning, incursion in the root protection area, alterations to ground levels or complete removal of the tree.

8.154 Proposals must also take into account the longer-term relationship between trees and a development. In some circumstances, even when a development can be physically constructed without resulting in harm to a tree, the proximity and liveability of the development with the tree can result in long-term pressure for the tree to be constantly pruned or even felled. Examples include over-shadowing of garden areas, leaf litter, detritus and bird droppings over roofs, guttering or car parking areas. In decision making, account also needs to be taken of the incremental growth of a preserved tree.

8.155 Development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists. Any impact on irreplaceable habitats should be fully considered under policy DM16.

8.156 Landscape features in the countryside, suburban and urban environments play an important part in shaping the character and appearance of an area. They can include, but are not limited to, trees, hedgerows, woodlands, meadows, field margins and water features that do not benefit from international, national or local designations. Each application will be assessed on a case-by-case basis on the importance and contribution that the existing landscape features make to the appearance of the locality.

8.157 The Council has declared a Climate and Ecological Emergency to focus attention on reducing carbon and greenhouse gas emissions in the area and to plan for a more sustainable future.

8.158 The Council's Climate and Ecological Emergency Action Plan includes undertaking a greening programme to significantly increase to amount of woodland and the proportion of tree cover in Chelmsford.

8.159 The Council has an ambition to plant at least one tree for every existing resident and at least three new trees planted for every net new home in Chelmsford to assist in the Climate and Ecological Emergency. All new housing development is therefore required to plant three trees per net new dwelling, in addition to any compensatory tree planting, in accordance with the requirements set out in the Planning Obligations SPD.

8.160 Where possible the Council will expect tree planting to take place on development sites as part of the approved landscaping scheme, including through the creation of tree-lined streets. The appropriate trees for on-site planting will be determined by the size, position, and type of location available. Council officers will assess proposed planting schemes and provide advice where necessary. Drawings accompanying planning applications should clearly demonstrate how the requirement of three trees per dwelling is being accommodated on site.

8.161 All development proposals for major new employment and infrastructure (such as new schools, neighbourhood centres and strategic green infrastructure) must demonstrate that provision has been made for the incorporation of a significant number of new trees on

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site as part of landscaping requirements. Trees can be provided on site in a variety of ways including as part of the landscaping, public realm and amenity proposals. This will enhance tree coverage across the Council's administrative area in line with Council ambitions. It will also help to deliver environmental, biodiversity and amenity benefits to the city and users of the new development. A judgement will be made on a case by case basis over what will be considered 'significant' taking into account the nature, scale and size of the development, the site and immediate locality with more guidance to be set out in the Making Places SPD.

8.162 Where on-site planting is impractical, a commuted sum will be sought to pay for planting on Council owned land or other sites agreed by the Council. Further guidance is provided in our Tree Planting Planning Advice Note and the Planning Obligations SPD.

POLICY DM18 – FLOODING/SUDS

A) Planning permission for all types of development will only be granted where:

- i it can be demonstrated that the site is safe from all types of flooding, either because of existing site conditions or through flood risk management from the development, now and for the lifetime of the development; and**
- ii it does not worsen flood risk elsewhere.**

B) In addition to above Part A) development within areas of flood risk will be required to:

- i provide a safe dry refuge and a safe means of escape or suitably manage risk through some other means; and**
- ii manage surface water run-off so that the discharge rate will not exceed the equivalent 1 in 1 greenfield rate, unless there are overriding reasons for not doing so; and**
- iii locate the most vulnerable development in areas of lowest flood risk unless there are overriding reasons for not doing so; and**
- iv provide wider sustainability benefits to the community that mitigate flood risk.**

C) All major development will be required to incorporate integrated water management measures such as rainwater/stormwater harvesting to reduce surface water run-off and ensure that it does not increase flood risk elsewhere. The principal method to do so should be the use of Sustainable Drainage Systems (SuDS). As well as providing appropriate water management measures, where possible SuDS should be multifunctional to deliver amenity, recreational and biodiversity benefit for the built, natural (including green infrastructure) and historic environment.

D) Surface water connections should follow the sustainable drainage hierarchy with connection to the public sewerage network only made where it can be demonstrated that there are no feasible alternatives (this applies to new developments and redevelopments) and where there is no detriment to existing users. Surface water connections to the foul sewer will not be permitted, and only to a combined sewer in exceptional circumstances.

Reasoned justification

8.163 Areas of flood risk include risk from all sources of flooding including from rivers and the sea, directly from rainfall onto the ground surface and rising groundwater, overwhelmed sewers and drainage systems and from other water bodies.

8.164 In considering proposals for development, the Council will follow a sequential risk-based approach, including the application of the 'exception test' where some continuing development is necessary for wider sustainable reasons.

8.165 The Council will require that development is protected from flooding and that appropriate measures are implemented to mitigate flood risk taking into consideration the lifespan of a development. In order to reduce flood risk within Chelmsford City Centre, the Council will work with the Environment Agency to put in place strategic flood defence measures upstream from Chelmsford Urban Area on the Rivers Can and Wid and, in appropriate circumstances, local flood protection measures within development sites.

8.166 The Council also requires the provision of sustainable drainage systems for the disposal of surface water within and leading from new development. SuDS should be the principal, but may not be the only method. SuDs are often most viable when considered early in the design process so developers are encouraged to engage in pre-application discussions with Essex County Council (as Lead Local SuDS Authority), and refer to ECC's SUDS Design Guide, and any future updates, when preparing applications incorporating SuDS schemes [SuDS Design Guide \(essex.gov.uk\)](http://essex.gov.uk).

8.167 SuDS can help make space for water to accommodate climate change as well as delivering other benefits to the natural environment. They can also promote biodiversity and habitat improvements. Relevant developments should consider Countryside Stewardship schemes to help prevent soil loss and to reduce runoff from agricultural land. Where development is located within a Critical Drainage Area (CDA) it may have the potential to impact on the CDA in respect of surface water flooding. Such sites are likely to require an individually designed mitigation scheme to address this issue.

8.168 Surface water connections to the public sewerage network should only be made where it can be demonstrated that there are no feasible alternatives (this applies to new developments and redevelopments) and where there is no detriment to existing users.

POLICY DM19 – RENEWABLE AND LOW CARBON ENERGY

Planning permission will be granted for renewable or low carbon energy developments provided that they:

- i do not cause demonstrable harm to residential living environment; and**
- ii avoid or minimise impacts on the historic environment; and**
- iii can demonstrate no adverse effect on the natural environment including designated sites; and**
- iv do not have an unacceptable visual impact which would be harmful to the character of the area; and**
- v will not have a detrimental impact on highway safety.**

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Where located within the Green Belt, renewable or low carbon energy developments will also need to demonstrate very special circumstances in order to be approved.

For major renewable and low carbon energy proposals, a package of community benefits should be delivered to ensure a positive community legacy.

Reasoned Justification

8.169 The Council wishes to reduce the consumption of fossil fuels and the subsequent generation of pollution and waste to help mitigate climate change. Renewable and low carbon energy schemes have a key role to play in promoting more sustainable forms of development and reducing the production of greenhouse gases. The Council will encourage the provision of such projects and will balance the immediate impact of renewable and low carbon energy proposals on the amenities of the local environment with their wider contribution to reducing the emission of greenhouse gases.

8.170 For the purposes of the policy, the means of generating renewable or low carbon energy include (but are not restricted to) onshore wind generation, photovoltaic cells, passive solar heating systems, combined heat and power, biomass and air/ground source heat pumps.

8.171 Impacts on the natural and historic environment include, but are not limited to, water and air quality, flood risk, designated and non-designated heritage assets. Assessing the impacts of development on these assets are covered by Policies DM13, DM14, DM15 and DM16. The assessment of the visual impact of the development will take into consideration the cumulative landscape impact of the proposal.

8.172 Major solar farm proposals are those with a site area of 1 hectare or above, as defined in the Town and Country Planning (Development Management Procedure) England Order 2010. Such proposals should deliver community benefits and a positive community legacy from development in accordance with the guidance set out in the Solar Farm Development SPD.

8.173 The Council's Solar Farm Development SPD provides further detailed guidance on major solar farm development proposals. The Council's Making Places SPD provides further planning advice for smaller building mounted solar energy systems.

Delivering and protecting Community Facilities

8.174 This Section focuses on providing and protecting assets within our communities that influence our quality of life.

POLICY DM20 - DELIVERING COMMUNITY FACILITIES

Planning permission will be granted for new, or extensions to existing, facilities and services which support the local community where:

- i there is access to adequate public transport, cycling and walking links for the benefit of non-car users; and**

- ii **vehicle access and on-site vehicle parking would be provided to an appropriate standard commensurate to the scale of the development; and**
- iii **the development would be compatible with its surroundings; and**
- iv **there would be no unacceptable impact on the character, appearance or local environment;**
- v **adequate access to and between the facilities and/or services would be provided for people with disabilities commensurate to the scale of the development; and**
- vi **buildings are flexible and sited to maximise shared use of the facility.**

Where the proposal falls outside of main Urban Areas and Defined Settlements, it must also comply with the relevant policies for its location, taking account of the planning policy objectives for that area.

Reasoned Justification

8.175 This policy applies to all proposed community facilities, whether as part of larger schemes or submitted separately. New facilities and services should support the local community where they are to be situated. In some cases, the catchment area for the development may be wider than the immediate locality i.e. village or town. These types of wider community facilities will only be permitted where the development serves both the local area and wider catchment jointly. This will be assessed on a site by site basis. Community facilities and services include local shops, meeting places, sports and recreation venues (indoor and outdoor), cultural buildings, public houses, places of worship, burial space and crematoriums.

8.176 New community facilities should be accessible by active and sustainable modes of transport. Public transport links should be in close proximity to the site and provide an adequate service. Measures to reduce car dependency will be supported.

8.177 New development should be physically compatible in form and appearance with its surroundings. It should not adversely impact the local environment of the area by reason of impact on residential neighbours, noise, pollution, biodiversity, air or water quality.

8.178 Developments should respect the fact that a multitude of users will be using them, so they should provide safe and secure access, and cater for people with disabilities. Proposals should also be flexible in design and sited to maximise the potential for the shared use of a facility.

8.179 The temporary and meanwhile use of vacant buildings and sites by creative, cultural and community organisations will also be supported, particularly where they help activate and revitalise town and city centre locations and the public realm.

POLICY DM21 – PROTECTING COMMUNITY FACILITIES

A) The change of use of premises or redevelopment of sites that would result in the loss of valued community facilities or services will only be permitted where:

- i the premises or site cannot be readily used for, or converted to, any other community facility; and**
- ii the facility or service which will be lost will be adequately supplied or met by an existing or new facility in the locality or settlement concerned which shall be equivalent to or better than the facility that is being lost in terms of both quantity and quality.**

In relation to the loss of a locally valued community facility that is commercial in nature, such as public houses, livery yards and private healthcare, evidence will need to be submitted to demonstrate that the use is not economically viable and that it is no longer required to meet the needs of the local community.

B) The change of use of premises or redevelopment of existing open space, sports and recreational buildings and land, including playing fields forming part of an education establishment, will only be permitted where:

- i an assessment has been undertaken which clearly shows the facility is surplus to requirements; or**
- ii the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or**
- iii the development is for alternative provision, the needs of which clearly outweigh the loss.**

Reasoned Justification

8.180 Community facilities and services include local shops, meeting places, sports and recreation venues (indoor and outdoor, including allotments), tourism attractions, cultural buildings, public houses and places of worship. Tourist attractions would include uses such as museums, other buildings and uses of land used for cultural or other leisure purposes. In the case of open space these are shown on the Policies Map. However, other valued facilities also include show centres, livery yards or riding schools, that provide a facility for the equestrian community.

8.181 Since 2020 dog ownership has increased in the UK from nine million to 13 million. Around three million households purchased pets since the start of the Covid-19 pandemic in 2020. The majority of pets were dogs and cats. As a consequence of increased ownership and the reduction in the number of people working from home on a full time basis there is an increasing reliance on facilities and services such as catteries and dog day care.

8.182 The existing facilities are assets which serve the communities in which they are located or in some instances wider areas. This importance can relate not only to their function but also to what they offer to the wider area.

8.183 An analysis of the need for the community facility will be undertaken on a case-by-case basis, taking account of the type of asset and any existing provisions. Similarly, the context of the site and the function and purpose of the use will determine the extent of the local community that the use serves. The term “local” will differ between circumstances; for example, the local community of a single public house in a village would likely be the residents of that village. For a children’s home, “local” could be more wide-reaching, covering the catchment area that the children’s home would serve.

8.184 The retention of all community facilities, including existing sport and leisure facilities, tourist attractions and places of recreation, public open spaces and playing fields, is paramount unless a case can be made that alternative provision will be provided in an acceptable and timely manner. If no alternative provision is to be provided, permission will only be granted where an assessment, which may include details of marketing, has been undertaken which has clearly shown the facility is inappropriate for alternative community uses or is surplus to requirements.

8.185 Proposals for the change of use of public houses will need to be accompanied by evidence to show that its existing use as a public house is not economically viable and is no longer required to meet the needs of the local community. This evidence shall include:

- a comprehensive and sustained marketing campaign (agreed in advance by the Council) has been undertaken, offering the public house for sale as a going concern and using an agreed realistic valuation of the premises;
- the marketing campaign has run for a period of at least twelve months before the planning application is submitted;
- the public house has been offered for sale locally, and in the region, in appropriate publications and through specialised licensed trade agents;
- it can be demonstrated that the public house is not financially viable; in order to determine if this is the case, the Council will require submission of trading accounts for the last three full years in which the pub was operating as a full-time business;
- the location of alternative licensed premises and their distance to the public house subject to the application;
- any such alternative premises which offer similar facilities and a similar community environment to the public house which is the subject of the application;
- the approaches and attempts to transfer from a chain of tied pubs to a free house.

8.186 Proposals for the change of use of livery yards will need to be accompanied by evidence to show that its existing use as a livery yard is not economically viable, and it can be demonstrated that the facility or service which will be lost will be adequately supplied or met by an existing or new facility in the locality. As a minimum this evidence shall include:

- A list of alternative local liveries and their vacancy levels to show that the losses could be met elsewhere. This should include the same type of livery/service and facilities offered e.g, Full or DIY livery
- In considering the locality of alternative liveries, an assessment of the catchment area for the users of the existing site should be compared to the proposed alternatives considered
- A comprehensive set of figures for the business (for at least the last 5 years) covering all costs and incomes broken down and vacancy rates.

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8.187 In the case of open spaces, they offer amenity value and contribute to the character of an area in general, and can provide a 'green lung' and visual break in the built environment on a wider scale. Given the nature particularly of the built environment of Chelmsford, if such facilities are lost to other uses it can be extremely difficult to find alternative locations, particularly as open land is scarce and therefore at a premium.

8.188 Against this background, it is intended to secure the retention of existing spaces and facilities unless a case can be made that alternative provision will be provided in a wholly-acceptable manner. Alternative provision could comprise existing provision in the locality of the type of open space or facility as defined by the latest Chelmsford Open Space, Recreational Facilities Study and Sports Facilities Strategy at the time of application, providing there is not a deficiency in that type of open space in the locality. An alternative and improved sports and recreational provision may be acceptable in some cases where the needs for which clearly outweigh the loss.

POLICY DM22 - EDUCATION ESTABLISHMENTS

The change of use or redevelopment of educational establishments identified on the Policies Map will only be permitted if they are surplus to educational requirements.

The extension or expansion of existing educational facilities will be supported subject to their accordance with the criteria of other relevant policies within the Local Plan. Proposals for the expansion of Anglia Ruskin University will be considered in the context of agreed masterplans.

Reasoned Justification

8.189 The retention of existing education facilities is an important objective of the Local Plan. The University, colleges, schools and early years provision provide education provision to the whole community and contribute significantly to the local economy.

8.190 Essex County Council (ECC) as Education Authority has the responsibility for early years and school place planning. Through this process ECC identifies the need for early years and school places and identifies surpluses or deficits through a 10 Year Plan for School Places currently covering the period 2020-2029. Whether the change of use or redevelopment of independent schools would be considered surplus to educational requirements will be considered on a case by case basis.

8.191 The further and higher education establishments in Chelmsford have an important place in the local economy as employers, providing skills, education and research. Anglia Ruskin University has ambitious plans to continue the development of its Rivermead Campus within Chelmsford Urban Area.

8.192 ARU Writtle was created following the merger of Anglia Ruskin University (ARU) and Writtle University College in 2023. Located on the outskirts of Chelmsford, it offers postgraduate, undergraduate, further education and short courses in the areas of agriculture and animal sciences. It has also developed a range of degree programmes in applied life sciences, sport, and health subjects.

9 - Making High Quality Places



9 - Making High Quality Places

9.1 This Section provides the basis for promotion of Chelmsford as a high-quality place to live, work, visit and study in.

9.2 High quality design is essential to making places more attractive, locally-distinctive, sustainable and safe. Good design can help reduce and mitigate the impacts of climate change, promote healthier lifestyles and create safer and more accessible places for people to live in or use. New Policy DM31 has been added. It has been shown in the order it will appear, and will be renumbered in the final plan.

Making Places

POLICY DM23 - HIGH QUALITY AND INCLUSIVE DESIGN

A) Responding to Context

Planning permission will be granted for development that respects the character and appearance of the area in which it is located. Development must be well-designed to ensure it is compatible with its surroundings having regard to scale, siting, form, architecture, materials, boundary treatments, landscape and function.

B) Design of all new buildings and extensions

Planning permission will be granted for new buildings and extensions and alterations to existing buildings that:

- i are of a high quality design; and**
- ii are compatible with the character and appearance of the area, and also where relevant the host building, in terms of their siting, scale, form, massing, materials and detailing; and**
- iii are well-proportioned; and**
- iv have visually coherent elevations; and**
- v have active elevations where the building or extension is visible from public vantage points; and**
- vi create safe, accessible, inclusive and clutter free environments; and**
- vii minimise the use of natural resources in accordance with Policy DM25.**

Reasoned Justification

9.3 Good design is a key aspect of sustainable development and should contribute positively to making places better for people. Good design rests upon analysis of the character of the area to create coherent and interesting places rather than imposing arbitrary density requirements. It should respond to local character and history while not preventing or discouraging appropriate innovation. By encouraging good design, new developments can also help to limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation.

9.4 New buildings, and extensions or alterations to buildings, should be proportionate in size and scale in relation to existing development or the host building. All development, including boundary treatments and other building operations must be designed so that they are in keeping with their surroundings. The surroundings may include the immediately adjacent buildings, the street scene or the wider character and appearance of the area.

9.5 The design of a building or extension can have a significant impact on the overall appearance of a development. The detailing, including use of materials, design features and layout of windows and doors are all important considerations to creating well-designed buildings, extensions and places.

9.6 The layout and design of a development are important in creating a safe environment where people are comfortable to live, work, visit and study in.

9.7 Large-volume buildings such as industrial, warehouses, retail superstores and agricultural sheds have seriously damaged the visual quality of large parts of the urban areas and some rural areas, even where the development brings economic benefits. The Council will apply the principles set out in Part B of this policy to avoid anonymous and solely functional development.

9.8 Car parks and service bays should be hidden from street views. Active street frontages should be provided. Monolithic or uniform buildings will not be permitted. Bin storage should not appear conspicuous within a development proposal. Street clutter should be avoided, for example extraneous signage and supporting structures. Street furniture when considered necessary should positively contribute to the context and function of the space where it is located, without compromising accessibility and movement.

9.9 Applicants should have regard to the Council's Making Places SPD, the Essex Design Guide, and, where appropriate, Neighbourhood Development Plans for detailed design guidance.

POLICY DM24 – DESIGN AND PLACE SHAPING PRINCIPLES IN MAJOR DEVELOPMENTS

The Council will require all new major development to be of high quality built form and urban design, which should reflect the following principles:

- **Respect the historic and natural environment of biodiversity and amenity interests through the provision of a range of green spaces**
- **Respond positively to local character and context to preserve and enhance the quality of existing communities**
- **Provide buildings that exhibit architectural quality**
- **Create well-connected places that prioritise the needs of pedestrians, cyclists and public transport services above the use of the private car**
- **Where possible, provide a mix of land uses and densities with well-defined public and private spaces**
- **Encourage site design and individual building design that minimises energy consumption, utilises integrated water management techniques and provides resilience to a changing climate**

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- **Create attractive, multifunctional, inclusive, overlooked and well-maintained public realm, and enhance the setting of existing public realm**
- **Embed public art as an integral part of proposals**
- **Provide streets and spaces that are overlooked, active and promote inclusive access**
- **Include parking facilities that are well integrated as part of the overall design**
- **Provide public open space and contribute to multi-functional green infrastructure**
- **Retain existing trees and other landscape features where appropriate and explore opportunities for new tree planting**
- **Provide opportunities to promote healthy living and to improve health and wellbeing.**

The Council will require the use of masterplans by developers and will implement Design Codes where appropriate for strategic scale developments. The Council will consider the use of Planning Briefs and Design Codes on other development sites.

Where relevant, new residential development must be in accordance with the standards as set out in Appendix B, unless it can be fully demonstrated that the specific site circumstances require a different design approach resulting in a departure from standard.

Reasoned Justification

9.10 Major new development must reflect a high quality of urban and architectural design. It must also be functional and viable. Major development is defined as sites over 1 hectare, 10 or more dwellings or more than 1000sqm of floorspace. Developments will be planned carefully with the use of masterplans and design codes where appropriate. This requirement for high quality design will apply to public and private buildings across all scales of development, as well as to infrastructure projects.

9.11 The National Design Guide provides an overarching framework for design, with detailed guidance provided in the accompanying National Model Design Code. These illustrate how well-designed places that are ‘beautiful, enduring and successful’ can be achieved in practice. Significant weight will be given to development which reflects this Government guidance and which promotes high levels of sustainability or which helps to raise the standard of design more generally. The Council also encourage developers to have regard to local design principles set out in the Essex Design Guide, and the Council’s Making Places SPD. The Council will also consider the use of design codes and respond to national requirements where appropriate.

9.12 The Council will encourage developers to incorporate water management techniques in schemes to reduce water stress. This may include site or development wide rainwater recovery systems.

9.13 Enhancements to the public realm, landscaping measures and attention to architectural detail will be important features that the Council will wish to see included in new developments. Strategic scale and more local multi-functional green infrastructure can make a vital contribution to quality of place, biodiversity and health outcomes.

9.14 Trees can deliver economic, social and environmental benefits. In urban areas they are particularly important for improving air quality and providing important habitats for wildlife. Trees can reduce the landscape impact on new development and they will also help mitigate, and adapt to, climate change. This is because trees remove carbon dioxide from the atmosphere and provide shade, shelter and alleviate flooding. This includes existing and newly planted trees within sites, and as part of the wider public realm. Proposals should have regard to the Council's Tree Planting Planning Advice Note (November 2022).

9.15 Chelmsford benefits from a range of publicly-sited works of art and interpretation boards. Both make an important contribution to the character and visual quality of Chelmsford. Art is frequently integrated into buildings, where development schemes present opportunities. The Council is committed to the provision of public art and, where appropriate to the site, interpretation boards within developments and in the public realm.

9.16 The planning system can play an important role in creating healthy communities. This can include promoting new development that provides opportunities for healthy living through the encouragement of active travel and provision of open space, as set out in further detail in Sport England's 'Active Design'. Larger development proposals (50 or more dwellings, or more than 1,000sqm of non-residential development) will be required to demonstrate how new development would make a positive contribution to the health and wellbeing of different groups in the population, particularly those who may be more susceptible to poorer health outcomes, through submission of a Health Impact Assessment. Where applicable, development proposals are also encouraged to seek accreditation through the Council's Livewell Accreditation Scheme.

9.17 The Council encourages developments to take account of all users, and is committed to enhancing safety for girls and women in new development. Where major development proposals are providing or improving parks and public spaces, regard should be had to design advice and resources provided by Make Space for Girls (www.makespaceforgirls.co.uk).

9.18 The Council will require masterplans to be formulated to shape new strategic development allocations. The Council may also produce area based strategies to guide new development in the existing built-up areas.

9.19 All new residential development will be required to comply with the development standards within Appendix B. Applicants should have regard to the Council's Making Places SPD and, where appropriate, Neighbourhood Development Plans, for detailed design guidance.

POLICY DM25 – SUSTAINABLE BUILDINGS

The Council will expect all new buildings to incorporate sustainable design features to reduce carbon dioxide and nitrogen dioxide emissions, and the use of natural resources, as follows:

A) Water efficiency

All new dwellings are required to:

- Achieve a water efficiency standard of 90 litres/person/day
- Provide integrated water management techniques, including use of specific roof pitch, to optimise rainwater harvesting on site to minimise overall water consumption and maximise its reuse.

B) Electric Vehicle charging point infrastructure

The Council will have regard to the standards set out in the Essex Part 1 Parking Guidance when determining planning applications.

New buildings shall provide convenient access to Electric Vehicle (EV) charging point infrastructure as follows:

- Residential development shall provide 1 active charging point for each dwelling with allocated parking
- On-street, shared or visitor spaces for residential development shall require 1 active EV charging point for every 5 spaces
- Non-residential development shall provide active and passive charging points for a proportion of the total number of parking spaces
- Remaining spaces for residential development shall include passive provision of cable routes and power supply to install additional charging points when demand arises
- All charging points shall use specialised charging infrastructure with a charging capacity appropriate to their use
- Public charging points shall be located in highly visible, accessible locations close to building entrances.

C) BREEAM rating

All new non-residential buildings with a floor area in excess of 500sqm shall achieve a minimum BREEAM rating (or its successor) of 'Very Good' and achieve at least three credits under the Wat 01 Water Consumption measure.

Reasoned Justification

9.20 Essex has been identified as a large area of water stress by the Environment Agency. The anticipated increase in population in Chelmsford and Essex as a whole during the Local Plan period means the demand for water will continue to grow. Chelmsford City Council's Water Cycle Study (February 2024) recommends the use of integrated water management techniques to address the challenge of water stress in the Council's administrative area.

9.21 Part G of Building Regulations were changed in 2015 to include an optional requirement for water efficiency i.e. new homes should be designed to use no more than 110 litres of water/person/day. The mandatory standard is 125 litres/person/day. The tighter standard of 90 litres/person/day is in line with the Government's Environment Improvement Plan and Plan for Water and would be controlled by means of a planning condition. Detailed guidance will be set out in the updated Making Places SPD.

9.22 The Council will encourage developers to incorporate water management techniques in schemes to reduce water stress. This may include site or development wide rainwater recovery systems or the use of specific roof pitch within a development to optimise rainwater harvesting.

9.23 A rainwater collection and re-use system can contribute towards a reduction in non-potable (non-drinkable) water consumption, and is required for all new residential development due to wider considerations of water scarcity and to ensure the sustainable use of water. Recovered water can be used for tasks such as flushing toilets, washing laundry and watering gardens and plants. Site layouts will need to make the necessary space available to accommodate rainwater collection/reuse systems. Further guidance will be set out in the updated Making Places SPD.

9.24 The Council supports a transition to electric vehicles and requires access to EV charging point infrastructure to be provided in new development. The standards for electrical vehicle charging points for new development are contained in the Essex Part 1 Parking Guidance (subject to confirmation). It is considered that these standards are appropriate for Chelmsford. The standards set out details for the level of provision, types of charging infrastructure, and design guidelines. This includes a range of charging capacities for different settings, and ranges of provision applicable to different types of non-residential uses.

9.25 An active charging point has a minimum power rating output of 7kw, delivered through specialised charging infrastructure. Passive provision of cable routes and power supply is required in some cases to enable future connection when demand arises.

9.26 BREEAM is an environmental assessment method that assesses the environmental performance of non-residential buildings across ten categories with minimum standards being required in key areas such as energy, water and waste. The method of assessment seeks to minimise the adverse effects of new buildings on the environment, whilst promoting healthy indoor conditions for the occupants. The requirement for at least three BREEAM water credits will promote water efficiency in non-residential buildings. The 500sqm threshold is intended to take account of economy of scale, and to avoid imposing the requirement on modest structures.

9.27 Proposals for strategic sites should have regard to industry best practice in relation to commitments required for sustainable design and construction, which may be demonstrated through design and access statements and/or a Construction Environmental Management Plan where appropriate.

POLICY DM31 – NET ZERO CARBON DEVELOPMENT (IN OPERATION)

A) New build development (residential and non-residential)

All new buildings must be designed and built to be Net Zero Carbon in operation. They must be ultra-low energy buildings, fossil fuel free, and generate renewable energy on-site to at least match predicted annual energy use.

All new buildings (1 dwelling and above for residential; 100m² floorspace and above for non-residential) are required to comply with Requirements 1 to 5 as set out below:

Requirement 1: Space heating demand limits

- i Residential buildings (apart from bungalows) and non-residential buildings must achieve a space heating demand of 15 kWh/m² GIA (gross internal floor area)/year or less
- ii Bungalows must achieve a space heating demand of 20 kWh/m² GIA/year or less.

Requirement 2: Fossil fuel free

- i No new buildings shall be connected to the gas grid; and
- ii Fossil fuels must not be used on-site to provide space heating, domestic hot water or cooking.

Requirement 3: Energy Use Intensity (EUI) limits

- i Residential buildings (Use Class C3 and C4) must achieve an Energy Use Intensity (EUI) of no more than 35 kWh/m² GIA/year
- ii The following non-residential buildings must achieve an Energy Use Intensity (EUI) of no more than the following (where technically feasible) by building type or nearest equivalent:
 - Offices 70 kWh/m² GIA/year
 - Schools - 65 kWh/m² GIA/year
 - Light Industrial 35 kWh/m² GIA/year
- iii For other residential and non-residential buildings, that are not covered by (i) and (ii) above, applicants should report their energy use intensity but are not required to comply with a certain limit.

Requirement 4: On-site renewable energy generation

Renewable energy must be generated on-site for all new developments by whichever of the following results in the greater amount of roof top solar PV energy (electricity) generation:

- i The amount of energy generated in a year should match or exceed the predicted annual energy use of the building, i.e. renewable energy generation (kWh/m²/year) = or > predicted annual energy use (kWh/m²/year)*; or

- ii The amount of energy generated in a year is:
 - at least 80 kWh/m² building footprint per year* for all building types; and
 - at least 120 kWh/m² building footprint per year* for industrial buildings.

*For development proposals where it is demonstrated to the satisfaction of the Local Planning Authority that meeting Requirement 4 is not technically feasible then renewable energy generation on-site should be maximised and the residual amount of renewable energy generation (equivalent to the shortfall in meeting the annual energy use of the building in kWh/year) must be offset by a financial contribution (to cover the administration, purchasing and installation of a solar PV renewable energy (electricity) system elsewhere in the plan area or County, which is able to generate a similar amount of energy) and be paid into the Council's offset fund.

The offset price is set at £1.35 per kWh or the most recent updated version and the contribution shall be calculated at the time of planning application determination.

Requirement 5: As-built performance confirmation and in-use monitoring

- i All developments must submit as-built performance information at completion and prior to occupation; and
- ii In-use energy monitoring is required on a minimum of 10% of dwellings for development proposals of 100 dwellings or more, for the first 5 years of operation.

Alternative routes to meeting policy requirements

Proposals that are built and certified to the Passivhaus Classic or higher Passivhaus standard are deemed to have met Requirements 1 and 3. Requirements 2, 4 and 5 must also be met to achieve policy compliance.

B) Extensions and Conversions

Applications for residential extensions and conversions affecting existing buildings (but excluding Listed Buildings) are encouraged to meet the minimum standards approach fabric specifications set out in Table 7 and maximise renewable energy generation technology where practical and feasible.

Reasoned Justification

9.28 The policy requirements under Part A apply to new build residential (1 dwelling and above) and non-residential development (100m² floorspace and above). For the purposes of the policy 'residential buildings' means dwellinghouses and flats (C3), houses in multiple occupation (C4), and developments of self-contained residential units such as extra-care (C3). This also includes the residential element of any new mixed use buildings. Non-residential buildings include Use Classes C1 (Hotels), C2 (/C2A (Residential Institutions) and those falling within use classes B, E, F and Sui Generis. For any other residential and non-residential buildings the policy should be applied in a proportionate manner where relevant and appropriate through the Development Management process.

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9.29 To meet the Requirements 1- 5, developments will need to be designed in a way that prioritises a fabric first approach to building design and embeds the energy hierarchy. This means improving building fabric standards and energy efficiency to ensure energy demand is minimised, and then installing renewable energy generation capacity to meet or exceed demand where possible, followed by offsetting residual energy (if required) as a last resort.

9.30 Designing new development to be net zero carbon in operation needs to be addressed at both building level and site level and at the earliest possible stage so that factors such as the orientation, built form, building fabric, site layout and landscaping measures can be taken into account to minimise energy demand. These factors also influence the renewable energy generation potential of a site and through good design, can help make a development more resilient to a changing climate, for example, through using landscaping measures and green/blue infrastructure to mitigate potential overheating risk to the comfort and well-being of occupants. It is important that designing for 'net zero' is done in a holistic manner at an early stage of the design process, and in a way that considers wider sustainability objectives and issues. *Report 2: Essex Net Zero Policy – Summary of Policy, Evidence and Validation Requirements (July 2023)* contains a 1 page high level design guide for a terrace block and low rise apartment block. Also the Essex Design Guide ([EDG](#)) contains practical advice on [good solar design](#) which focuses on balancing the needs of daylighting, useful solar gain and mitigating overheating risk. To support delivery, the [Essex Net Zero Specifications Guide](#) provides technical information and outline 'packaged solutions' which meet the policy requirements.

Requirement 1 – Space heating demand

9.31 The space heating demand is the amount of heat energy needed to heat a home or building over a year and is expressed in kWh/m²/year. It is a measure of the thermal efficiency of the building elements. Various design and specification decisions affect space heating demand including building form and orientation, insulation, air-tightness, windows and doors and the type of ventilation system.

9.32 Reducing space heating demand to the target levels identified is necessary to achieve a net zero carbon (in operation) building and aligns with recommendations from the Climate Change Committee, Royal Institute of British Architects (RIBA), Low Energy Transformation Initiative (LETI) and the UK Green Building Council (UKGBC). It is also beneficial to residents and building users as it directly reduces energy costs.

9.33 Space heating demand in all buildings of major development proposals should be demonstrated using predictive energy modelling, for example Passivhaus Planning Package (PHPP) or the Chartered Institute of Building Services Engineers (CIBSE) TM54. The space heating demand figure is an output of the modelling software once all data has been input.

9.34 The space heating target applies to all residential and non-residential buildings designed to be used by people (i.e. not agricultural buildings).

Requirement 2 – Fossil fuel free

9.35 New buildings must not burn fossil fuels for heating, hot water and cooking if Essex, and the UK, is to stay within carbon budgets. Alternatives are available. For example, heat pumps can provide both space heating (and cooling) and hot water and can serve individual homes or communal heating systems. They use renewable heat sources such as air, ground

or water. The key benefit of heat pumps is their efficiency. Efficiencies vary but are typically around 250-400% for an Air Source Heat Pump. Direct electric heating systems are less efficient, typically 100%, and are therefore more expensive to run. Solar thermal panels, which turn solar energy into heat can help with space and water heating too.

9.36 Heating provided through wood burners and biomass boilers has a negative impact on air quality and are therefore discouraged.

Requirement 3 – Energy Use Intensity

9.37 Energy Use Intensity (EUI), or metered energy use, is the total energy needed to run a home or building over a year (per square metre). It is a measure of the total energy consumption of the building (kWh/m²/year). Reducing total energy use of buildings to the target level identified is necessary to align with climate targets. It is also beneficial to residents and building users as it would directly reduce energy costs.

9.38 Energy Use Intensity in all buildings of major development proposals should be demonstrated using predictive energy modelling.

9.39 The EUI of a building covers all energy uses (regulated and unregulated): space heating, domestic hot water, ventilation, lighting, cooking and plug-in loads e.g. appliances, computers etc. However, electricity used for electric vehicle charging is excluded from the calculation. Whether the energy is sourced from the electricity grid or from onsite renewables does not affect the calculation.

9.40 The EUI target set in the policy for dwellings is based on modelling undertaken in the technical evidence base (*Report 1: Essex Net Zero Policy – Technical Evidence Base, July 2023*) and includes both regulated and unregulated energy uses. For clarity, the EUI target set out in 3i) applies to residential uses which include: dwellinghouses, flats, self-contained residential units (C3) and houses of multiple occupation (C4).

9.41 For non-residential buildings, the EUI's for the uses listed (office, school and light industrial) are based on gross internal floor areas (GIA) and include regulated and unregulated energy loads. Buildings which represent these generic typologies have been modelled in the evidence (*Report 1: Essex Net Zero Policy – Technical Evidence Base, July 2023*) and appropriate EUIs limits identified.

9.42 For other residential and non-residential typologies (that are not covered under 3i or 3ii), applicants are expected to comply with all other policy requirements, except Requirement 3: Energy Use Intensity limits. Instead, applicants are expected to only report their energy use intensity. However, applicants are recommended to seek to meet the limits being developed by the [UK Net Zero Carbon Building Standard initiative](#).

District Heat Networks

9.43 Developments connected to a district heat network are expected to meet the proposed EUI limits. The limits set for EUI for each building should be the same irrespective of the heating system that is proposed, to allow a fair comparison between different heating options. The EUI calculations for a scheme connected to a district heat network would have to include the energy consumption of the district heating heat generation plant. This means that the EUI includes the heat losses of the district heating system.

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Requirement 4 – On-site renewable energy generation

9.44 New development presents opportunities for integrating renewable energy technology into a proposal, including renewable electricity generation. The evidence recommends that in Essex currently the most suitable and cost effective technology is rooftop solar photovoltaic (PV) panels.

9.45 Evidence (*Report 1: Essex Net Zero Policy – Technical Evidence Base (July 2023)*) shows that it is technically feasible for a building to generate sufficient renewable energy to match or exceed its predicted annual total energy use and thereby achieve an operational energy balance on-site. For clarity, the predicted annual total energy consumption of a building includes both regulated and unregulated energy uses, but excludes energy used for electric vehicle charging.

9.46 The policy sets out two routes for calculating the renewable energy provision required from a development to be policy compliant. Route i) requires renewable energy generation to match the predicted annual energy use of a building. Route ii) sets a minimum amount of renewable energy generation to be achieved in a year based on the building footprint (thereby ensuring that opportunities are taken for rooftop solar PV on large buildings e.g. warehouses). Whichever calculation results in the greater amount of solar PV renewable electricity generation is the route that must be achieved.

9.47 The *Report 1: Essex Net Zero Policy – Technical Evidence Base July 2023* sets out some worked examples, and guidance on roof design and orientation is provided in Appendix 2 of that report, which will help applicants maximise renewable energy generation. The renewable energy generation output should be calculated following the Microgeneration Certification Scheme (MCS) guidance⁴ method including the impact of shading.

9.48 Matching or exceeding predicted total annual energy use on site with renewable energy generation achieves an on-site energy balance and hence a net zero carbon development in operation from the outset. As well as helping progress towards climate targets, there are other benefits for ensuring new build development maximises renewable energy generation. For example, it would generate ‘free’ electricity close to its point of use and help deliver significant energy cost savings for residents and building users. It would also aid the transition to a more sustainable energy system by contributing to the significant increase in renewable energy generation required between now and 2050 in the UK and make efficient use of land and resources.

Renewable Energy Offsetting Mechanism

9.49 There may be circumstances where it is not technically possible to match on-site renewable energy generation with annual average energy demand. An offsetting mechanism is therefore provided to enable these developments achieve policy compliance.

9.50 For the offset mechanism to be triggered, the applicant must justify and demonstrate, to the satisfaction of the Local Planning Authority (LPA), why it is not technically possible for the development to achieve policy compliance with Requirement 4. To do this, applicants should refer to, and meet, the minimum information requirements for policy compliance set out in *Report 2: Essex Net Zero Policy – Policy Summary, Evidence and Validation*

⁴ <https://mcs certified.com/standards-tools-library/>

Requirements (July 2023). The information will be critically reviewed by the LPA, particularly as evidence shows that it is technically possible to achieve all the policy requirements and at a reasonable cost in most development typologies. It is generally only high rise blocks of flats that would likely need to use the offsetting mechanism.

9.51 If the offsetting mechanism is justifiably triggered by non-compliance with Requirement 4, then the development proposal must still meet the other Policy requirements 1, 2, 3 and 5, and maximise on-site renewable energy generation.

9.52 The offset mechanism is expressed as a renewable energy offset and the price is set in £/kWh, which will be reviewed at least every 3 years and updated for Essex. The price (as of July 2023) is set at £1.35 per kWh (published in the *Report 1: Essex Net Zero Policy – Technical Evidence Base, July 2023*) and has been calculated using a robust methodology based on the cost of providing roof top solar PV in Essex and incorporating an allowance for maintenance and administration. The calculation of the contribution required will be made at the point a planning application is determined using the most up to date offset price (£/kWh) for Essex.

9.53 The offset contribution will be used to fund additional renewable energy capacity elsewhere in the plan area or County. The aim is to make up for the shortfall in renewable energy that cannot be generated on-site. The offset mechanism is purposely limited in role and scope and is only intended for use as a last resort.

9.54 The offsetting mechanism meets the legal tests for Section 106 in that it is: (i) necessary to make the development acceptable in planning terms; (ii) directly related to the development; (iii) fairly and reasonably related in scale and kind to the development.

9.55 Further information on how the offsetting mechanism will operate will be available in the Renewable Energy Offsetting Framework document that is in preparation and will be published on the Essex Design Guide ([EDG](#)). Current proposals are for a countywide funding mechanism to be administered by ECC. The Offset tariff will be collected as a single payment (via a direct payment / Section 106 / Unilateral Undertaking). It is initially envisaged that the payments will be used to provide roof top solar PV on public amenity facilities (to be determined). Spending of the offset fund is preferred to be within reasonable distance of the original development, and within the plan area as the development. However, pooling may be necessary to enable installation of sufficient scale schemes.

Other roof top uses

9.56 There may be certain circumstances where it is considered more appropriate for uses other than solar PV on rooftops to be delivered. Consideration should be given to the co-benefits of this on a case by case basis in accordance with wider sustainability objectives, but it is envisaged to likely be only in exceptional circumstances.

Requirement 5 – As-built performance confirmation and in-use monitoring

9.57 In order for the Net Zero Carbon buildings policy to be effective, it is important that new buildings deliver their intended performance.

9.58 Using predictive energy modelling, such as Passivhaus Planning Package or the Chartered Institution of Building Services Engineers (CIBSE) TM54, (which is a requirement for major applications), will help improve accuracy of energy performance assessments and

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reduce the potential gap between the design and actual in-use energy. Also, excellent detailed design needs to be matched by high quality construction and commissioning in order for the 'energy performance gap' to be minimised.

9.59 The information that must be submitted at completion stage of a development (prior to occupation) to demonstrate to the satisfaction of the LPA that the building / development has been built to the approved design and energy standards, is set out in *Report 2: Essex Net Zero Policy – Policy Summary, Evidence and Validation Requirements (July 2023)* and includes the indicators listed in the table below:

Table 6 : As-built stage performance indicators (required to be submitted at completion, prior to occupation)

1	<p>Update parameters</p> <ul style="list-style-type: none"> • Use or typology • GIA (m²) • Energy supply (fossil fuel free)
2	<p>Update performance modelling</p> <ul style="list-style-type: none"> • Space heat demand using predictive energy model (kWh/m²/year) • Energy Use Intensity using predictive energy model (kWh/m²/year) • As built stage EPCs (U-values and airtightness check) • Draft DEC for non residential (regardless of user)
3	<p>Confirm renewable energy installation</p> <ul style="list-style-type: none"> • Installed solar PV (kW) • Any other installed renewable (i.e. solar thermal)
4	<p>Update offset contribution</p> <ul style="list-style-type: none"> • Assess energy balance based on data supplied and confirm whether any offset payment is required, and how much
5	<p>Confirm process for collecting 'in-use' data</p> <ul style="list-style-type: none"> • Confirm if in-use monitoring and reporting will be carried out • If yes, state what monitoring strategy is in place and confirm how data collected will be published

9.60 Note that for performance modelling (indicator 2), Minor applications following the "minimum standards approach" (without an energy model), do not have to report their space heat demand, energy use intensity and offset contribution at as-built stage. Applications instead need to re-confirm the specifications to which the development has been built to. Further guidance is provided below under 'Reporting and Modelling'.

9.61 In-use energy monitoring (also known as post occupancy evaluation) is recommended to be carried out on new developments so that a building can be evaluated to ascertain whether the energy targets aimed for in the design have been met in practice.

9.62 For residential development proposals of 100 dwellings or more, the Council requires in-use energy monitoring to be undertaken on a representative sample of at least 10% of homes for a period of 5 years. The information must be evaluated to understand how buildings

are performing, minimise the performance gap, and to aid the learning, innovation and skills development in the design and construction industry. Qualitative feedback from building users via occupant satisfaction questionnaires should also be undertaken to assess performance post occupation. This information can be used to enhance the training and advice given to residents / occupiers of new homes and buildings.

Reporting and Modelling

9.63 Policy compliance will need to be demonstrated through the submission of an appropriate energy assessment, which for major development proposals should be in the form of an Energy Strategy and for minor development proposals the applicable 'net zero spreadsheet' (which will be available to download from EDG). Minimum information requirements and checklists for Major and Minor development proposals at each stage of the planning process are set out in *Report 2: Essex Net Zero Policy – Policy Summary, Evidence and Validation Requirements (July 2023)*, along with the template spreadsheet.

For the purpose of this policy:

Major Development proposals are:

- Housing development of 10 or more homes, or the site has an area of 0.5 hectares or more.
- Non-residential development with an additional floorspace of 1,000m² or more, or a site of 1 hectare or more.

Minor Development is less than 10 dwellings or less than 1,000m² of additional floorspace.

9.64 With regards major development proposals, predictive energy modelling, such as Passivhaus Planning Package (PHPP) or CIBSE TM54, should be used. This will provide the necessary assurance to the LPA of the accuracy of the energy assessment information and will help reduce any potential energy performance gap issues, which is where in-use energy does not match the design standard.

9.65 To support the transition of small / medium developers who may have not yet invested in predictive energy modelling software, the Essex Energy Tool has been developed as an interim measure. This tool can accommodate the outputs of the Building Regulations compliance software (known as SAP – Standard Assessment Procedure) and turn them into an appropriate format to indicate whether compliance with the policy requirements has been achieved. It will be available to download from the Essex Design Guide ([EDG](#)).

9.66 With regards minor development proposals, applicants may use predictive energy modelling, or the Essex Energy Tool as outlined above, or follow a 'minimum standards approach' which sets out the specifications that the development must be designed and built to. These fabric and systems specifications are presented in Appendix C of *Report 2: Essex Net Zero Policy – Summary of Policy, evidence and validation requirements (July 2023)*. By following this approach (i.e. without an energy model), minor applications do not have to report the space heating demand, energy use intensity and offset contribution, but they do need to re-confirm on completion the specifications that the development has been built to and the solar PV system installed.

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Alternative routes to policy compliance

Passivhaus

9.67 Passivhaus⁵ is an international energy standard for buildings. It sets stringent standards on energy consumption for heating and overall energy demand and design requirements to control the quality of the internal environment.

9.68 In recognition of the high sustainability standards required to achieve a Certified Passivhaus Classic standard (or higher) scheme and the rigorous quality assurance process that must be followed to achieve certification, Passivhaus is considered an acceptable alternative route to compliance with policy requirements 1 and 3.

9.69 Proposals seeking to follow this route will be required to provide evidence from an accredited Passivhaus Certifier that the proposed design would be capable of and is expected to achieve the full certified Passivhaus Classic standard (or higher). The proposals would still be required to meet policy requirements 2, 4 and 5.

BREEAM

9.70 The use of BREEAM⁶ is encouraged in terms of addressing broader sustainability objectives and providing a level of independent quality assurance for development. However, the use of BREEAM as an alternative approach to policy compliance will not be accepted.

Extensions and Conversions affecting Existing Buildings (except Listed Buildings)

9.71 Development proposals involving existing buildings offer an opportunity for measures to be taken to reduce energy use and carbon emissions, and also to generate renewable energy.

9.72 Encouraging proposals for extensions and conversions to be built to the minimum fabric standards (residential) set out in Table 7 (below), will improve the energy efficiency of the existing building and contribute to meeting climate targets. Incorporating and maximising renewable energy generation technology will enhance this further. However, there may be some circumstances where this is not practical and/or feasible, such as a small extension or where the building is overshadowed.

5 https://www.passivhaustrust.org.uk/what_is_passivhaus.php

6 <https://bregroup.com/products/breeam/>

Table 7 : Minimum Standards Approach Fabric Specifications (Domestic)

Residential Developments		Block of Flats Low rise	Detached/Terrace/ Semi-Detached House	Bungalow
Fabric	Floor U-value	0.08-0.10	0.08-0.10	0.08-0.10
	External Wall U-value	0.10-0.14	0.10-0.13	0.09-0.12
	Roof U-value	0.09-0.11	0.09-0.11	0.09-0.10
	Window U-value	0.80-0.90	0.80-0.90	0.80-0.90
	Windows G-value	0.45-0.55	0.45-0.55	0.45-0.55
	External doors U-value	-	0.90-1.2	0.90-1.2
	Thermal bridging	0.04 W/m ² K	0.04 W/m ² K	0.04 W/m ² K
	Air permeability	<1m ³ /m ² h@50 pascals	<1m ³ /m ² h@50 pascals	<1m ³ /m ² h@50 pascals

Source: Report 2: Essex Net Zero Policy – Policy Summary, Evidence and Validation Requirements (July 2023)

Heritage Assets

9.73 Retaining, reusing, refurbishing and retrofitting historic buildings can contribute to meeting climate targets. There are sensitive issues that need to be addressed when it comes to improving the energy efficiency and climate resilience of heritage assets, including potential impact on their setting. Any schemes should have regard to the specific advice and guidance provided in the Essex Design Guide - [Climate Change and the Historic Environment | Essex Design Guide](#) .

Monitoring and Implementation

9.74 To support the implementation of this policy in Greater Essex, ECC will publish via the Essex Design Guide ([EDG](#)) a 'Net Zero (in operation) Implementation and Monitoring Guide' which will include simple proformas and templates for applicants to use when submitting their energy information. The guide will help ensure that meeting the requirements of the policy is demonstrated efficiently, effectively and consistently. The Climate and Planning Unit at ECC is available as a consultee to provide support with implementing the policy. Arrangements for monitoring compliance of permissions granted will also be published, to give confidence that new homes and other buildings are built to the standards granted consent.

9.75 As a minimum, the following indicators will be monitored on new development proposals:

- Space Heating Demand – has the limit been met? (Policy Requirement 1)
- Fossil fuel – is the development fossil fuel free? (Policy Requirement 2)
- Energy Use Intensity – has the limit been met? (Policy Requirement 3)
- Renewable energy generation – is it maximised? And does it at least match predicted annual energy demand? (Policy Requirement 4)

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- Renewable energy offsetting mechanism – is this being used to achieve policy compliance? And has this been justifiably triggered?
- In-use energy monitoring – is this being carried out? What percentage of homes and for how long?

9.76 The use of assured performance standards (e.g. Passivhaus) that are accredited and certified independently will also be monitored.

Mitigating Overheating Risk

9.77 When designing new buildings, national planning policy also requires the potential for overheating risk from a changing climate, and the impact this has on the comfort, health and wellbeing of occupiers to be considered.

9.78 Overheating risk in new residential buildings has partly been addressed by amendment to the Building Regulations in June 2022 (Part O: Overheating Mitigation). Since the compliance tools for Building Regulations are not intended to accurately evaluate overheating, major development proposals are encouraged to use the CIBSE (Chartered Institute of Building Service Engineers) standards TM52 for non-residential development and TM59 for residential development.

9.79 Measures to mitigate overheating risk from both current and future climate should be incorporated into the design of the development to help ensure the future comfort, well-being and health of occupiers. Further advice and guidance on [good solar design](#) is provided on the Essex Design Guide⁷.

POLICY DM26 - DESIGN SPECIFICATION FOR DWELLINGS

A) All new dwellings (including flats) and extensions shall comply with all of the following:

- i **Achieve suitable privacy and living environment for residential occupiers; and**
- ii **Achieve sufficient private amenity space; and**
- iii **Achieve appropriate internal space through adherence to the Nationally Described Space Standards; and**
- iv **Provide appropriate and well-designed recycling and waste storage.**

The above must be in accordance with the standards as set out in Appendix B, unless it can be demonstrated that the particular site circumstances allow for a lower provision.

B) All new dwellings (including flats) shall comply with A) i and ii in addition to:

- i **Achieving appropriate internal space through adherence to the Nationally Described Space Standards; and**
- ii **Providing appropriate and well-designed recycling and waste storage.**

⁷ [Solar orientation | Essex Design Guide](#)

C) All large houses in multiple occupation (accommodating 7 or more people) shall:

- i Achieve sufficient communal garden space; and**
- ii Provide cycle storage for one cycle per bedroom, within the plot of the building in which the property is located; and**
- iii Provide appropriate and well-designed recycling and waste storage within the plot of the building in which the property is located, or a communal store where the development relates to more than one property; and**
- iv Provide off-street parking at a ratio of one space per bedroom unless the site is located within the City Centre in a sustainable location.**

The above must be in accordance with the relevant development standards within the Local Plan.

Reasoned Justification

9.80 This policy is intended to provide developers with a checklist of requirements for new dwellings. All new dwellings (including flats) will be required to comply with the development standards within Appendix B. Consideration should be given to the detailed guidance contained within the Council's Making Places SPD.

9.81 Where buildings perform a clear beneficial role in the layout (by turning corners, acting as a vista stop or where infill restores urban form), the application of the development standards may be applied more flexibly only where the Council is satisfied that it would not be detrimental to the overall quality of the development. Garden areas would normally be expected to be at the rear of properties, enclosed and private. The Council will not accept exposed areas of land to be part of the calculation for garden sizes.

9.82 In considering applications for change of use to a house in multiple occupation, the Council will consider the number of likely occupants of a property by taking into account both the number and size of bedrooms proposed.

POLICY DM27 - PARKING STANDARDS

The Council will have regard to the vehicle parking standards set out in the Essex Parking Guidance Standards - Design and Good Practice (2009), or as subsequently amended, when determining planning applications.

Proposals which provide below these standards should be supported by evidence detailing the local circumstances that justify deviation from the standard.

Reasoned Justification

9.83 The Essex Parking Standards sets out vehicle parking standards for Essex. It is considered that these parking standards are appropriate within Chelmsford, providing minimum parking for residential development to address issues of on-street parking and maximum standards for parking in non-residential developments in order to encourage more active and sustainable transport modes.

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9.84 For sites located in the City Centre, close to public transport, services and facilities, a reduction and/or no parking provision may be acceptable. This will be determined on a site-by-site basis.

9.85 Separate bespoke parking standards have been developed for provision at Beaulieu and Channels, and for Chelmsford Garden Community, due to their integral role in prioritising sustainable travel modes. These standards will be published as part of the Local Plan Evidence Base. The Essex Parking Guidance also includes additional considerations for Garden Communities and large scale development.

POLICY DM28 – TALL BUILDINGS

The Council will permit proposals for buildings above 5 storeys or above 16m high in the City Centre, provided:

- i the location is suitable for higher-intensity development in terms of its immediate and wider context; and**
- ii the building reinforces surrounding scale and urban form, provides containment of space and has active frontages; and**
- iii the building's visibility from adjoining spaces contributes to townscape; and**
- iv the building exhibits individual architectural quality; and**
- v the building's visibility from longer-range views contributes towards the skyline and provides a positive addition to views into and around the city; and**
- vi the building does not detract from the context of existing historic City Centre assets or wider historic environment; and**
- vii the building does not create an adverse microclimate or environmental impact such as sunlight, daylight, overshadowing and wind; and**
- viii the building complements and enhances the public realm and surrounding urban context at ground level; and**
- ix secure and accessible space is provided within the building for sufficient bin and cycle storage, services and plant equipment, without compromising the external quality of elevations or roofscape.**

Reasoned Justification

9.86 For the purposes of this policy, tall buildings means above 5 storeys or 16 metres high. This is because throughout Chelmsford the building scale is predominantly two, three and four storeys, typically forming street frontages. Six storeys represent a shift in scale, necessitating consideration of the impacts of greater height.

9.87 When considering any new buildings, the surrounding context is key to achieving coherent, compatible and interesting character; it determines acceptable siting, scale, form and appearance. Taller buildings will not always be acceptable in the City Centre unless their context is compatible with the desired scale. Appropriate design rests upon thorough analysis of surrounding buildings and spaces, the identification of characteristic forms, materials and details, and exploiting opportunities to improve quality of place. The quality of materials and attention to detail is of great importance.

9.88 Tall buildings may be appropriate where their setting is sufficient to accommodate their height, where they contribute to a cohesive skyline and where they will form part of the positive reshaping and enhancement of the City Centre from all vantage points. Taller buildings should always be designed with the assumption of a 360° viewpath, so all sides of the building must exhibit a high quality of architecture. In order not to diminish cultural, civic or public buildings or spaces, tall buildings may not be appropriate where they would have a significant or adverse impact upon designated and non-designated heritage assets. Suitable locations for tall buildings may be areas that are the most well-connected by public transport whilst providing opportunities to make the most efficient use of land; and around large public spaces where tall structures are able to make a positive contribution to the existing character and context of an area subject to all of the above justifications. Tall buildings will not be acceptable on constrained sites where an appropriate setting cannot be achieved.

9.89 Designated and non-designated heritage assets should not be harmed by the siting, use or physical attributes of tall buildings, either individually or in combination with other buildings. The presence of existing tall buildings will not necessarily be accepted as justification for proposals for new or replacement tall buildings. Regard should be had to the detailed guidance contained within the Council's Making Places SPD which sets out a suitable height range across City Centre locations; and Historic England's Advice Note 4: Tall Buildings.

Protecting Living and Working Environments

9.90 An essential part of high-quality design should be the safeguarding of the living and working environments of existing and future residents.

POLICY DM29 - PROTECTING LIVING AND WORKING ENVIRONMENTS

Planning permission will be granted for development proposals provided the development:

- i safeguards the living environment of the occupiers of any adjacent and nearby residential property by ensuring that the development is not overbearing and does not result in unacceptable overlooking or overshadowing; and**
- ii does not result in excessive noise, activity or vehicle movements; and**
- iii is compatible with neighbouring or existing uses in the vicinity of the development by ensuring that the development avoids unacceptable levels of polluting emissions by reason of noise, light, smell, fumes, vibrations or other issues, unless it can be demonstrated that appropriate mitigation measures can be put in place and permanently maintained.**

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Reasoned Justification

9.91 High-quality development by definition should not result in adverse impact on the amenities of occupiers of adjacent or nearby residential properties. This includes the protection of existing living environments by ensuring there is not excessive noise or unacceptable overlooking created by new development. The physical built form of the development must not have an oppressive or overbearing effect or result in a harmful loss of light. This applies equally to loss of light or overshadowing of existing renewable energy equipment.

9.92 The planning system has an important role to play in protecting the environment, biodiversity, local residents, businesses and the public in general from all forms of development that could give rise to pollution. Pollution can be in many forms and includes all solid, liquid and gaseous emissions to air, land and water (including groundwater) from all types of development. Pollution includes noise, light, vibration, smell, smoke and fumes, soot, ash, dust or grit which has a damaging effect on the environment and the public's enjoyment, health or amenity.

9.93 When considering amenities of a development proposal, the impact on the continued operation of existing nearby uses should also be evaluated when looking at the acceptability of the proposal.

POLICY DM30 – CONTAMINATION AND POLLUTION

A) Hazardous Substance Sites or Land

For developments on, or near to, hazardous substance sites or land which is contaminated or has a history of a potentially contaminating use, permission will only be granted where the Council is satisfied that:

- **there will be no threat to the health or safety of future users or occupiers of the site or neighbouring land; and**
- **there will be no adverse impact on the quality of local groundwater or surface water.**

B) Air Quality Management Area

For developments in or adjacent to an Air Quality Management Area, or where an air quality impact assessment has been provided, permission will only be granted where the Council is satisfied that after selection of appropriate mitigation the development will not have an unacceptable impact on air quality and the health and wellbeing of people.

Reasoned Justification

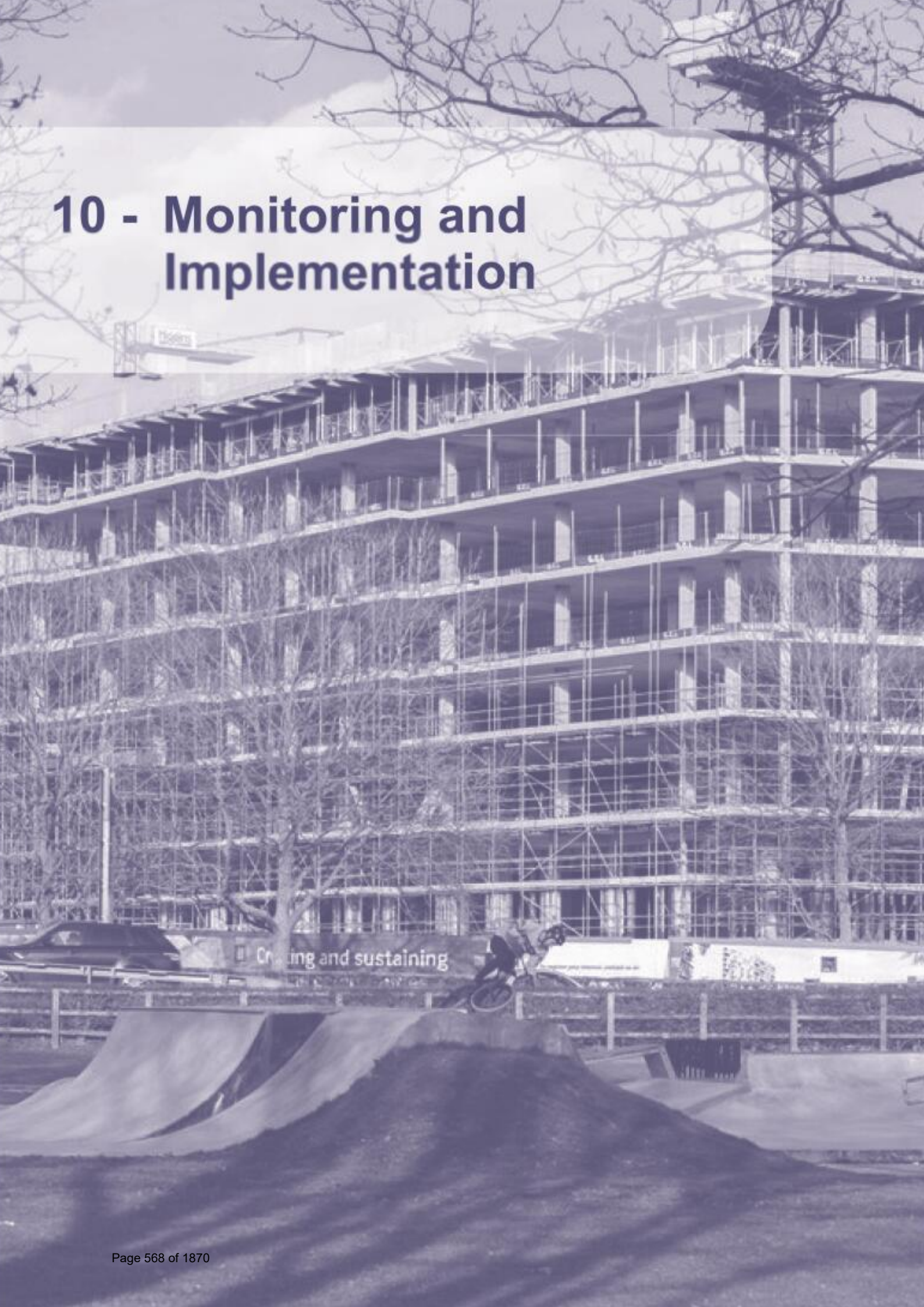
9.94 The Council recognises that all development has some environmental impact; however, development should minimise any negative impact. The Council will expect promoters of development to fully assess the impact of development through appropriate assessments to include the impact upon the environment, air quality, and public health and safety.

9.95 When considering development proposals the Council will consider the risk of pollution arising from contamination and the impact on human health, property and the wider environment. Contamination is not, however, restricted to previously developed land but it can also occur on greenfield sites and it can arise from natural sources as well as from human activities. Developers should undertake a preliminary risk assessment to identify any contamination on site. Where sites are known to be contaminated, or where contamination is subsequently discovered, any development proposals on the land will only be permitted where it can be demonstrated that the contamination can be mitigated.

9.96 The Council has no Air Quality Management Areas (AQMA) following the de-designation of AQMAs around the Army & Navy roundabout and a small section of the A414 in Danbury in 2024. Therefore, this policy would apply to any AQMA designated during the life of the Local Plan. The Council will consider each development application within or outside a designated AQMA on a site-by-site basis taking into account its effect on the AQMA and its objectives, and/or whether the development would cause unacceptable harm to the air quality of the area.

9.97 It would be inappropriate to locate new development on or near to establishments where hazardous substances are present where this would harm public safety. It would also be inappropriate to grant planning permission for development proposals to expand existing sites handling or processing hazardous substances where this would also harm public safety. Developments should accord with latest technical guidance, or as updated and amended, including 'The Land Contamination Technical Guidance' and the Environment Agency's 'Land Contamination Risk Management' (LCRM) guidance.

10 - Monitoring and Implementation



Monitoring Framework

10.1 This Section deals with how the Council will monitor the Local Plan's success in meeting the challenges and opportunities set out in the Strategic Priorities (Section 3) to ensure that it is effective in delivering the objectives of the Local Plan.

10.2 This will be done through the monitoring of the indicators set out in the tables below on an annual basis which will be published through the Authority's Monitoring Report (AMR). The AMR will be used to report the performance of the Local Plan as well as recommending any actions required to ensure the delivery of the Local Plan.

10.3 In respect to Key Indicator 'Appeal Decisions', the Council will monitor appeal decisions from the Planning Inspectorate and use these to monitor the effectiveness of Local Plan policies in accordance with the relevant triggers for action.

Table 8 : Monitoring Framework

Local Plan Policy	Strategic Priority	Key Indicators	Target (if applicable)	Trigger for action	Contingency/Action
Strategic Policy S1 – Spatial Principles	All	Covered by other indicators within the monitoring framework	-	-	-
Strategic Policy S2 – Addressing Climate Change and Flood Risk	1, 3	Covered by other indicators within the monitoring framework	-	-	-
Strategic Policy S3 - Conserving and Enhancing the Historic Environment	1, 3	Number of Conservation Area Appraisals and Management Plans completed	Completion of one Conservation Area Appraisal and Management Plan per year	(1) Failure to complete one Conservation Area Appraisal and Management Plan each year	(1) Consider how the Council can contribute to measures to improve the protection and enhancement of the character and setting of Conservation Areas (1) Consider whether the Policy requirement itself needs to be reviewed as part of a full or focused formal review of the Local Plan set out in Policy S13
Strategic Policy S4 - Conserving and Enhancing the Natural	1, 3, 4	Covered by other indicators within the monitoring	-	-	-

Local Plan Policy	Strategic Priority	Key Indicators	Target (if applicable)	Trigger for action	Contingency/Action
Environment		framework			
Strategic Policy S5 - Protecting and Enhancing Community Assets	7	Covered by other indicators within the monitoring framework	-	-	-
Strategic Policy S6 - Housing and Employment Requirements	4, 5, 6	Number of net new dwellings Number of net new Gypsy and Traveller pitches Number of net new Travelling Showpeople plots Net additional employment floorspace completed including by type	1,210 net new dwellings per annum 22,990 net new dwellings by 2041 30 net new Gypsy and Traveller pitches by 2041 28 net new Travelling Showpeople plots by 2041 162,646sqm of net new employment floorspace by 2041	(1) Failure to deliver 95% of the number of net new homes required over a 3-year rolling period as published annually by the Ministry for Housing, Communities and Local Government in the Housing Delivery Test (2) Failure to deliver 85% of the number of net new homes required over a 3-year rolling period as published annually by the Ministry for Housing, Communities and Local Government in the Housing Delivery Test (3) Failure to deliver 75% of the number of net new homes required over a 3-year rolling period as published annually by the Ministry for Housing, Communities and Local Government in the Housing Delivery Test	(1 & 2) Publish an Action Plan setting out key reasons for the situation and actions the Council and other parties need to take (2) Plan for a 20% buffer on the Council's five year housing land supply, if necessary by bringing additional sites forward into the supply (3) Instigate a full or focused formal review of the Local Plan (4) Refreshing the SHELAA to identify potentially suitable and available pitches for Gypsy and Travellers (5) Refreshing the SHELAA to identify potentially suitable and

Local Plan Policy	Strategic Priority	Key Indicators	Target (if applicable)	Trigger for action	Contingency/Action
Strategic Policy S7 - The Spatial Strategy	All	Number of Masterplans approved by the Council Planning Permissions granted for Strategic Growth Sites Planning permissions for windfall sites where part of the site is Grade 3a	<p>Growth Area 1: Net new homes – 4,476 Travelling Showpeople Plots – 5 Mixed employment sqm - 9,000</p> <p>Growth Area 2: Net new homes – 7,201 Travelling Showpeople Plots -5 Gypsy and Traveller Pitches – 10 Mixed employment sqm – 64,446</p> <p>Growth Area 3:</p>	<p>(4) Failure to deliver the 30 net new Gypsy and Traveller pitches in accordance with the Local Plan Trajectory</p> <p>(5) Failure to deliver 28 net new Travelling Showpeople plots in accordance with the Local Plan Trajectory</p> <p>(6) Failure to deliver 162,646 sqm of net new employment floorspace</p>	<p>available plots for Travelling Showpeople</p> <p>(6) Refreshing the SHELAA to identify potentially suitable and available employment floorspace</p> <p>(2 - 6) Consider whether the Policy requirement itself needs to be reviewed as part of a full or focused formal review of the Local Plan set out in Policy S13</p>
Strategic Policy S7 - The Spatial Strategy	All	Number of Masterplans approved by the Council Planning Permissions granted for Strategic Growth Sites Planning permissions for windfall sites where part of the site is Grade 3a	<p>Growth Area 1: Net new homes – 4,476 Travelling Showpeople Plots – 5 Mixed employment sqm - 9,000</p> <p>Growth Area 2: Net new homes – 7,201 Travelling Showpeople Plots -5 Gypsy and Traveller Pitches – 10 Mixed employment sqm – 64,446</p> <p>Growth Area 3:</p>	<p>(1) Growth Area 1 is not delivering net new homes, Travelling Showpeople plots, employment floorspace as set out in the Local Plan Trajectory</p> <p>(2) Growth Area 2 is not delivering net new homes, Travelling Showpeople plots, Gypsy and Traveller Pitches and employment floorspace as set out in the Local Plan Trajectory</p> <p>(3) Growth Area 3 is not delivering net new homes, Travelling Showpeople plots, Gypsy and</p>	<p>(1, 2 & 3) Consider the reasons for any imbalance in delivery compared to the targets and whether there are any obstacles to delivery affecting sites and / or particular forms of development on particular sites in particular locations</p> <p>(1, 2 & 3) Consider whether the Policy</p>

Local Plan Policy	Strategic Priority	Key Indicators	Target (if applicable)	Trigger for action	Contingency/Action
		or above and is in agricultural use Area of Grade 3a or above agricultural land lost to agricultural use as a result of all development	Net new homes – 4,423 Travelling Showpeople Plots – 18 Gypsy and Traveller Pitches - 20 Mixed employment sqm – 87,200 Growth Areas 1 – 3: Windfall Allowance 2027-2041 – 12,373	Traveller Pitches and employment floorspace as set out in the Local Plan Trajectory (4) Windfall allowance for years 1 – 5 in Local Plan Trajectory falls below 100 dwellings in any given year	requirement itself needs to be reviewed as part of a full or focused formal review of the Local Plan set out in Policy S13 (4) Review the Windfall Allowance from 2022 (1 - 5) Consider whether the Policy requirement itself needs to be reviewed as part of a full or focused formal review of the Local Plan set out in Policy S13
Strategic Policy S8 - Delivering Economic Growth	4, 6	Covered by other indicators within the monitoring framework	-	-	-
Strategic Policy S9 - Infrastructure Requirements	1, 2, 4, 5, 6, 8, 9	Covered by other indicators within the monitoring framework	-	-	-
Strategic Policy S10 - Securing Infrastructure and Impact Mitigation	1, 2,, 5, 6, 8, 9	Infrastructure phasing for the Strategic Growth Sites in the IDP	(1) Strategic Growth Sites 1 Previously developed sites in Chelmsford Urban Area	(1) Strategic Growth Sites 1 Previously developed sites in Chelmsford Urban Area Amount, type and phasing of key infrastructure in adopted	(1 - 11) Consider the reasons for any imbalance in the type and timing of key infrastructure delivery

Local Plan Policy	Strategic Priority	Key Indicators	Target (if applicable)	Trigger for action	Contingency/Action
		<p>Key infrastructure identified in adopted Masterplans on Strategic Growth Sites Planning Permissions granted on Strategic Growth Sites Key infrastructure secured through Planning Obligations on Strategic Growth sites</p>	<p>Amount, type and phasing of key infrastructure in the IDP matches the requirements in the adopted Masterplans and planning obligations secured through section 106 agreements. (2) Strategic Growth Site 2 West Chelmsford Amount, type and phasing of key infrastructure in the IDP matches the requirements in the adopted Masterplans and planning obligations secured through section 106 agreements (3) Strategic Growth Site 3 East of Chelmsford Amount, type and phasing of key infrastructure in the IDP matches the requirements in the adopted Masterplans and planning obligations secured through section 106 agreements (3) Strategic Growth Site 3 East of Chelmsford Amount, type and phasing of key infrastructure in the IDP matches the requirements in the adopted Masterplans and planning obligations secured through section 106 agreements (3) Strategic Growth Site 3 East of Chelmsford Amount, type and phasing of key infrastructure in the IDP matches the requirements in the adopted Masterplans and planning obligations secured through section 106 agreements</p>	<p>Masterplans and planning obligations do not match the requirements in the IDP (2) Strategic Growth Site 2 West Chelmsford Amount, type and phasing of key infrastructure in adopted Masterplans and planning obligations do not match the requirements in the IDP (3) Strategic Growth Sites 3 East of Chelmsford Amount, type and phasing of key infrastructure in adopted Masterplans and planning obligations do not match the requirements in the IDP (4) Strategic Growth Site 16a East Chelmsford Garden Community (Hammonds Farm) Amount, type and phasing of key infrastructure in adopted Masterplans and planning obligations do not match the requirements in the IDP (5) Strategic Growth Site 6 Chelmsford Garden Community (North East Chelmsford) Amount, type and phasing of key infrastructure in adopted Masterplans and planning</p>	<p>and whether there are any obstacles to delivery of infrastructure requirement on particular sites / in particular locations (1 - 11) Consider whether the Policy requirement itself needs to be reviewed as part of a full or focused formal review of the Local Plan set out in Policy S13</p>

Local Plan Policy	Strategic Priority	Key Indicators	Target (if applicable)	Trigger for action	Contingency/Action
			<p>infrastructure in the IDP matches the requirements in the adopted Masterplans and planning obligations secured through section 106 agreements</p> <p>(4) Strategic Growth Site 16a East Chelmsford Garden Community (Hammonds Farm)</p> <p>Amount, type and phasing of key infrastructure in the IDP matches the requirements in the adopted Masterplans and planning obligations secured through section 106 agreements</p> <p>(5) Strategic Growth Site 6 Chelmsford Garden Community (North East of Chelmsford)</p> <p>Amount, type and phasing of key infrastructure in the IDP</p>	<p>obligations do not match the requirements in the IDP</p> <p>(6) Strategic Growth Sites 7 Great Leighs</p> <p>Amount, type and phasing of key infrastructure in adopted Masterplans and planning obligations do not match the requirements in the IDP</p> <p>(7) Strategic Growth Site 8 North of Broomfield</p> <p>Amount, type and phasing of key infrastructure in adopted Masterplans and planning obligations do not match the requirements in the IDP</p> <p>(8) Strategic Growth Site 10 North of South Woodham Ferrers</p> <p>Amount, type and phasing of key infrastructure in adopted Masterplans and planning obligations do not match the requirements in the IDP</p> <p>(9) Strategic Growth Site 13 Danbury</p> <p>Amount, type and phasing of key infrastructure in adopted Masterplans and planning obligations do not match the requirements in the IDP</p>	

Local Plan Policy	Strategic Priority	Key Indicators	Target (if applicable)	Trigger for action	Contingency/Action
			<p>matches the requirements in the adopted Masterplans and planning obligations secured through section 106 agreements</p> <p>(6) Strategic Growth Site 7 Great Leighs (includes 7a Land at Moulsham Hall, 7b Land East of London Road and 7c Land North and South of BanTERS Lane)</p> <p>Amount, type and phasing of key infrastructure in the IDP matches the requirements in the adopted Masterplans and planning obligations secured through section 106 agreements</p> <p>(7) Strategic Growth Site 8 North of Broomfield</p> <p>Amount, type and phasing of key infrastructure in the IDP</p>	<p>(10) Strategic Growth Site 15 Little Boyton Hall Farm Rural Employment Area</p> <p>Amount, type and phasing of key infrastructure in adopted Masterplan and planning obligations do not match the requirements in the IDP</p> <p>(11) Strategic Growth Site 16b Land Adjacent to A12 Junction 18 Employment Area</p> <p>Amount, type and phasing of key infrastructure in adopted Masterplan and planning obligations do not match the requirements in the IDP</p>	

Local Plan Policy	Strategic Priority	Key Indicators	Target (if applicable)	Trigger for action	Contingency/Action
			<p>matches the requirements in the adopted Masterplans and planning obligations secured through section 106 agreements (8) Strategic Growth Site 10 North of South Woodham Ferrers Amount, type and phasing of key infrastructure in the IDP matches the requirements in the adopted Masterplans and planning obligations secured through section 106 agreements (9) Strategic Growth Site 13 Danbury Amount, type and phasing of key infrastructure in the IDP matches the requirements in the adopted Masterplans and planning obligations secured</p>		

Local Plan Policy	Strategic Priority	Key Indicators	Target (if applicable)	Trigger for action	Contingency/Action
			<p>through section 106 agreements (10) Strategic Growth Site 15 Little Boyton Hall Farm Rural Employment Area Amount, type and phasing of key infrastructure in the IDP matches the requirements in the adopted Masterplan and planning obligations secured through section 106 agreements</p> <p>(11) Strategic Growth Site 16b Land Adjacent to A12 Junction 18 Employment Area Amount, type and phasing of key infrastructure in the IDP matches the requirements in the adopted Masterplan and planning obligations secured through section 106 agreements</p>		

Local Plan Policy	Strategic Priority	Key Indicators	Target (if applicable)	Trigger for action	Contingency/Action
Strategic Policy S11 - The Role of the Countryside	1, 3, 4	Covered by other indicators within the monitoring framework	-	-	-
Strategic Policy S12 - Role of City, Town and Neighbourhood Centres	4, 6, 9	Covered by other indicators within the monitoring framework	-	-	-
Strategic Policy S13 - Monitoring and Review	All	Covered by other indicators within the monitoring framework	-	-	-
Strategic Policy S14 – Health and Wellbeing	1, 2, 7	Number of Health Impact Assessments on development for 50 or more dwellings and non-residential development in excess of 1,000 m ²	For all large-scale developments a Health Impact Assessment will be required	(1) Health Impact Assessment is not submitted on one or more dwellings and one or more non-residential development in excess of 1,000 m ²	(1) Consider the reasons for the failure to secure Livewell Development Accreditation Scheme and submission of a Health Impact Assessment in particular locations (1) Consider whether the Policy requirement itself needs to be reviewed as part of a full or focused formal review of the Local

Local Plan Policy	Strategic Priority	Key Indicators	Target (if applicable)	Trigger for action	Contingency/Action
Strategic Policy S15 – Creating Successful Places	3, 4, 7	Covered by other indicators within the monitoring framework			Plan set out in Policy S13
Strategic Policy S16 – Connectivity and Travel	1, 2, 7, 8	Covered by other indicators within the monitoring framework	-	-	-
Strategic Policy S17 – Future of Chelmsford City Centre	2, 4, 5, 6, 7, 8, 9	Covered by other indicators within the monitoring framework	-	-	-
Policy DM1 - Size and Type of Housing	5, 7	Net additional dwellings completed by size and type Number of new dwellings on developments of 10 or more dwellings achieving Part M, Category 2 (Accessible and adaptable dwellings) M4(2)	Within all developments of 10 or more dwellings, provision of an appropriate mix of dwelling types and sizes that contribute to current and future housing needs and create mixed communities Within all developments of 10 or more dwellings, 50% of the dwellings to be constructed to meet	(1) Cumulative mix of dwelling types and sizes on developments of 10 or more dwellings varies by more than 10% for each size range set out in the Reasoned Justification for Policy DM1 (2) 20% of all dwellings on developments of 10 or more dwellings do not meet requirement Part M, Category 2 (Accessible and adaptable dwellings) M4(2) of Schedule 1 (para 1) to the Building Regulations 2010 (as amended)	(1 – 6) Consider the circumstances of the permissions that have led to the trigger (1 - 6) Identify any consistent factors contributing towards triggers and consider if these can be overcome (1 - 6) Consider whether the Policy requirements need to be reviewed as part of a full or focused formal

Local Plan Policy	Strategic Priority	Key Indicators	Target (if applicable)	Trigger for action	Contingency/Action
		<p>of Schedule 1 (para 1) to the Building Regulations 2010 (as amended) Number and type of market housing for Older Persons Number of new affordable dwellings on developments of 30 or more dwellings achieving Part M, Category 3 (Wheelchair user dwellings) M4 (3) (2) of Schedule 1 (para 1) to the Building Regulations 2010 (as amended) Number of self-build homes achieved on developments of more than 100 dwellings Number and type of Specialist</p>	<p>requirement Part M, Category 2 (Accessible and adaptable dwellings) M4(2) of Schedule 1 (para 1) to the Building Regulations 2010 (as amended) On greenfield developments of more than 500 dwellings, 10% of market housing for Older Persons On developments of 30 or more dwellings, 5% of new affordable dwellings should be built to meet requirement Part M, Category 3 (Wheelchair user dwellings) M4 (3) (2) of Schedule 1 (para 1) to the Building Regulations 2010 (as amended) On developments of more than 100 dwellings, 5% self-build homes to be delivered On developments of more than 100</p>	<p>(3) Less than 3% of new affordable dwellings on developments of 30 or more dwellings are being built to meet requirement Part M, Category 3 (Wheelchair user dwellings) M4 (3) (2) of Schedule 1 (para 1) to the Building Regulations 2010 (as amended) (4) Less than 3% of self-build homes are being delivered on developments of more than 100 dwellings (5) On more than 5 (cumulative) developments of more than 100 dwellings there is no provision of Specialist Residential Accommodation (6) On more than 3 (cumulative) greenfield developments of more than 500 dwellings there is not 10% market housing for Older Persons.</p>	<p>review of the Local Plan set out in Policy S13</p>

Local Plan Policy	Strategic Priority	Key Indicators	Target (if applicable)	Trigger for action	Contingency/Action
Policy DM2 – Affordable Housing and Rural Exception Sites	5, 7	<p>Residential Accommodation achieved on developments of more than 100 dwellings</p> <p>The number of affordable housing planning permissions on threshold sites</p> <p>The number of market housing planning permissions on rural exception sites</p> <p>The number of market housing planning permissions on rural exception sites</p>	<p>dwellings, an appropriate provisions of Specialist Residential Accommodation to be achieved</p> <p>To require the provision of 35% affordable homes on threshold sites</p> <p>Not to exceed 50% of market housing on rural exception sites</p> <p>Not to exceed 20% market homes on Community-led Exception Sites</p> <p>To require the provision of at least 25% of the total housing on First Homes Exception Sites as affordable housing for rent</p> <p>Not to exceed 20% market homes on First Homes Exception Sites</p>	<p>(1) 20% of planning permissions on threshold sites are achieving less than 35% affordable homes</p> <p>(2) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for rural exception sites containing more than 50% market housing</p> <p>(3) 20% of planning permissions on First Homes Exception Sites are not achieving at least 25% of the total housing as affordable housing for rent</p> <p>(4) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for the First Homes Exception Sites containing more than 20% market homes</p> <p>(5) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for the Community-led</p>	<p>(1 – 5) Consider the circumstances of the permissions that have led to the trigger</p> <p>(1 - 5) Identify any consistent factors contributing towards triggers and consider if these can be overcome</p> <p>(1 – 5) Consider whether the Policy requirements need to be reviewed as part of a full or focused formal review of the Local Plan set out in Policy S13</p>

Local Plan Policy	Strategic Priority	Key Indicators	Target (if applicable)	Trigger for action	Contingency/Action
		The number of market housing planning permissions on First Homes Exception Sites Appeal Decisions		Exception Sites containing more than 20% market homes	
Policy DM3 - Gypsy, Traveller and Travelling Showpeople Sites	5, 7	Number of new Gypsy, Traveller and Travelling Showpeople pitches and plots approved and completed Number of existing Gypsy, Traveller and Travelling Showpeople pitches and plots approved for a change of use to other uses or redevelopment	To achieve 30 new Gypsy and Traveller pitches and 28 new Travelling Showpeople plots by 2041 No net loss of pitches or plots	(1) Failure to deliver 30 net new Gypsy and Traveller pitches in accordance with the Local Plan Trajectory (2) Failure to deliver 28 net new Travelling Showpeople plots in accordance with the Local Plan Trajectory (3) Net loss of pitches or plots	(1) Refreshing the SHELAA to identify potentially suitable and available pitches for Gypsy and Travellers (2) Refreshing the SHELAA to identify potentially suitable and available plots for Travelling Showpeople (1 – 3) Consider whether the Policy requirements need to be reviewed as part of a full or focused formal review of the Local Plan set out in Policy S13
Policy DM4 - Employment Areas and Rural Employment Areas	4, 6, 8	Appeal Decisions	All permissions granted for Employment Areas and Rural Employment Areas are in	(1) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for the redevelopment	(1) Consider the circumstances of the permissions that have led to the trigger

Local Plan Policy	Strategic Priority	Key Indicators	Target (if applicable)	Trigger for action	Contingency/Action
Policy DM5 - Designated Centres	6, 9	Number of changes of use to residential development on the ground floor within Primary Shopping Areas, Principal Neighbourhood Centres and Local Centres Appeal Decisions	accordance with the Policy	or changes of use from E(g), B2 and B8 in Employment Areas, Rural Employment Areas and new employment allocations	(1) Consider whether the Policy requirements need to be reviewed as part of a full or focused formal review of the Local Plan set out in Policy S13
		Changes of use to residential will not be permitted on the ground floor within Primary Shopping areas, Principal Neighbourhood Centres and Local Centres All permissions granted for Designated Centres are in accordance with the Policy		(1) Any changes of use to residential on the ground floor within Primary Shopping areas, Principal Neighbourhood Centres or Local Centres (2) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for the change of use to residential on the ground floor within Primary Shopping areas, Principal Neighbourhood Centres or Local Centres (3) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for the change of use to the upper floors within Primary Shopping areas, Principal Neighbourhood Centres or Local Centres	(1 - 3) Consider the circumstances of the permissions that have led to the trigger (1 - 3) Consider whether the Policy requirements need to be reviewed as part of a full or focused formal review of the Local Plan set out in Policy S13
Policy DM6 – New	3, 4	Appeal Decisions	All permissions granted for new buildings in the	(1) 2 decisions allowed on appeal where the Council originally	(1 - 4) Consider the circumstances of the

Local Plan Policy	Strategic Priority	Key Indicators	Target (if applicable)	Trigger for action	Contingency/Action
Development in the Green Belt			Green Belt are in accordance with the Policy	<p>refused to grant planning permission for new buildings in the Green Belt</p> <p>(2) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for the redevelopment of previously developed land in the Green Belt</p> <p>(3) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for the replacement of buildings in the Green Belt</p> <p>(4) 2 decisions allowed on appeal whether the Council originally refused to grant planning permission for local transport infrastructure in the Green Belt</p>	<p>permissions that have led to the trigger</p> <p>(1 - 4) Consider whether the Policy requirements need to be reviewed as part of a full or focused formal review of the Local Plan set out in Policy S13</p>
Policy DM7 – New Buildings and Structures in the Green Wedge	3, 4	Appeal Decision	All permissions granted for new buildings in the Green Wedge are in accordance with the Policy	<p>(1) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for new buildings and structures in the Green Wedge</p> <p>(2) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for the redevelopment of previously developed land in the Green Wedge</p>	<p>(1 - 4) Consider the circumstances of the decisions that have led to the trigger</p> <p>(1 - 4) Consider whether the Policy requirements need to be reviewed as part of a full or focused formal review of the Local</p>

Local Plan Policy	Strategic Priority	Key Indicators	Target (if applicable)	Trigger for action	Contingency/Action
Policy DM8 – New Buildings and Structures in the Rural Area	3, 4	Appeal Decisions	All permissions granted for new buildings in the Rural Area are in accordance with the Policy	<p>(3) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for the replacement of buildings in the Green Wedge</p> <p>(4) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for residential outbuildings in the Green Wedge</p>	Plan set out in Policy S13
Policy DM8 – New Buildings and Structures in the Rural Area	3, 4	Appeal Decisions	All permissions granted for new buildings in the Rural Area are in accordance with the Policy	<p>(1) 2 decisions allowed on appeal where the Council originally refused to grant planning permissions for new buildings and structures in the Rural Area</p> <p>(2) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for the redevelopment of previously developed land in the Rural Area</p> <p>(3) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for the replacement of buildings and structures in the Rural Area</p> <p>(4) 2 decisions allowed on appeal where the Council originally refused to grant planning</p>	<p>(1 - 4) Consider the circumstances of the decisions that have led to the trigger</p> <p>(1 - 4) Consider whether the Policy requirements need to be reviewed as part of a full or focused formal review of the Local Plan set out in Policy S13</p>

Local Plan Policy	Strategic Priority	Key Indicators	Target (if applicable)	Trigger for action	Contingency/Action
Policy DM9 – Infilling in the Green Belt, Green Wedge and Rural Area	3, 4	Appeal Decisions	All permissions granted for infill dwellings in the Green Belt, Green Wedge and Rural Area are in accordance with the Policy	<p>permission for residential outbuildings in the Rural Area</p> <p>(1) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for infilling in the Green Belt</p> <p>(2) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for infilling in the Green Wedge or Rural Area</p>	<p>(1 - 2) Consider the circumstances of the decisions that have led to the trigger</p> <p>(1 - 2) Consider whether the Policy requirements need to be reviewed as part of a full or focused formal review of the Local Plan set out in Policy S13</p>
Policy DM10 – Change of Use (Land and Buildings) and Engineering Operations	3, 4	Appeal Decisions	All permissions granted for extensions to existing buildings within the Green belt, Green Wedge and Rural Area are in accordance with the Policy	<p>(1) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for change of use and engineering operations in the Green Belt</p> <p>(2) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for change of use and engineering operations in the Green Wedge</p> <p>(3) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for change of use and</p>	<p>(1 - 3) Consider the circumstances of the decisions that have led to the trigger</p> <p>(1 - 3) Consider whether the Policy requirements need to be reviewed as part of a full or focused formal review of the Local Plan set out in Policy S13</p>

Local Plan Policy	Strategic Priority	Key Indicators	Target (if applicable)	Trigger for action	Contingency/Action
Policy DM11 – Extensions to Existing Buildings within the Green Belt, Green Wedge and Rural Area	3, 4	Appeal Decisions	All permissions granted for extensions to existing buildings within the Green Belt, Green Wedge and Rural Area are in accordance with the Policy	engineering operations in the Rural Area (1) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for extensions to existing buildings within the Green Belt (2) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for extensions to existing buildings within Green Wedge (3) 2 decisions allowed on appeal where the Council originally refused to grant planning permissions for extensions to existing buildings within the Rural Area	(1 - 3) Consider the circumstances of the decisions that have led to the trigger (1 - 3) Consider whether the Policy requirements need to be reviewed as part of a full or focused formal review of the Local Plan set out in Policy S13
Policy DM12 – Rural and Agricultural/ Forestry Workers' Dwellings	4, 5	Appeal Decisions	All permissions granted for rural and agricultural/ forestry workers' dwellings are in accordance with the Policy	(1) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for rural and agricultural/ forestry worker's temporary accommodation (2) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for rural and	(1 - 3) Consider the circumstances of the decisions that have led to the trigger (1 - 3) Consider whether the Policy requirements need to be reviewed as part of a full or focused formal review of the Local

Local Plan Policy	Strategic Priority	Key Indicators	Target (if applicable)	Trigger for action	Contingency/Action
Policy DM13 – Designated Heritage Assets	3	Appeal Decisions	All permissions granted which affect a designated heritage asset are in accordance with the Policy	<p>agricultural/ forestry worker's permanent accommodation</p> <p>(3) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for the removal of occupancy conditions on rural and agricultural/ forestry worker's accommodation</p>	Plan set out in Policy S13
Policy DM13 – Designated Heritage Assets	3	Appeal Decisions	All permissions granted which affect a designated heritage asset are in accordance with the Policy	<p>(1) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for development that causes unacceptable harm to Listed Buildings</p> <p>(2) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for development that is deemed to cause unacceptable harm in Conservation Areas</p> <p>(3) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for development that is deemed to cause unacceptable harm to the character or setting of Registered Parks or Gardens</p> <p>(4) 2 decisions allowed on appeal where the Council originally</p>	<p>(1 - 4) Consider the circumstances of the decisions that have led to the trigger</p> <p>(1 - 4) Consider whether the Policy requirements need to be reviewed as part of a full or focused formal review of the Local Plan set out in Policy S13</p>

Local Plan Policy	Strategic Priority	Key Indicators	Target (if applicable)	Trigger for action	Contingency/Action
Policy DM14 – Non-Designated Heritage Assets	3	Appeal Decisions	All permissions granted which affect a non-designated heritage asset are in accordance with the Policy	<p>refused to grant planning permission for development that is deemed to adversely affect a Scheduled Monument</p> <p>(1) 2 decisions allowed on appeal where the Council originally refused to grant planning permissions for development that is deemed to cause unacceptable harm to non-designated heritage assets</p>	<p>(1) Consider the circumstances of the decisions that have led to the trigger</p> <p>(1) Consider whether the Policy requirements need to be reviewed as part of a full or focused formal review of the Local Plan set out in Policy S13</p>
Policy DM15 – Archaeology	3	Appeal Decisions	All permissions granted affecting archaeological sites are in accordance with the Policy	<p>(1) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for development that is deemed not to provide adequate protection or preservation and does not enhance sites of archaeological interest and their settings</p>	<p>(1) Consider the circumstances of the decisions that have led to the trigger</p> <p>(1) Consider whether the Policy requirements need to be reviewed as part of a full or focused formal review of the Local Plan set out in Policy S13</p>
Policy DM16 – Protection and	1, 3, 7	Number of development	Unless exempt, all the development proposals	(1) 20% of development proposals are not achieving the	(1 - 3) Consider the circumstances of the

Local Plan Policy	Strategic Priority	Key Indicators	Target (if applicable)	Trigger for action	Contingency/Action
<p>promotion of Ecology, Nature and Biodiversity</p>		<p>proposals that include a biodiversity net gain above the existing ecological baseline value of the site over a minimum 30 years after completion Appeal Decisions</p>	<p>should provide a minimum 10% biodiversity net gain (20% on Chelmsford Garden Community and East Chelmsford Garden Community) above the existing ecological baseline of the site over a minimum 30 years after completion All permissions granted affecting ecology and biodiversity are in accordance with the Policy</p>	<p>target biodiversity net gain above the existing ecological baseline value of the site over a minimum 30 years after completion (2) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for development that has an adverse impact on Internationally, Nationally or Locally Designated Sites (3) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for development that does not adequately avoid or mitigate impacts on biodiversity and geodiversity</p>	<p>decisions that have led to the trigger (1 - 3) Consider whether the Policy requirements need to be reviewed as part of a full or focused formal review of the Local Plan set out in Policy S13</p>
<p>Policy DM17 – Trees, Woodland and Landscape Features</p>	<p>1, 2, 7</p>	<p>Number of new trees per net new dwellings Number of net new trees per net new strategic scale employment and infrastructure development in excess of 1,000 sqm or 0.1 hectares</p>	<p>Three new trees per net new dwelling All permissions granted which affect protected trees and woodland, and non-protected landscape features are in accordance with the Policy</p>	<p>(1) 20% of net new dwellings do not provide three new trees (2) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for development that results in unacceptable harm to preserved trees or woodland (3) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for development that</p>	<p>(1 - 4) Consider the circumstances of the decisions that have led to the trigger (1 - 4) Consider whether the Policy requirements need to be reviewed as part of a full or focused formal review of the Local Plan set out in Policy S13</p>

Local Plan Policy	Strategic Priority	Key Indicators	Target (if applicable)	Trigger for action	Contingency/Action
		Appeal Decisions		<p>results in unacceptable harm to natural landscape features</p> <p>(4) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for new strategic scale employment and infrastructure development because it did not plant a significant number of new trees as part of landscaping requirements</p>	
Policy DM18 – Flooding/SuDS	1, 3, 7, 8	Appeal Decisions	All permissions granted are in accordance with the Policy	<p>(1) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for development that results in unacceptable flood risk or provide inadequate water management measures</p>	<p>(1) Consider the circumstances of the decisions that have led to the trigger</p> <p>(1) Consider whether the Policy requirements need to be reviewed as part of a full or focused formal review of the Local Plan set out in Policy S13</p>
Policy DM19 – Renewable and Low Carbon Energy	1, 3, 4,	Appeal Decisions	All permissions granted for non-householder renewable and low carbon energy development are in accordance with the Policy	<p>(1) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for renewable and low carbon energy development</p>	<p>(1) Consider the circumstances of the decisions that have led to the trigger</p> <p>(1) Consider whether the Policy requirements need to be reviewed as part of a full or focused</p>

Local Plan Policy	Strategic Priority	Key Indicators	Target (if applicable)	Trigger for action	Contingency/Action
Policy DM20 – Delivering Community Facilities	4, 7, 8	Appeal Decisions	All permissions granted for new community facilities are in accordance with the Policy	(1) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for new or extended community facilities	formal review of the Local Plan set out in Policy S13 (1) Consider the circumstances of the decisions that have led to the trigger (1) Consider whether the Policy requirements need to be reviewed as part of a full or focused formal review of the Local Plan set out in Policy S13
Policy DM21 – Protecting Community Facilities	4, 7, 8	Appeal Decisions	All permissions granted for the change of use of existing community facilities are in accordance with the Policy	(1) 2 decisions allowed on appeal where the Council originally refused to grant planning permissions for the change of use or redevelopment of community facilities (2) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for the extension or expansion of existing community facilities	(1 - 2) Consider the circumstances of the decisions that have led to the trigger (1 - 2) Consider whether the Policy requirements need to be reviewed as part of a full or focused formal review of the Local Plan set out in Policy S13
Policy DM22 – Education Establishments	4, 7, 8	Appeal Decisions	All permissions granted for new development	(1) 2 decisions allowed on appeal where the Council originally	(1 - 2) Consider the circumstances of the

Local Plan Policy	Strategic Priority	Key Indicators	Target (if applicable)	Trigger for action	Contingency/Action
			are in accordance with the Policy	<p>refused to grant planning permission for change of use or redevelopment of educational facilities</p> <p>(2) 2 decisions allowed on appeal where the Council originally refused to grant planning permission or the extension or expansion of existing educational facilities</p>	<p>decisions that have led to the trigger</p> <p>(1 – 2) Consider whether the Policy requirements need to be reviewed as part of a full or focused formal review of the Local Plan set out in Policy S13</p>
Policy DM23 – High Quality and Inclusive Design	1, 2, 4, 5, 7	Appeal Decisions	All permissions granted for new development are in accordance with the Policy	<p>(1) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for developments that do not provide high quality and inclusive design</p>	<p>(1) Consider the circumstances of the decisions that have led to the trigger</p> <p>(1) Consider whether the Policy requirements need to be reviewed as part of a full or focused formal review of the Local Plan set out in Policy S13</p>
Policy DM24 – Design and Place Shaping Principles in Major Developments	1, 2, 4, 7, 9	Appeal Decisions	All permissions granted for new development are in accordance with the Policy	<p>(1) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for major development that does not meet adequate design and place shaping principles</p>	<p>(1) Consider the circumstances of the decisions that have led to the trigger</p> <p>(1) Consider whether the Policy requirements need to be reviewed as part of a full or focused formal review of the</p>

Local Plan Policy	Strategic Priority	Key Indicators	Target (if applicable)	Trigger for action	Contingency/Action
Policy DM25 – Sustainable Buildings	1, 5, 7	Number of new non-residential buildings with a floor area in excess of 500sqm achieving a minimum BREEAM rating (or its successor) of 'Very Good' and achieving at least three credits under the WAT 01 Water Consumption measure Number of dwellings achieving a water efficiency standard of 90 litres/ person/day Number of new dwellings providing rainwater harvesting on site	All new non-residential buildings with a floor area in excess of 500sqm shall achieve a minimum BREEAM rating (or its successor) of 'Very Good' and achieving at least three credits under the WAT 01 Water Consumption measure All new dwellings meeting the requirement for water efficiency of 90 litres/person/day All new dwellings provide rainwater harvesting on site Residential development shall provide 1 active charging point for each dwelling Allocated parking and on-street, shared or visitor spaces for	(1) 20% of new non-residential buildings with a floor area in excess of 500sqm are not achieving a BREEAM rating of 'Very Good' and/or are not achieving at least three credits under the WAT 01 Water Consumption measure (2) 20% of new dwellings are not meeting the requirement for water efficiency of 90 litres/ person/day (3) 20% of new dwellings are not providing rainwater harvesting on-site (4) 20% of new residential dwellings are not meeting the EV charging point requirements (5) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for non-residential development because it does not provide active and passive charging points for a proportion of the total number of parking spaces	Local Plan set out in Policy S13 (1 - 5) Consider the circumstances of the permissions that have led to the trigger (1 - 5) Consider whether the Policy requirements need to be reviewed as part of a full or focused formal review of the Local Plan set out in Policy S13

Local Plan Policy	Strategic Priority	Key Indicators	Target (if applicable)	Trigger for action	Contingency/Action
Policy DM26 – Design Specification for Dwellings	1, 5, 7	<p>Number of new residential dwellings with EV charging point</p> <p>The percentage of EV charging points for non-residential buildings</p>	<p>residential development shall require 1 active EV charging point for every 5 spaces</p>	<p>(1) 20% of all new dwellings (including flats) do not achieve the Nationally Described Space standards</p> <p>(2) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for new dwellings including flats because they do not achieve suitable privacy and living environment</p> <p>(3) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for new dwellings including flats because they do not achieve suitable private amenity space</p> <p>(4) 2 decisions allowed on appeal where the Council originally refused to grant planning</p>	<p>(1 - 7) Consider the circumstances of the permissions and decisions that have led to the trigger</p> <p>(1 - 7) Consider whether the Policy requirements need to be reviewed as part of a full or focused formal review of the Local Plan set out in Policy S13</p>

Local Plan Policy	Strategic Priority	Key Indicators	Target (if applicable)	Trigger for action	Contingency/Action
Policy DM27 – Parking Standards	2, 5, 7	Appeal Decisions	All permissions granted for new development	<p>permission for new dwellings including flats and large houses in multiple occupation because they do not achieve appropriate and well-designed recycling and waste storage</p> <p>(5) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for large houses in multiple occupation because they do not provide sufficient cycle storage</p> <p>(6) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for large houses in multiple occupation because they do not provide sufficient off-street parking</p> <p>(7) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for large houses in multiple occupation because they do not provide sufficient communal garden space</p>	(1) Consider the circumstances of the

Local Plan Policy	Strategic Priority	Key Indicators	Target (if applicable)	Trigger for action	Contingency/Action
			are in accordance with the Policy	refused to grant planning permissions for all development that do not meet adequate parking standards	decisions that have led to the trigger (1) Consider whether the Policy requirements need to be reviewed as part of a full or focused formal review of the Local Plan set out in Policy S13
Policy DM28 – Tall Buildings	5, 7	Appeal Decisions	All permissions granted for new buildings above 5 storeys or above 16m high are in accordance with the Policy	(1) 2 decisions allowed on appeal where the Council originally refused to grant planning permissions for tall buildings that do not meet the tall buildings policy	(1) Consider the circumstances of the decisions that have led to the trigger (1) Consider whether the Policy requirements need to be reviewed as part of a full or focused formal review of the Local Plan set out in Policy S13
Policy DM29 – Protecting Living and Working Environments	5, 7	Appeal Decisions	All permissions granted for new development are in accordance with the Policy	(1) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for development that does not safeguard the amenities of occupiers of nearby residential property or is not compatible with neighbouring uses	(1) Consider the circumstances of the decisions that have led to the trigger (1) Consider whether the Policy requirements need to be reviewed as part of a full or focused formal review of the

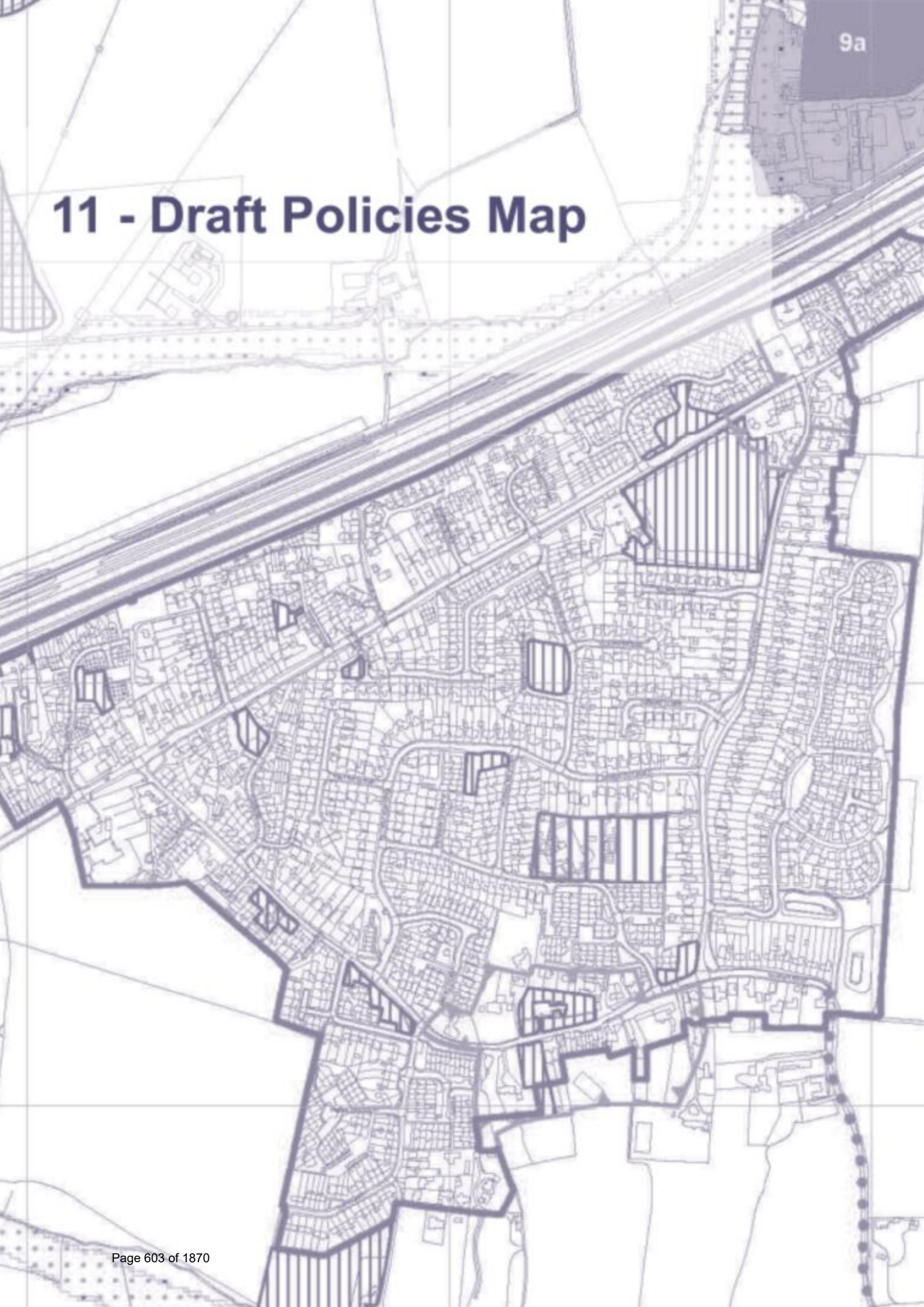
Local Plan Policy	Strategic Priority	Key Indicators	Target (if applicable)	Trigger for action	Contingency/Action
Policy DM30 – Contamination and Pollution	1, 2, 3, 7	Appeal Decisions	All permissions granted for new development are in accordance with the Policy	(1) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for hazardous substance sites or land which is considered a threat to the health or safety of future users and/or has an adverse impact on the quality of local groundwater or surface water (2) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for development in an Air Quality Management Area which has an unacceptable impact on air quality and wellbeing of people	Local Plan set out in Policy S13 (1 - 2) Consider the circumstances of the decisions that have led to the trigger (1 - 2) Consider whether the Policy requirements need to be reviewed as part of a full or focused formal review of the Local Plan set out in Policy S13
Policy DM31 – Net Zero Carbon Development (In Operation)	1, 2, 3, 4, 5, 7	Number of residential buildings (excluding bungalows) and non-residential buildings achieving a space heating demand	All residential buildings (excluding bungalows) and non-residential buildings achieving a space heating demand of less than 15 kWh/m ² /yr All new build bungalows achieve a space	(1) 20% of residential buildings (excluding bungalows) and non-residential buildings achieving a space heating demand of more than 15 kWh/m ² /yr (2) 20% of new build bungalows achieving a space heating demand of more than 20 kWh/m ² /yr	(1- 17) Consider the circumstances of the decisions that have led to the trigger (1 – 17) Consider whether the Policy requirements need to be reviewed as part of a full or focused formal

Local Plan Policy	Strategic Priority	Key Indicators	Target (if applicable)	Trigger for action	Contingency/Action
		<p>of less than 15 kWh/m²/yr</p> <p>Number of bungalows achieving a space heating demand of less than 20 kWh/m²/yr</p> <p>Number of new buildings connected to the gas grid</p> <p>Number of new buildings using fossil fuels on-site to provide space heating, domestic hot water or cooking</p> <p>Number of new buildings connected to the gas grid</p> <p>Number of new buildings using fossil fuels on-site to provide space heating, domestic hot water or cooking</p> <p>Number of new buildings achieving an Energy Use Intensity (EUI) of more than 35 kWh/m² GIA/yr</p> <p>20% of all new build offices achieving an Energy Use Intensity (EUI) of no more than 70 kWh/m² GIA/yr</p> <p>Any all new build schools achieving an Energy Use Intensity (EUI) of no more than 65 kWh/m² GIA/yr</p> <p>20% of any new build light industrial buildings achieve an Energy Use Intensity (EUI) of no more than 35 kWh/m² GIA/yr</p> <p>20% of all new builds are not achieving at least 80 kWh/m² building footprint generated on-site through renewable energy</p>	<p>heating demand of less than 20 kWh/m²/yr</p> <p>No new buildings shall be connected to the gas grid</p> <p>No new buildings using fossil fuels on-site to provide space heating, domestic hot water or cooking</p> <p>All new buildings must use low carbon fuels to provide space heating and domestic hot water</p> <p>All new build dwellings achieving an Energy Use Intensity (EUI) of no more than 35 kWh/m² GIA/yr</p> <p>All new build offices achieving an Energy Use Intensity (EUI) of no more than 70 kWh/m² GIA/yr</p> <p>All new build schools achieving an Energy Use Intensity (EUI) of no more than 65 kWh/m² GIA/yr</p> <p>20% of any new build light industrial buildings achieve an Energy Use Intensity (EUI) of no more than 35 kWh/m² GIA/yr</p> <p>20% of all new builds are not achieving at least 80 kWh/m² building footprint generated on-site through renewable energy</p>	<p>(3) 20% of new buildings are connect to the gas grid</p> <p>(4) 20% of new buildings are using fossil fuels on-site to provide space heating, domestic hot water or cooking</p> <p>(5) 20% of new buildings are not using low carbon fuels to provide space heating and domestic hot water</p> <p>(6) 20% of new build dwellings achieve an Energy Use Intensity (EUI) of more than 35 kWh/m² GIA/yr</p> <p>(7) 20% of all new build offices achieve an Energy Use Intensity (EUI) of no more than 70 kWh/m² GIA/yr</p> <p>(8) Any all new build schools achieve an Energy Use Intensity (EUI) of no more than 65 kWh/m² GIA/yr</p> <p>(9) 20% of any new build light industrial buildings achieve an Energy Use Intensity (EUI) of no more than 35 kWh/m² GIA/yr</p> <p>(10) 20% of all new builds are not achieving at least 80 kWh/m² building footprint generated on-site through renewable energy</p>	<p>review of the Local Plan set out in Policy S13</p>

Local Plan Policy	Strategic Priority	Key Indicators	Target (if applicable)	Trigger for action	Contingency/Action
		<p>no more than 35 kWh/m² GIA/yr Number of new build offices achieving an Energy Use Intensity (EUI) of no more than 70 kWh/m² GIA/yr Number of new build schools achieving an Energy Use Intensity (EUI) of no more than 65 kWh/m² GIA/yr Number of new build light industrial buildings achieving an Energy Use Intensity (EUI) of no more than 35 kWh/m² GIA/yr The amount of renewable energy generated on-site for all new buildings</p>	<p>achieving an Energy Use Intensity (EUI) of no more than 35 kWh/m² GIA/yr At least 80 kWh/m² building footprint for all new buildings is generated on-site by renewable energy At least 120 kWh/m² building footprint for all new industrial buildings is generated on-site by renewable energy On development proposals of 100 or more dwellings, 10% of dwellings are required to have in-use energy monitoring for the first 5 years</p>	<p>(11) 20% of all new industrial buildings are not achieving at least 120 kWh/m² building footprint through renewable energy (12) 20% of dwellings on development proposals of 100 or more dwellings are not achieving the 10% requirement to have in-use energy monitoring for the first 5 years (13) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for development that fails to comply with requirement 1 (14) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for development that fails to comply with requirement 2 (15) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for development that fails to comply with requirement 3 (16) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for development that fails to comply with requirement 4</p>	

Local Plan Policy	Strategic Priority	Key Indicators	Target (if applicable)	Trigger for action	Contingency/Action
		<p>The amount of renewable energy generated on-site for all new industrial buildings</p> <p>On development proposals of 100 or more dwellings, the number of dwellings where in-use energy monitoring will take place for the first 5 years</p> <p>Number of dwellings built to Passivhaus Classic standard</p> <p>Number of dwellings built to higher than Passivhaus Classic standard</p> <p>Appeal decisions</p>		<p>(17) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for residential extensions and conversions (excluding listed buildings) that do not meet the minimum standard approach to fabric specifications set out in Table 2 and incorporate renewable energy generation technology where deemed feasible</p>	

11 - Draft Policies Map



11 - Draft Policies Map

11.1 This Section includes the Draft Policies Map for the Local Plan. This covers the whole of the Chelmsford area and its purpose is to illustrate sites for development or protection within the Local Plan.

11.2 Most notations on the Draft Policies Map are defined by the Council including open spaces, Employment Areas and Settlement Boundaries. A number of evidence base studies have been used to inform the notations on the Draft Policies Map. These include an Urban Area and Defined Settlement Boundary Review 2024 and an Open Space Assessment 2016. All these evidence base studies can be found on the Council's website.

11.3 The table below sets out which areas are covered by which part or inset of the Draft Policies Map. The notations on the Draft Policies Map are shown on the Key found after the following table. An illustrative map showing the current Designated Neighbourhood Plan Areas is included within the mapping for information.

Map Number	Area Covered
1	Chelmsford North
2	Chelmsford South
3	Chelmsford Urban Area
4	Chelmsford City Centre
5	South Woodham Ferrers
6	South Woodham Ferrers Town Centre
7	Battlesbridge (Rettendon Parish)
8	Bicknacre (Woodham Ferrers and Bicknacre Parish)
9	Boreham
10	Broomfield
11	Chatham Green (Little Waltham Parish)
12	Danbury
13	East Hanningfield
14	Edney Common (Highwood Parish)
15	Ford End (Great Waltham Parish)
16	Galleywood
17	Good Easter
18	Great Leighs (Great and Little Leighs Parish)
19	Great Waltham and Howe Street
20	Highwood (Loves Green)
21	Howe Green (Sandon Parish)

Map Number	Area Covered
22	Little Baddow
23	Little Waltham
24	Margaretting
25	Pleshey
26	Ramsden Heath (South Hanningfield Parish)
27	Rettendon Common
28	Rettendon Place
29	Roxwell
30	Runwell
31	Sandon
32	Stock
33	St. Luke's Park (Rettendon and Runwell Parishes)
34	Temple Farm and Temple Wood (West Hanningfield and Stock Parishes)
35	West Hanningfield and Hanningfield Reservoir Treatment Works
36	Woodham Ferrers (Woodham Ferrers and Bicknacre Parish)
37	Writtle
Rural Employment Areas	
38	Bolding Hatch (Roxwell Parish)
39	Old Park Farm (Great Waltham Parish)
40	Warner's Farm (Great Waltham Parish)
41	Woodlands (South Hanningfield Parish)
42	Oaklands (Stock Parish)
Other Maps	
43	Minerals Safeguarding Areas
44	Made (adopted) Neighbourhood Plan Areas
Information only	Designated Neighbourhood Plan Areas



Chelmsford Local Plan

Legend for Draft Policies Map February 2025

Relevant Key Policy References are shown in brackets

 Chelmsford City Council Area	 Country Park*
 Inset	 Proposed Country Park (SGS3, SGS6, SGS16a)
 Chelmsford and South Woodham Ferrers Urban Areas (S7)	 Land Allocated for Future Recreation Use and/or SUDS and/or Biodiversity (S4, SGS2, SGS3c, SGS7a, GS11b, SGS16a, GS17b)
 Chelmsford City Centre (S1, S8, S12, S17, DM5)	 Open Space (S11, DM21)
 South Woodham Ferrers Town Centre (S12, DM5)	 New Railway Station (S9)
 Defined Settlement Boundary (S7, DM2)	 Railway Station Access Road (S9)
 Area for the former Runwell Hospital Major Developed Site	 Radial Distributor Road (RDR1) (S9)
 Boundary of Site Allocations 2, 3a, 3c, 5, 7a, 11b, 14b, 16a and 17b	 Proposed Northern RDR Detailed Design with New Garden Community Masterplan Area (S8,SG56)
 New Housing Site (S7 and Relevant Growth Site or Strategic Growth Site Policies)+	 Proposed Link Road (SGS3a)
 New Garden Community for Major Housing and Employment Development (SGS6, SGS16a)	 Route Capacity Improvement (S9, SGS10)
 Specialist Residential Accommodation (SGS7b, GS12)	 Proposed Cycle Route*
 New Travelling Showpeople Site (SGS7a)	 Proposed Bridge (S9, SGS1a, SGS1w, SGS3a, SGS6, SGS16a)
 Proposed Employment Area (S6, S7, S8, GS9a, SGS6, SGS16a, SGS16b, SGS3b, DM4)	 Existing Park and Ride
 Existing Employment Area (S8, DM4)	 Area Considered for additional Park and Ride Facilities (S9)
 Rural Employment Area (S8, DM4)	 Proposed Chelmsford North East Bypass - Detailed Design within Masterplan Area (S9, SGS6)*
 Proposed Rural Employment Area (SGS15, S6, S8, DM4)	 Proposed Chelmsford North East Bypass - Safeguarded Corridor (S9, SGS6)*
 Green Belt (S11, DM6, DM9, DM10, DM11, DM12)	 Route Based Strategy (S9)
 Special Area of Conservation (SAC) (S4, S9, DM16)*	 Strategic Trunk Route
 Special Protection Area and Ramsar Site (S4, S9, DM16)*	 Strategic Non-Trunk Route
 Marine Conservation Zone (S2)*	 Regional Route
 Site of Special Scientific Interest (SSSI) (S4, DM16)*	 Location for Primary School
 Scheduled Monument (S3, DM13)*	 Existing School, Further / Higher Education Establishment (DM22)
 Registered Park and Garden of Special Historic Interest (S3, DM13)*	 Primary Shopping Area (S12, DM5)
 Local Nature Reserve (S4, DM16)*	 Principal Neighbourhood Centre (S12, DM5)
 Local Wildlife Site (LoWS) (S4, DM16)	 Local Neighbourhood Centres (S12, DM5)
 Essex Wildlife Trust Nature Reserve (S4, DM16)*	 Special Policy Area (S7, SPA1-SPA6)
 Green Wedge (S11, DM7, DM9, DM10, DM11, DM12)	 Hazardous Substance Site Safeguarding Zone (DM30)*
 Protected Lane (S3, DM14)	 Flood Zone 2 (S2, DM18)*
 Conservation Area (S3, DM13)	 Flood Zone 3 (S2, DM18)*
 Area for Conservation/Strategic Landscape Enhancement (SGS7a, SGS16a)	

+New Housing Site
Please note that site policies are abbreviated to the site number

*These notations are designated by third parties not Chelmsford City Council and are subject to change

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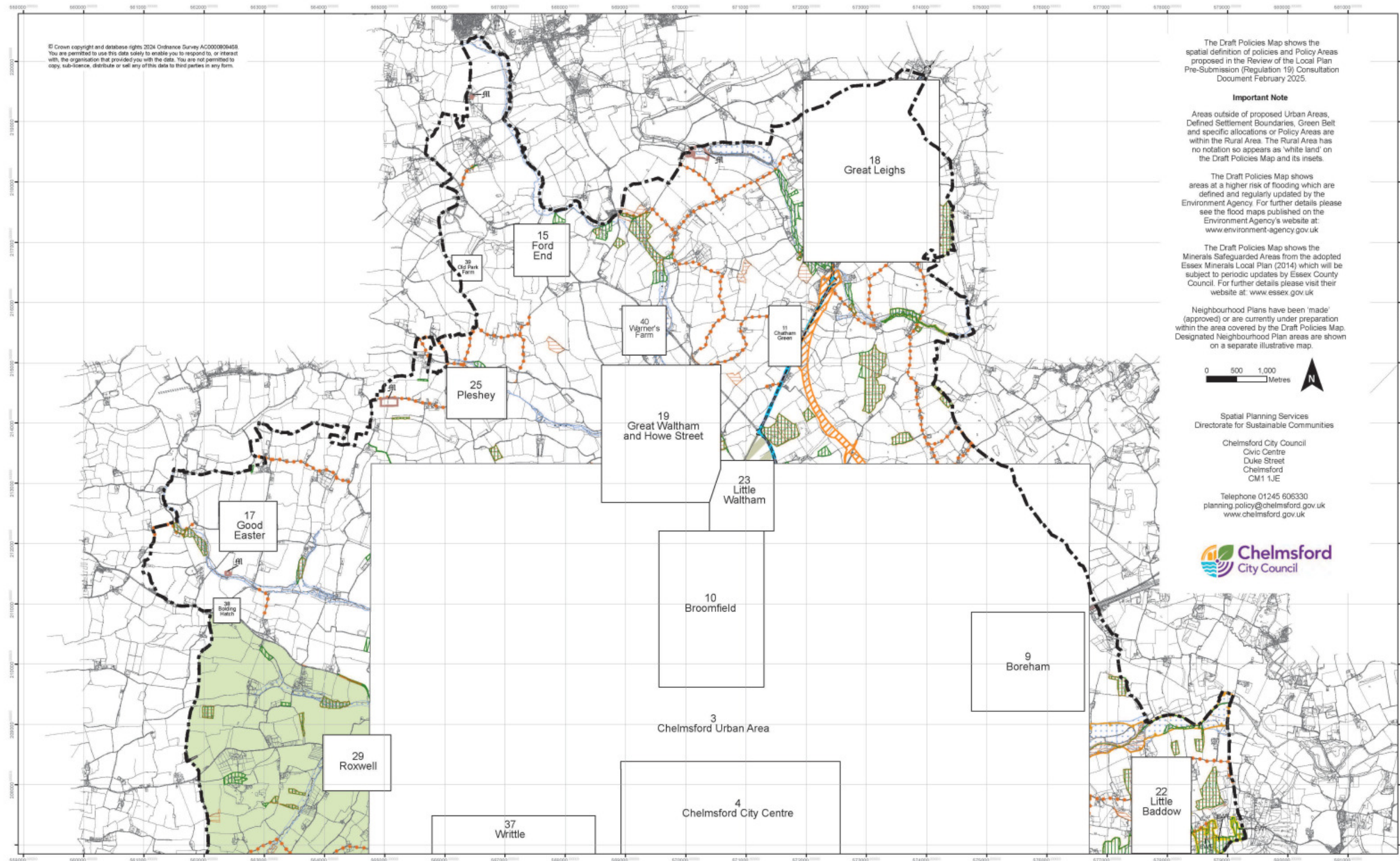
Map 1



Chelmsford Local Plan

Pre-Submission (Regulation 19) February 2025 - Draft Changes to the adopted Policies Map

1 Chelmsford North



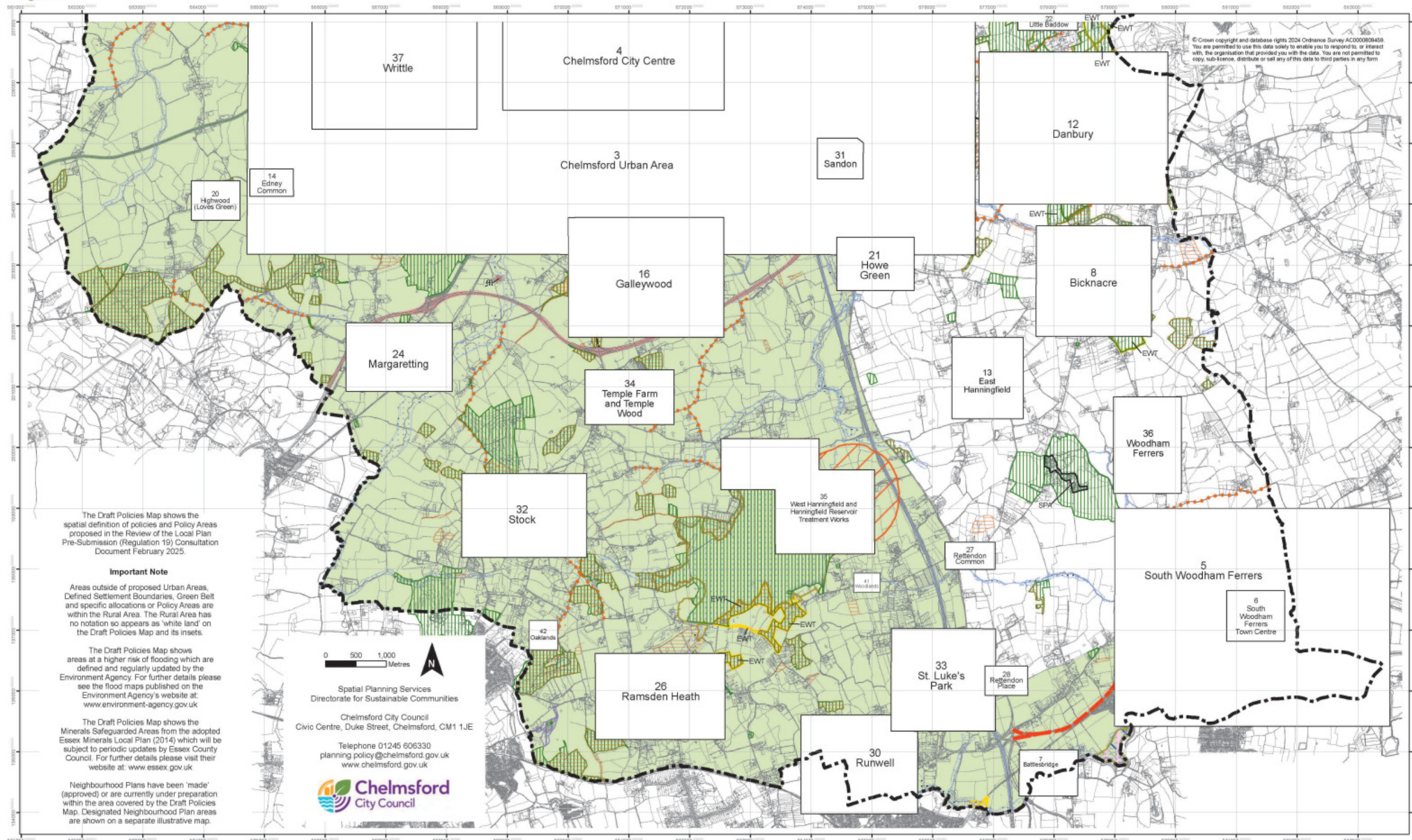
Map 2



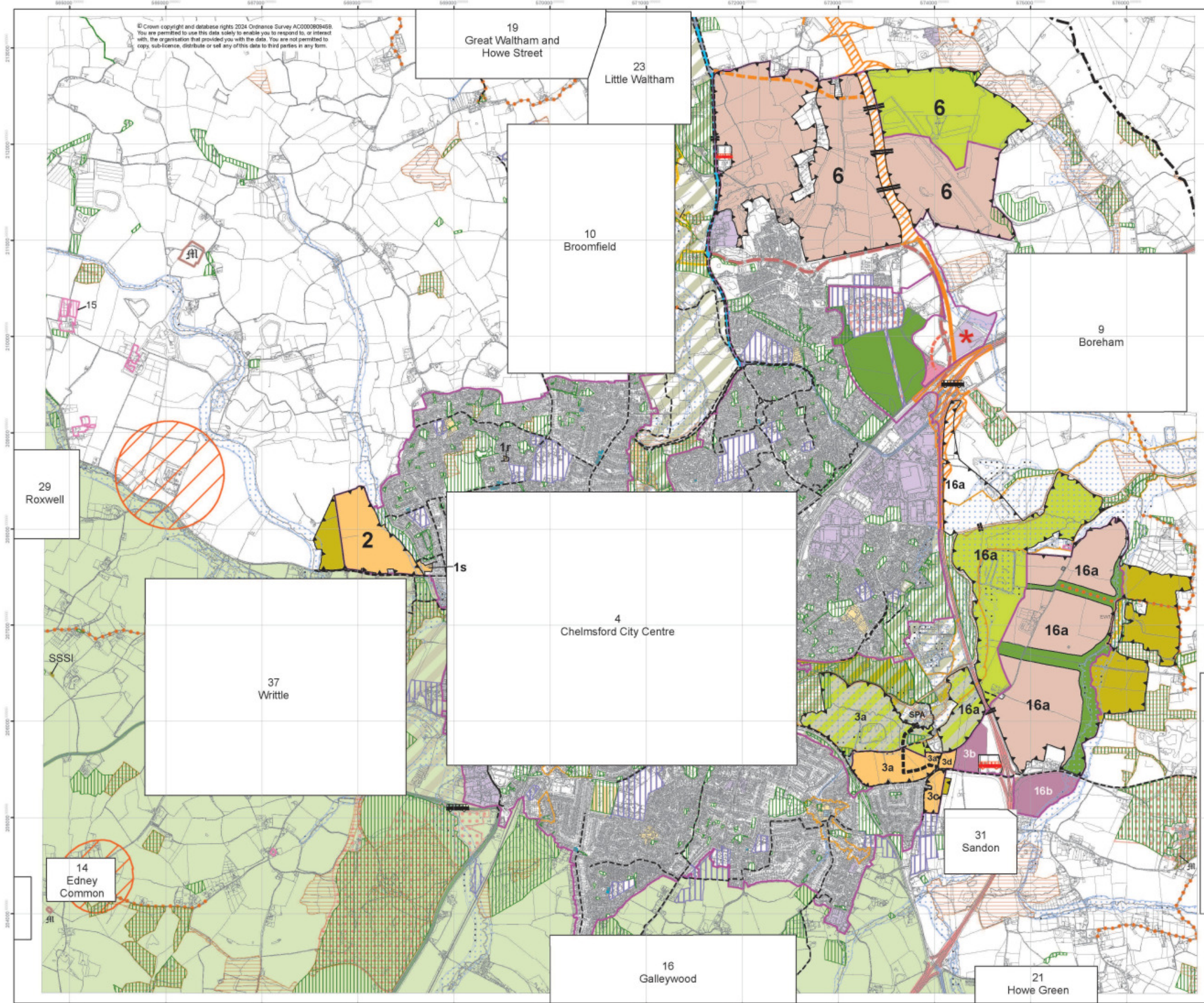
Chelmsford Local Plan

Pre-Submission (Regulation 19) February 2025 - Draft Changes to the adopted Policies Map

2 Chelmsford South



Map 3



3 Chelmsford Urban Area

The Draft Policies Map shows the spatial definition of policies and Policy Areas proposed in the Review of the Local Plan Pre-Submission (Regulation 19) Consultation Document February 2025.

Important Note

Areas outside of proposed Urban Areas, Defined Settlement Boundaries, Green Belt and specific allocations or Policy Areas are within the Rural Area. The Rural Area has no notation so appears as 'white land' on the Draft Policies Map and its insets.

The Draft Policies Map shows areas at a higher risk of flooding which are defined and regularly updated by the Environment Agency. For further details please see the flood maps published on the Environment Agency's website at: www.environment-agency.gov.uk

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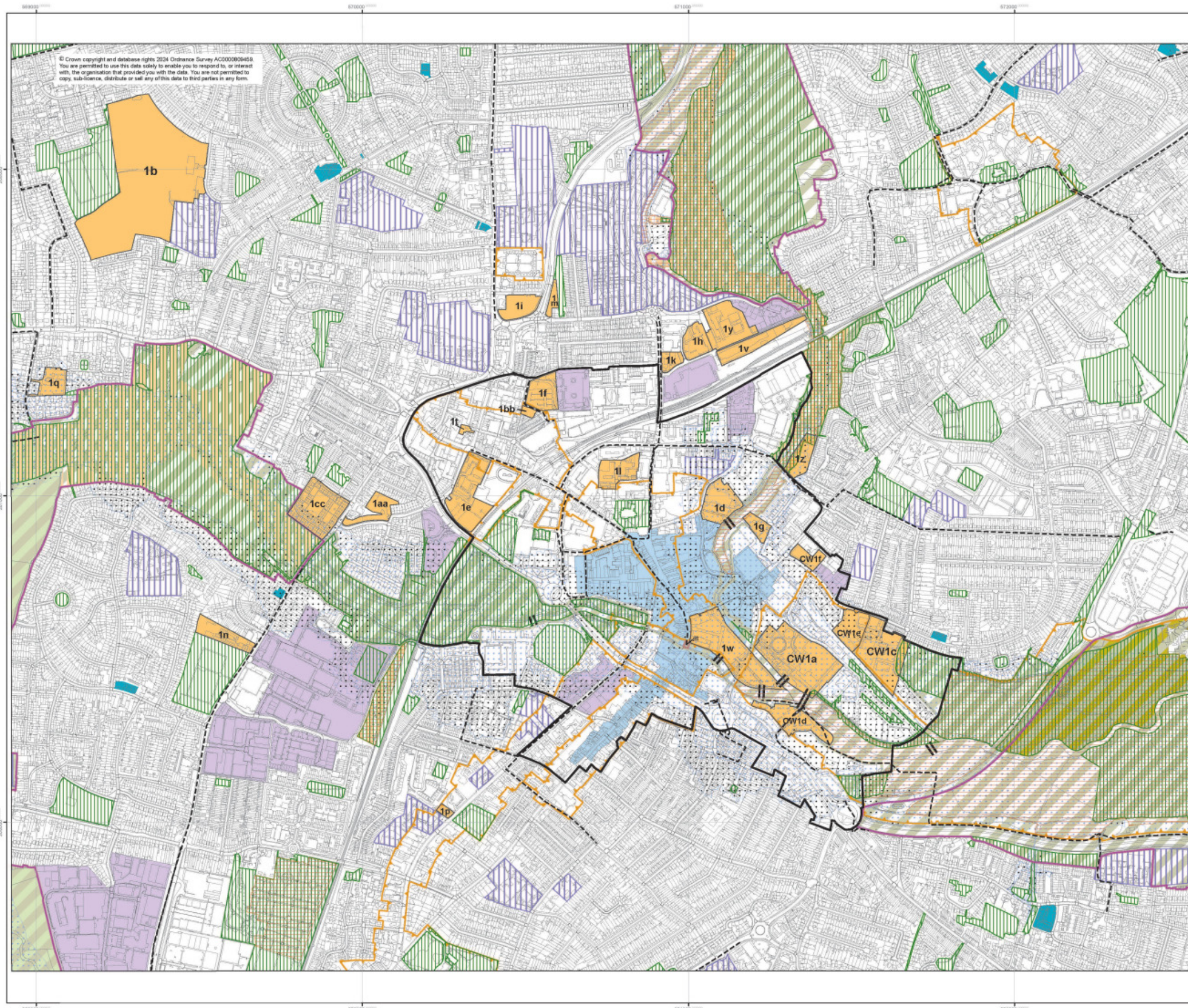
Neighbourhood Plans have been 'made' (approved) or are currently under preparation within the area covered by the Draft Policies Map. Designated Neighbourhood Plan areas are shown on a separate illustrative map.

* Beaulieu Park Employment Site
The precise boundary will be confirmed through the detailed design process in relation to Chelmsford North East Bypass and the Radial Distributor Road.

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Map 4



4 Chelmsford City Centre

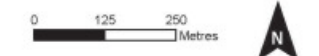
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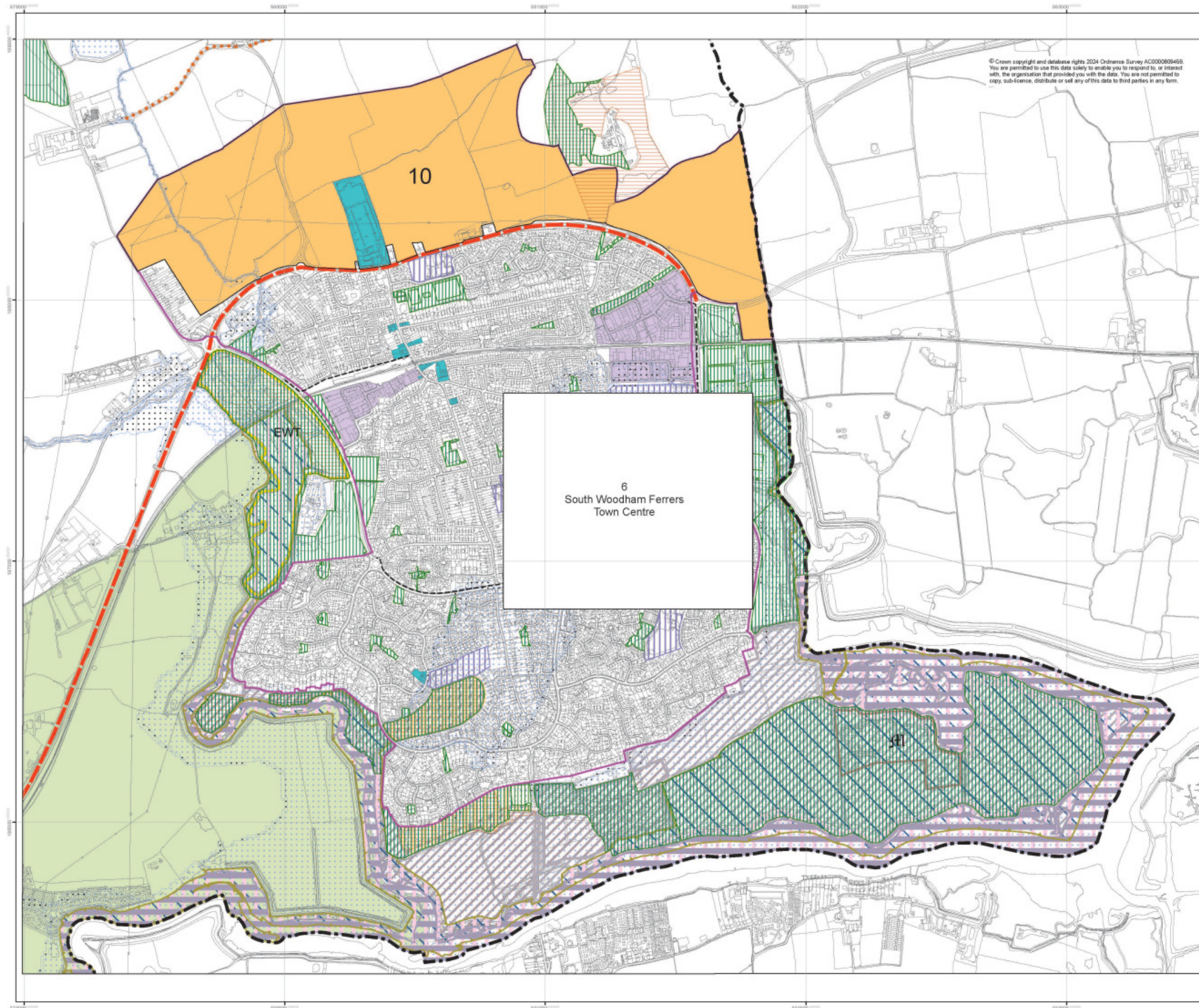
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Map 5



5 South Woodham Ferrers

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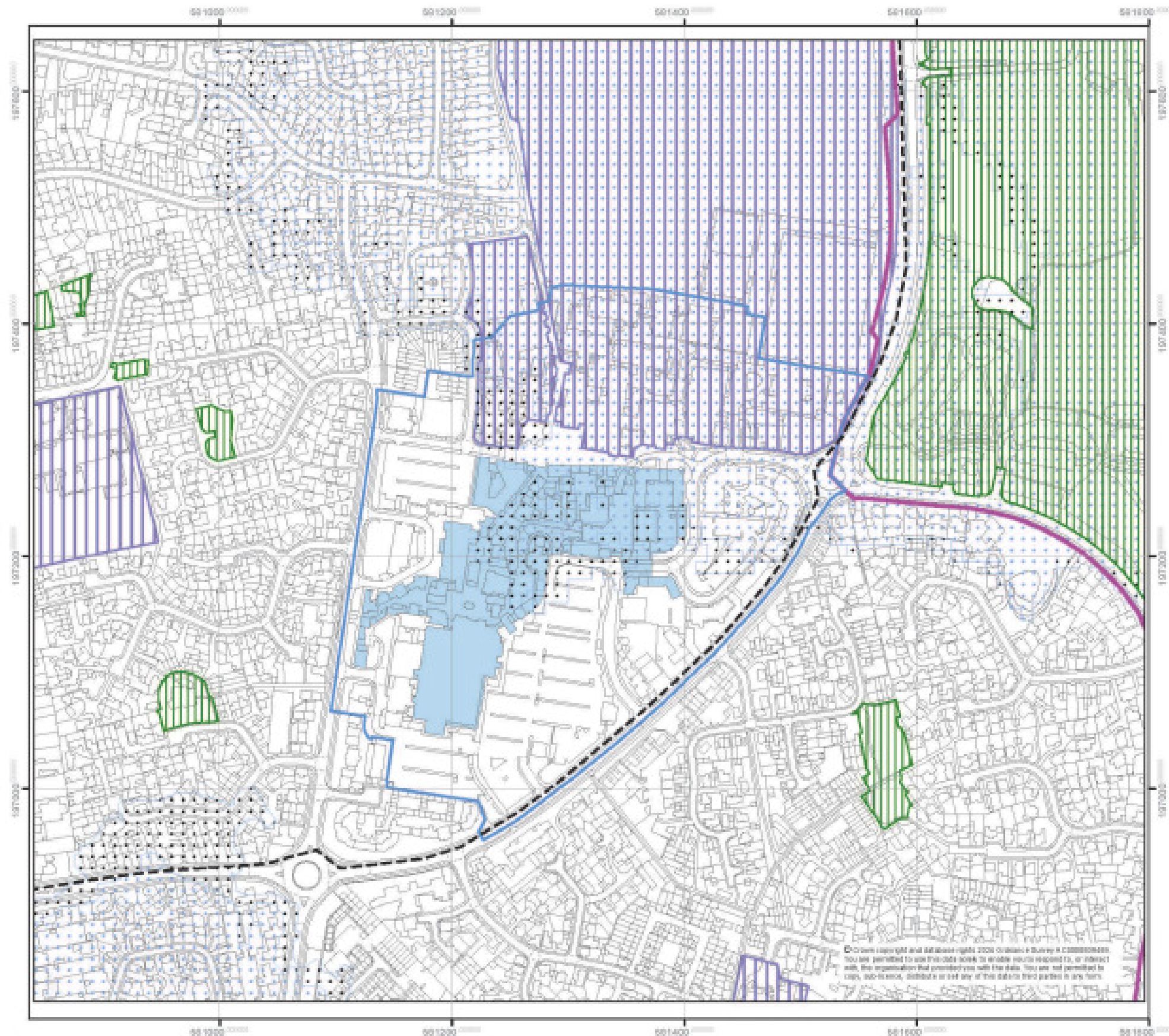
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Map 6



Chelmsford Local Plan

Pre-Submission (Regulation 19)
February 2025 - Draft Changes
to the adopted Policies Map

6

South Woodham Ferrers Town Centre

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Map 7



Chelmsford Local Plan

Pre-Submission (Regulation 19)
February 2025 - Draft Changes
to the adopted Policies Map

7 Battlesbridge (Rettendon Parish)

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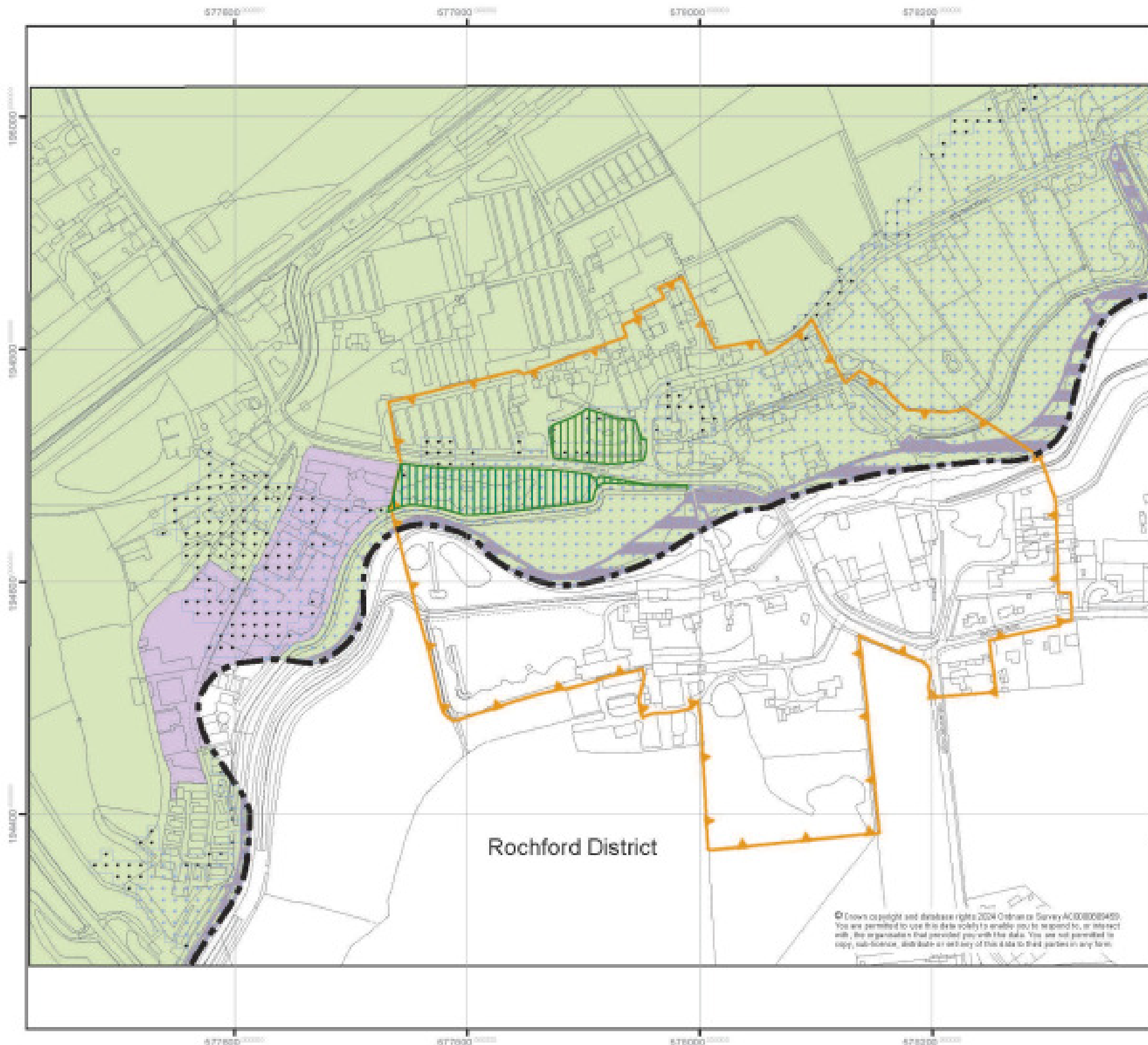
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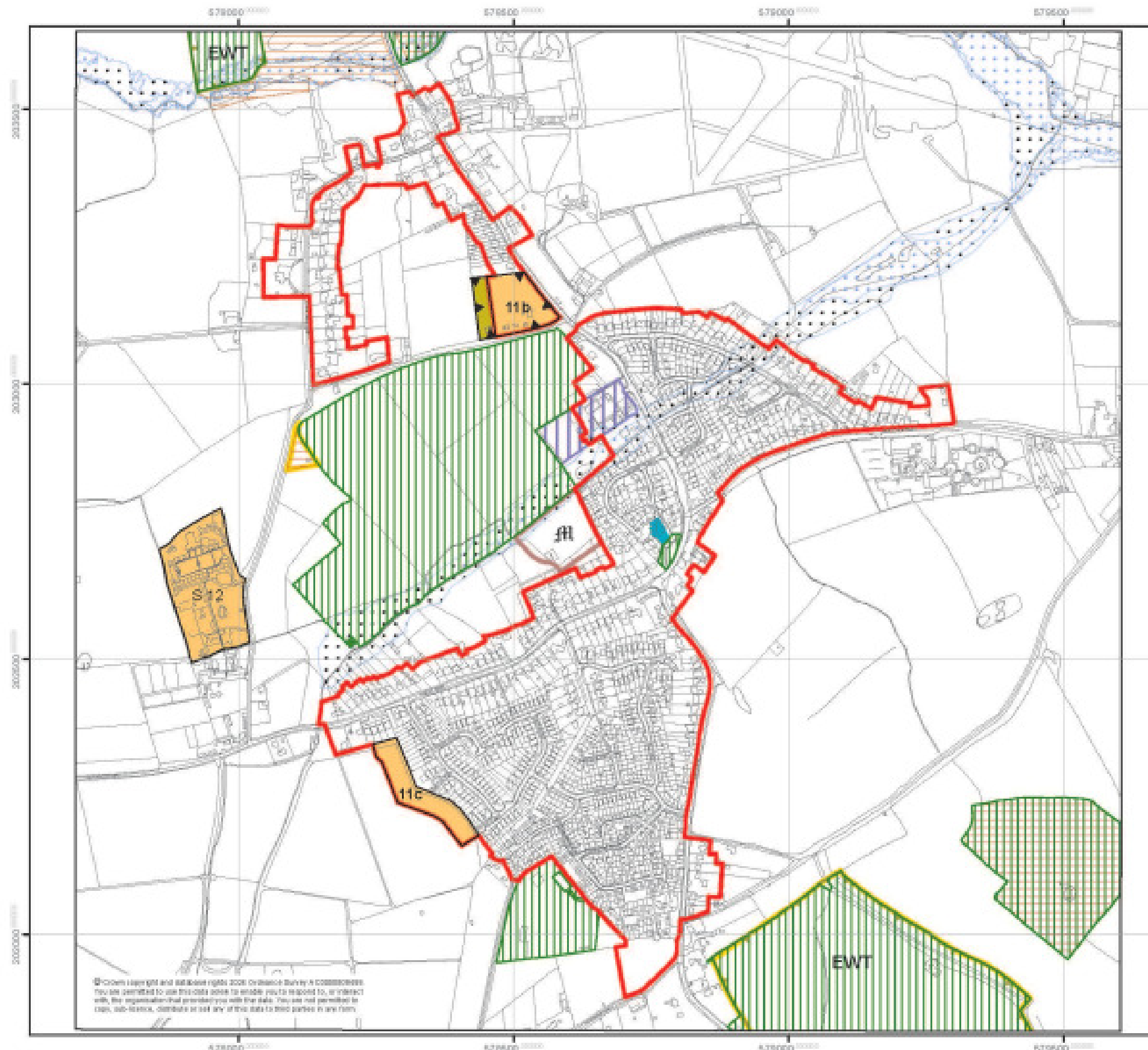
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Map 8



**Chelmsford
Local Plan**
Pre-Submission (Regulation 19)
February 2025 - Draft Changes
to the adopted Policies Map

8 Bicknacre
(Woodham Ferns and
Bicknacre Parish)

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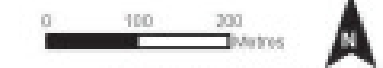
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Map 9



9 Boreham

The Draft Policies Map shows the spatial definition of policies and Policy Areas proposed in the Review of the Local Plan Pre-Submission (Regulation 19) Consultation Document February 2025.

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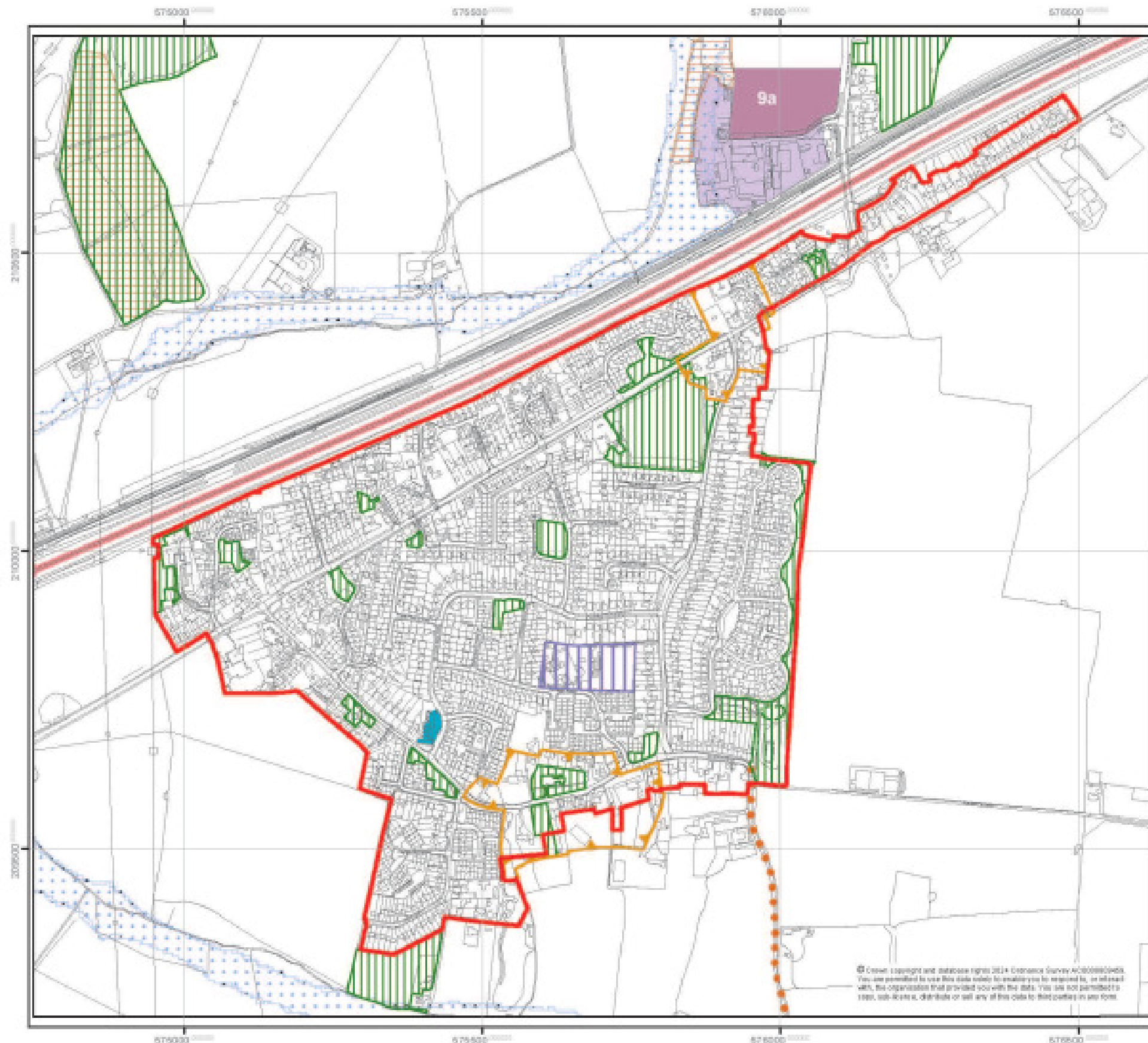
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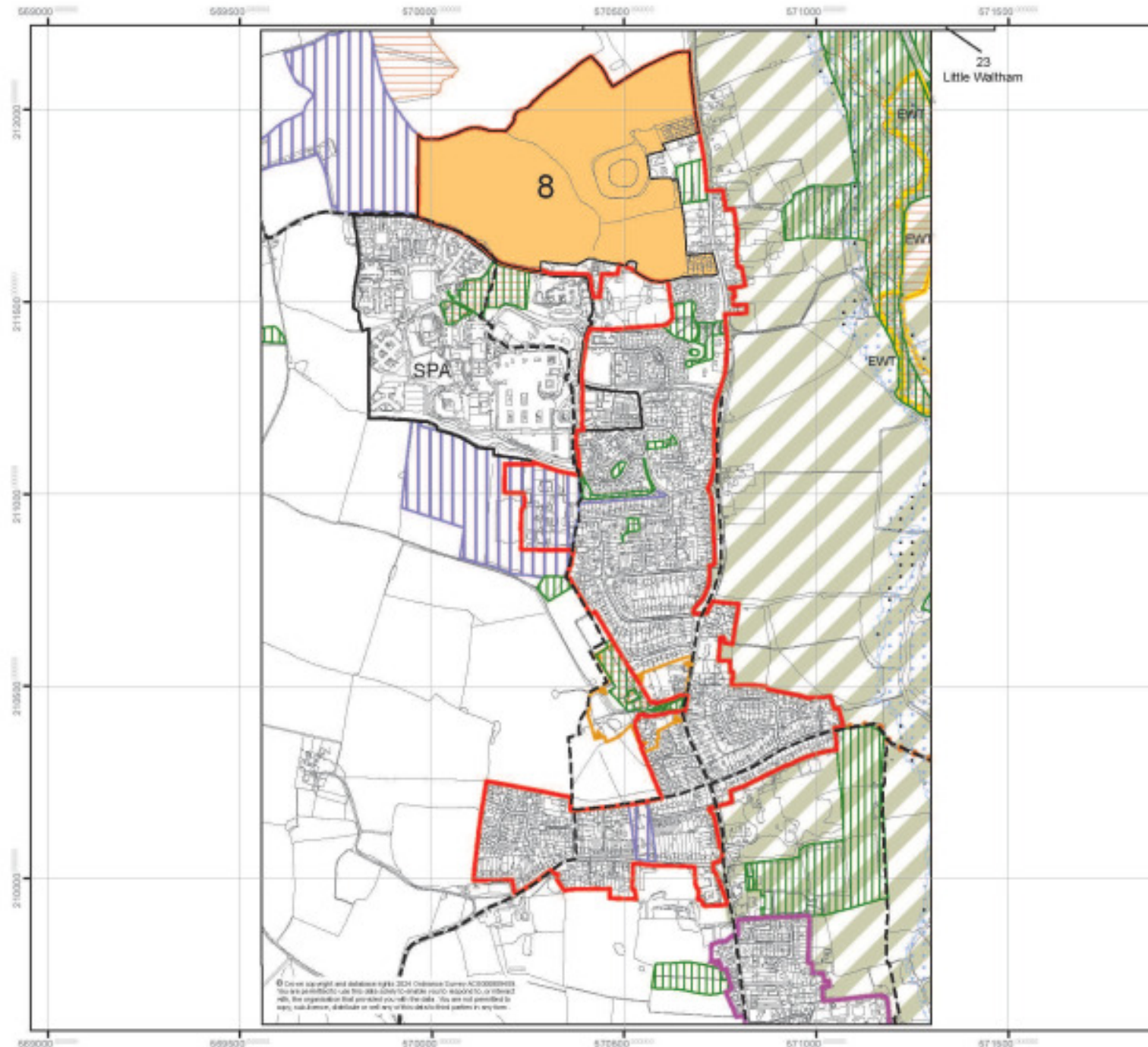
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Map 10



10 Broomfield

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Map 11



Chelmsford Local Plan

Pre-Submission (Regulation 19)
February 2025 - Draft Changes
to the adopted Policies Map

11

Chatham Green (Little Waltham Parish)

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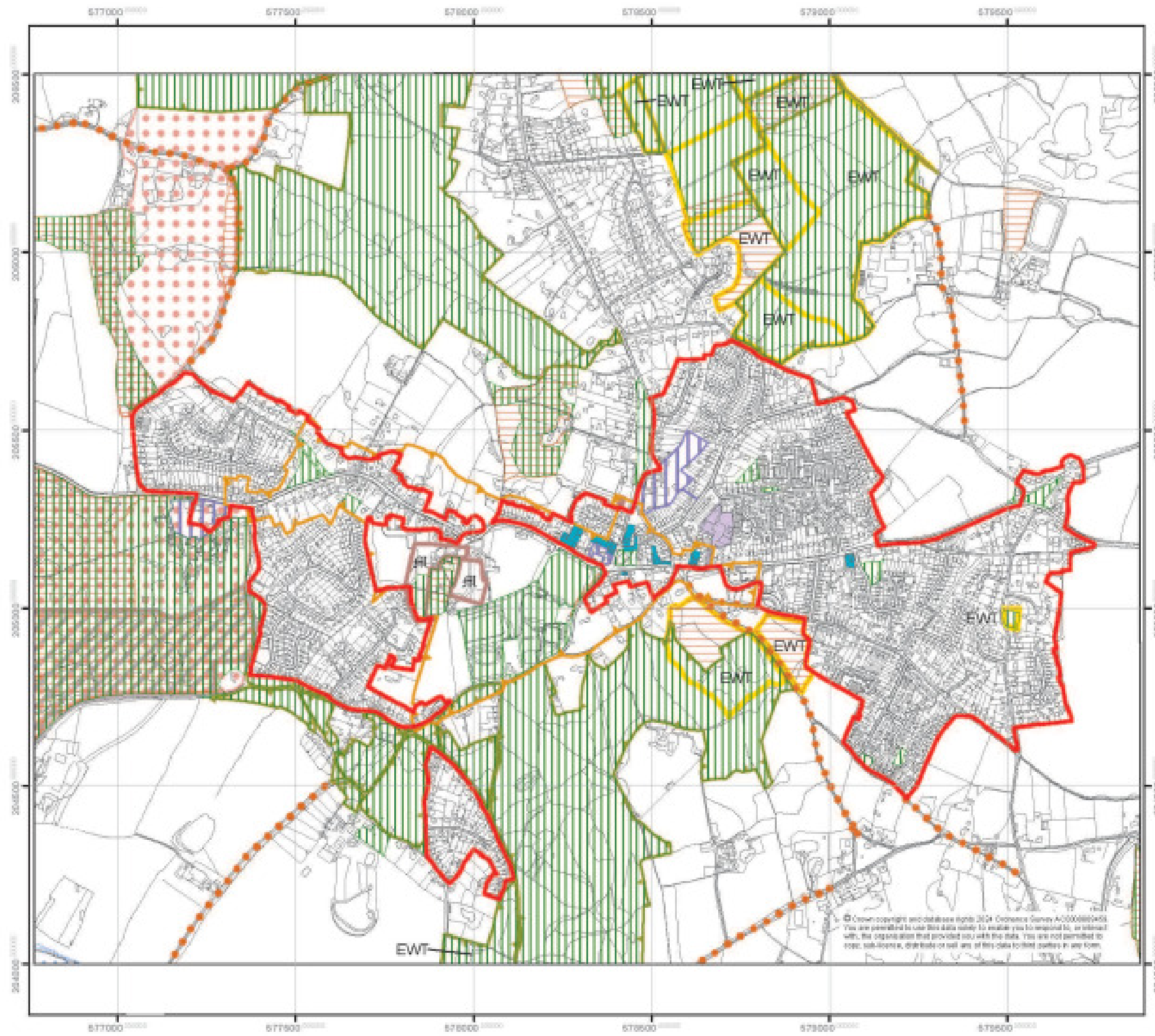
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Map 12



Chelmsford Local Plan

Pre-Submission (Regulation 10)
February 2025 - Draft Changes
to the adopted Policies Map

12

Danbury

The Draft Policies Map shows the spatial definition of policies and Policy Areas proposed in the Review of the Local Plan Pre-Submission (Regulation 18) Consultation Document February 2025.

Important Note

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Map 13



Chelmsford Local Plan

Pre-Submission (Regulation 19)
February 2025 - Draft Changes
to the adopted Policies Map

13

East Hanningfield

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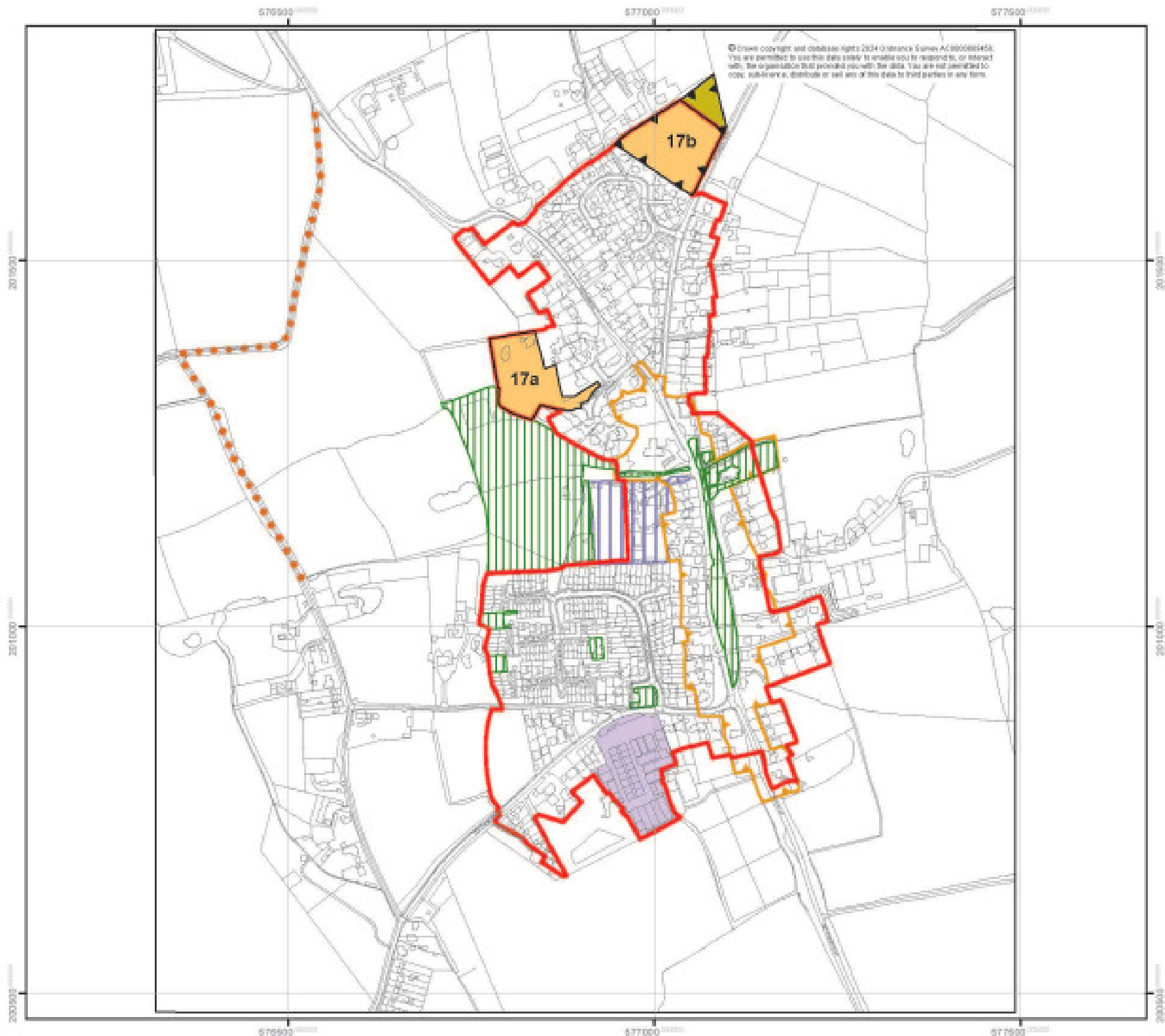
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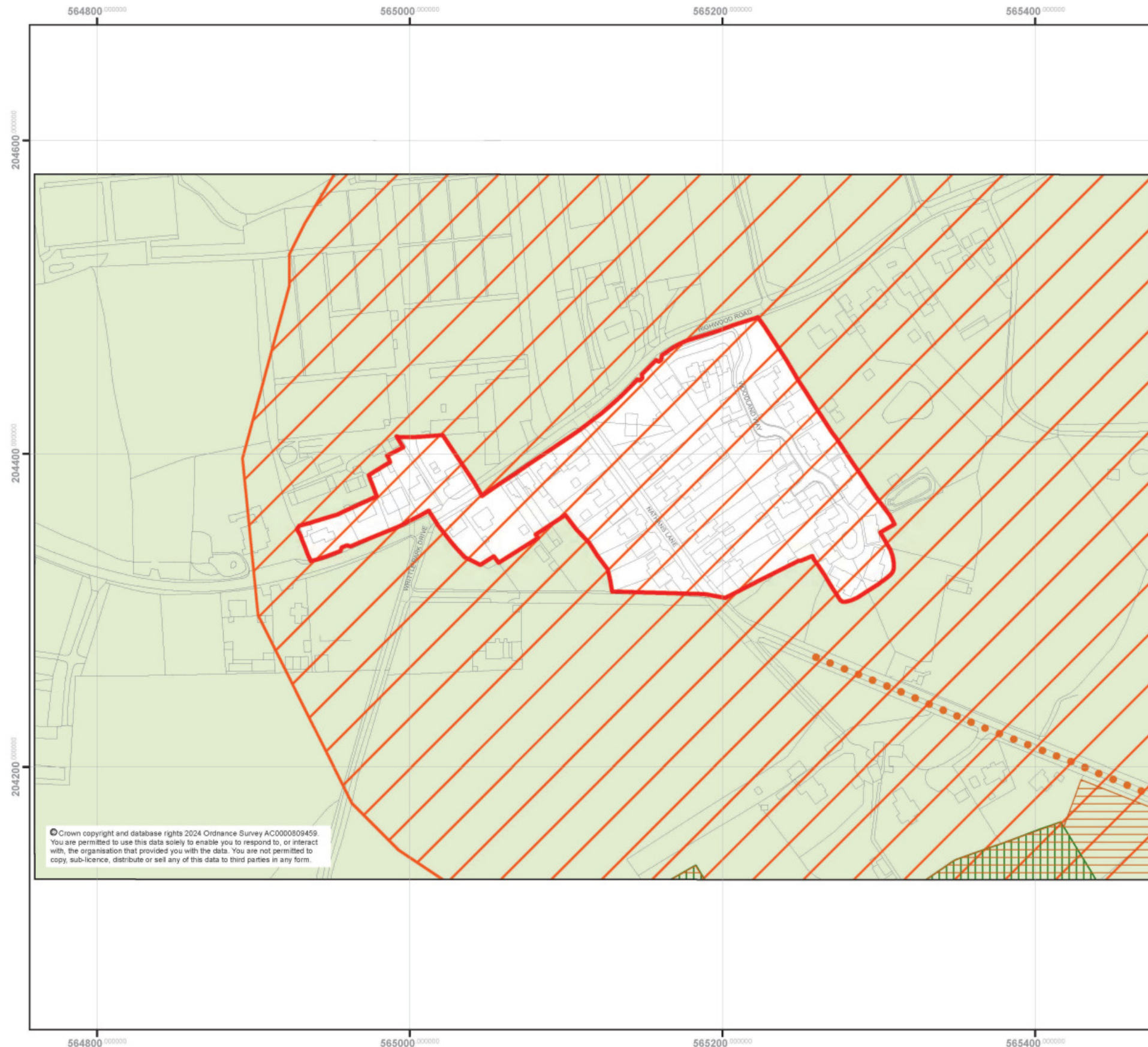
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Map 14



Chelmsford Local Plan

Pre-Submission (Regulation 19)
February 2025 - Draft Changes
to the adopted Policies Map

14

Edney Common (Highwood Parish)

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Map 15



Chelmsford Local Plan

Pre-Submission (Regulation 19)
February 2025 - Draft Changes
to the adopted Policies Map

15

Ford End (Great Waltham Parish)

The Draft Policies Map shows the spatial definition of policies and Policy Areas proposed in the Review of the Local Plan Pre-Submission (Regulation 19) Consultation Document February 2025.

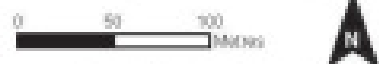
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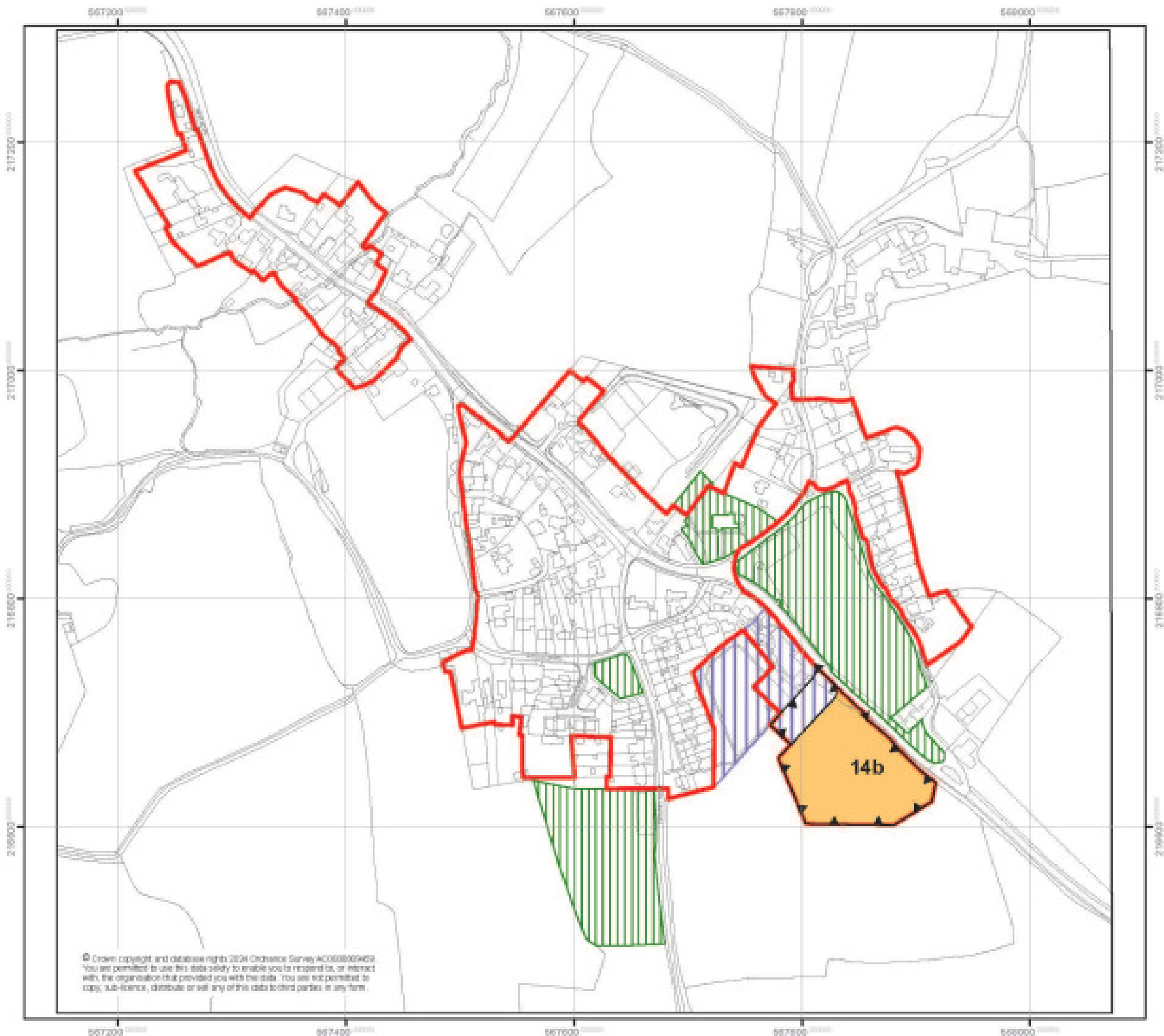
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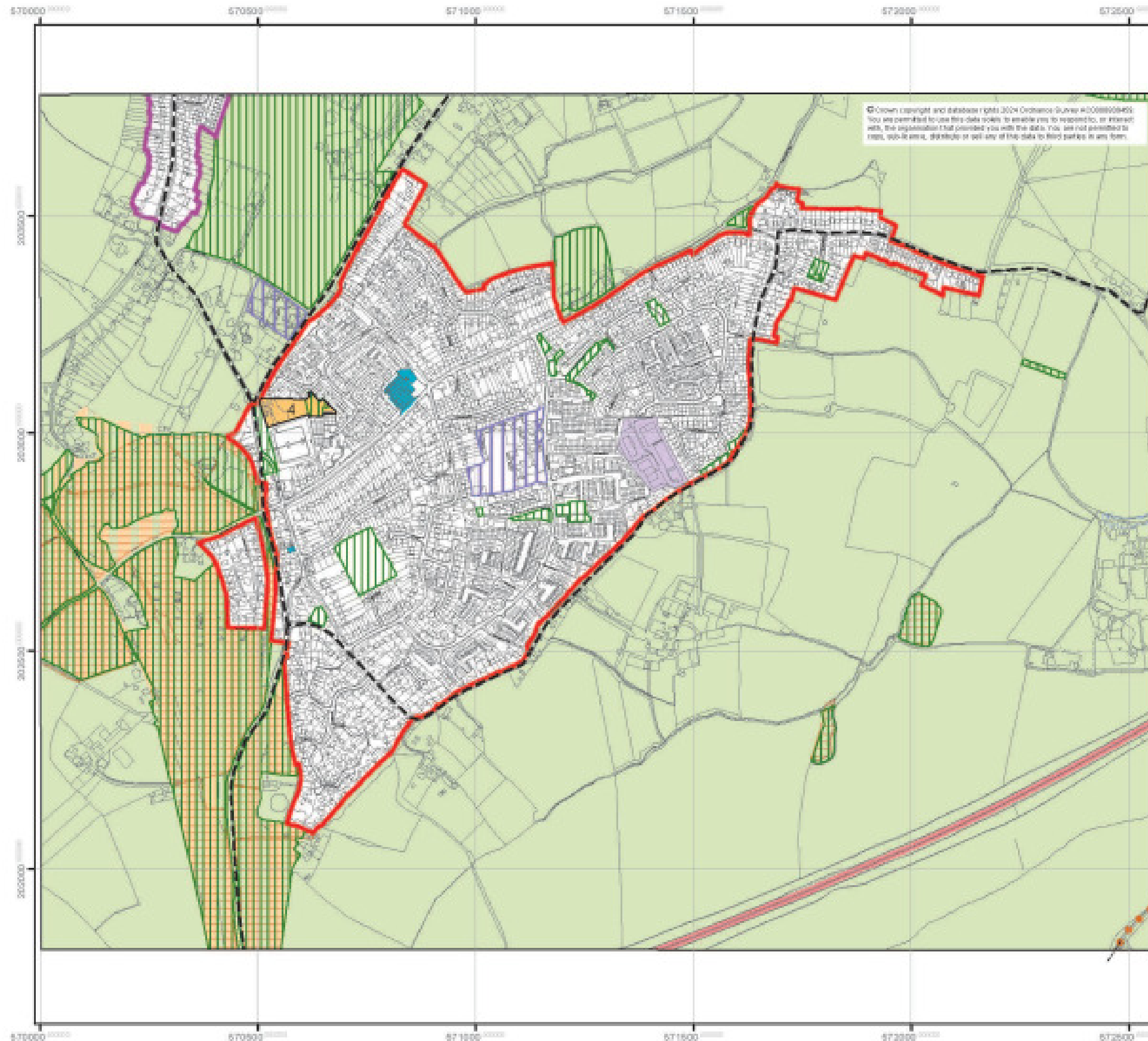
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Map 16



Chelmsford Local Plan

Pre-Submission (Regulation 19)
February 2025 - Draft Changes
to the adopted Policies Map

16

Galleywood

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Map 17



Chelmsford Local Plan

Pre-Submission (Regulation 19)
February 2025 - Draft Changes
to the adopted Policies Map

17 Good Easter

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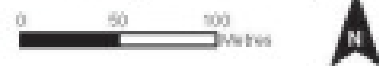
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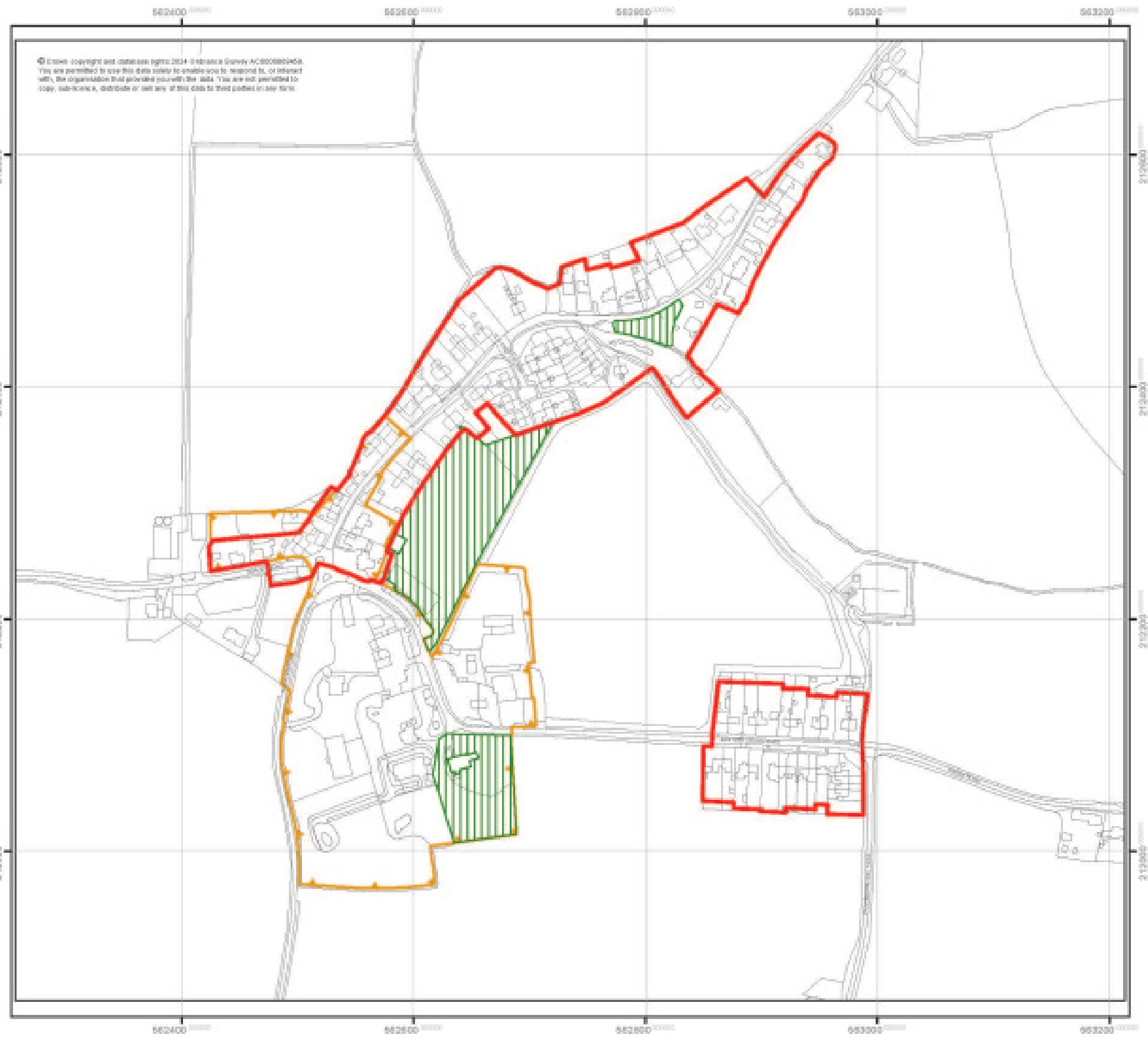
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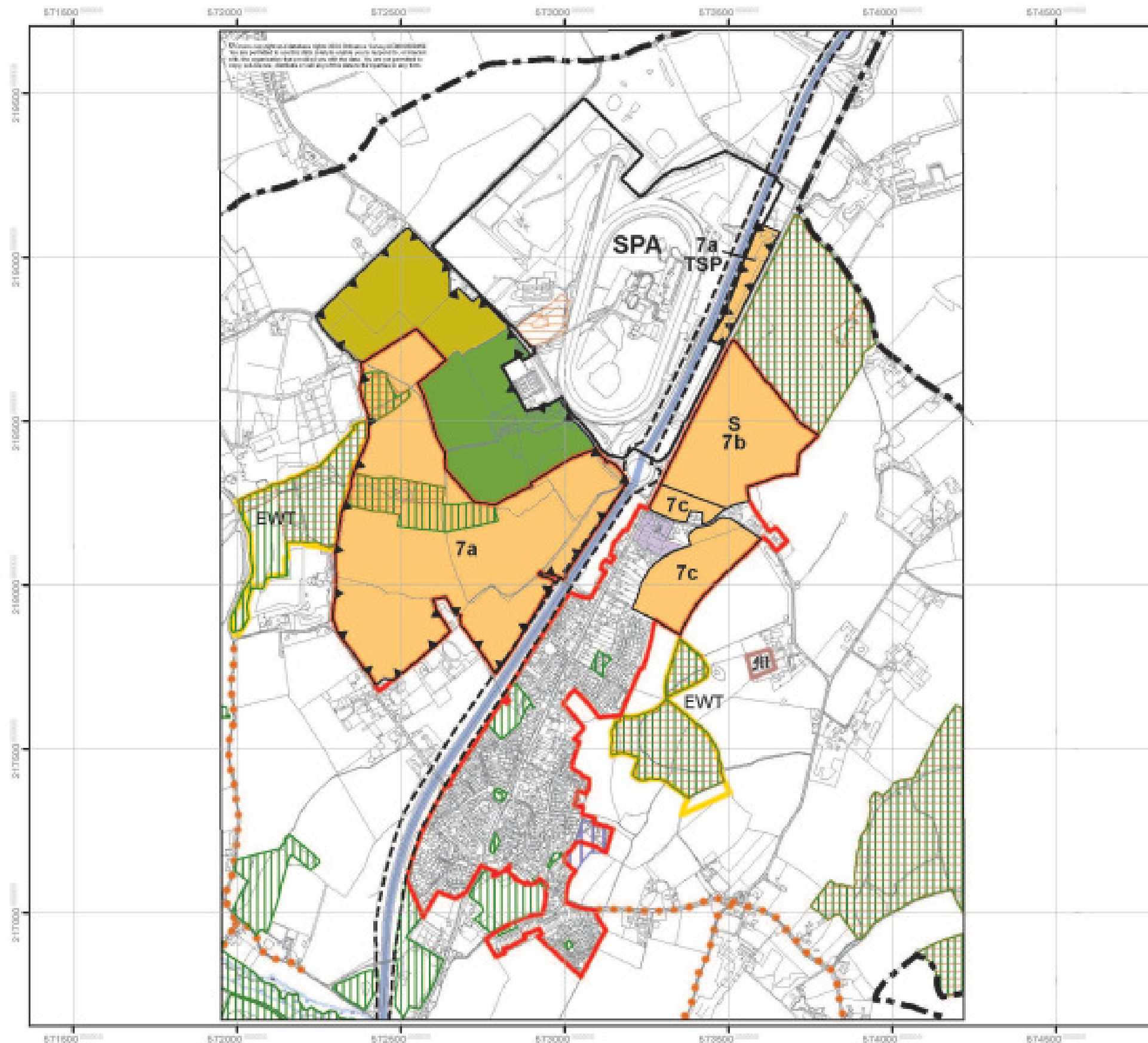
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Map 18



Chelmsford Local Plan

Pre-Submission (Regulation 19)
February 2025 - Draft Changes
to the adopted Policies Map

18

Great Leighs

(Great and Little Leighs Parish)

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Map 19



Chelmsford Local Plan

Pre-Submission (Regulation 18)
February 2025 - Draft Changes
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19

Great Waltham and Howe Street

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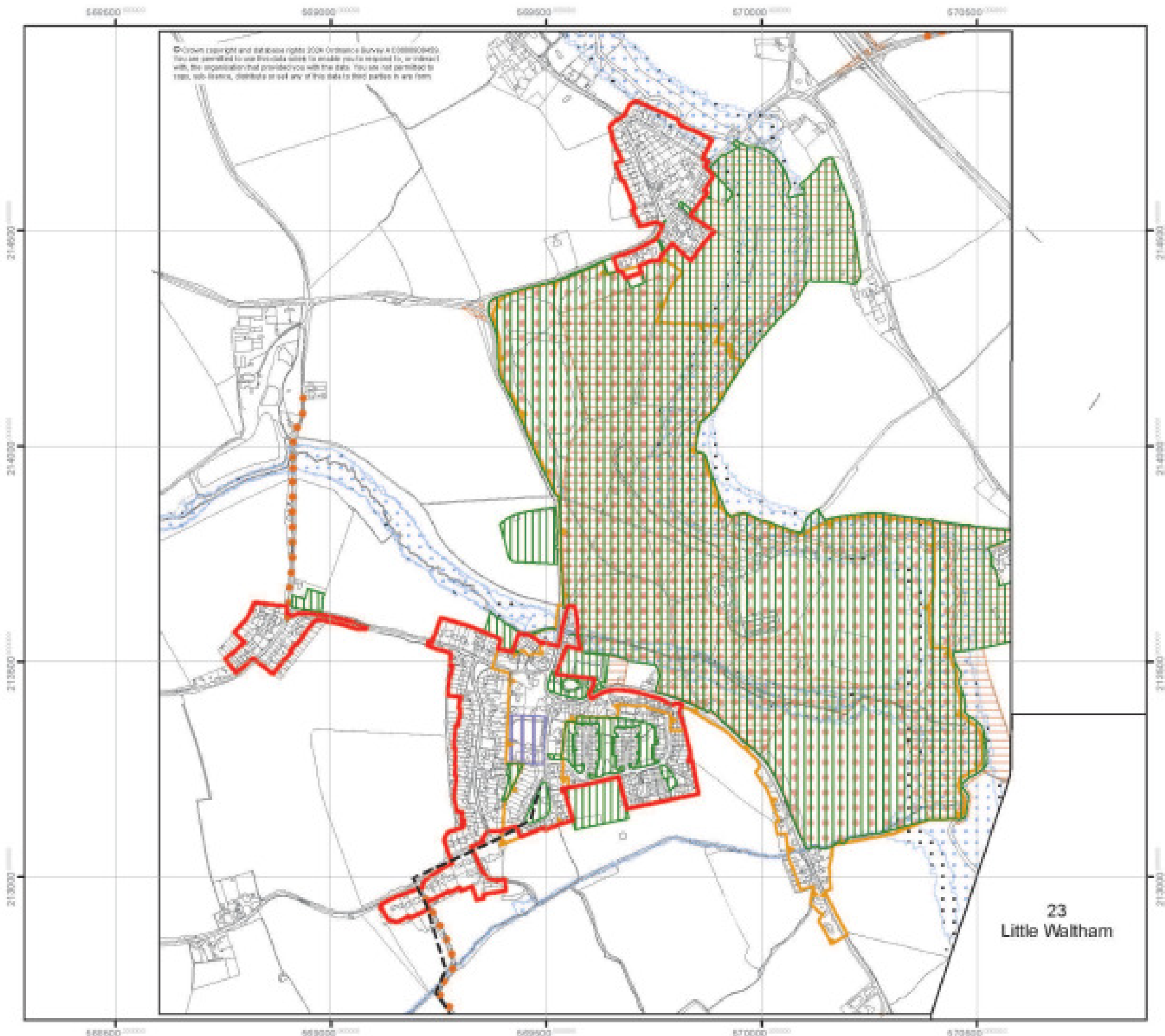
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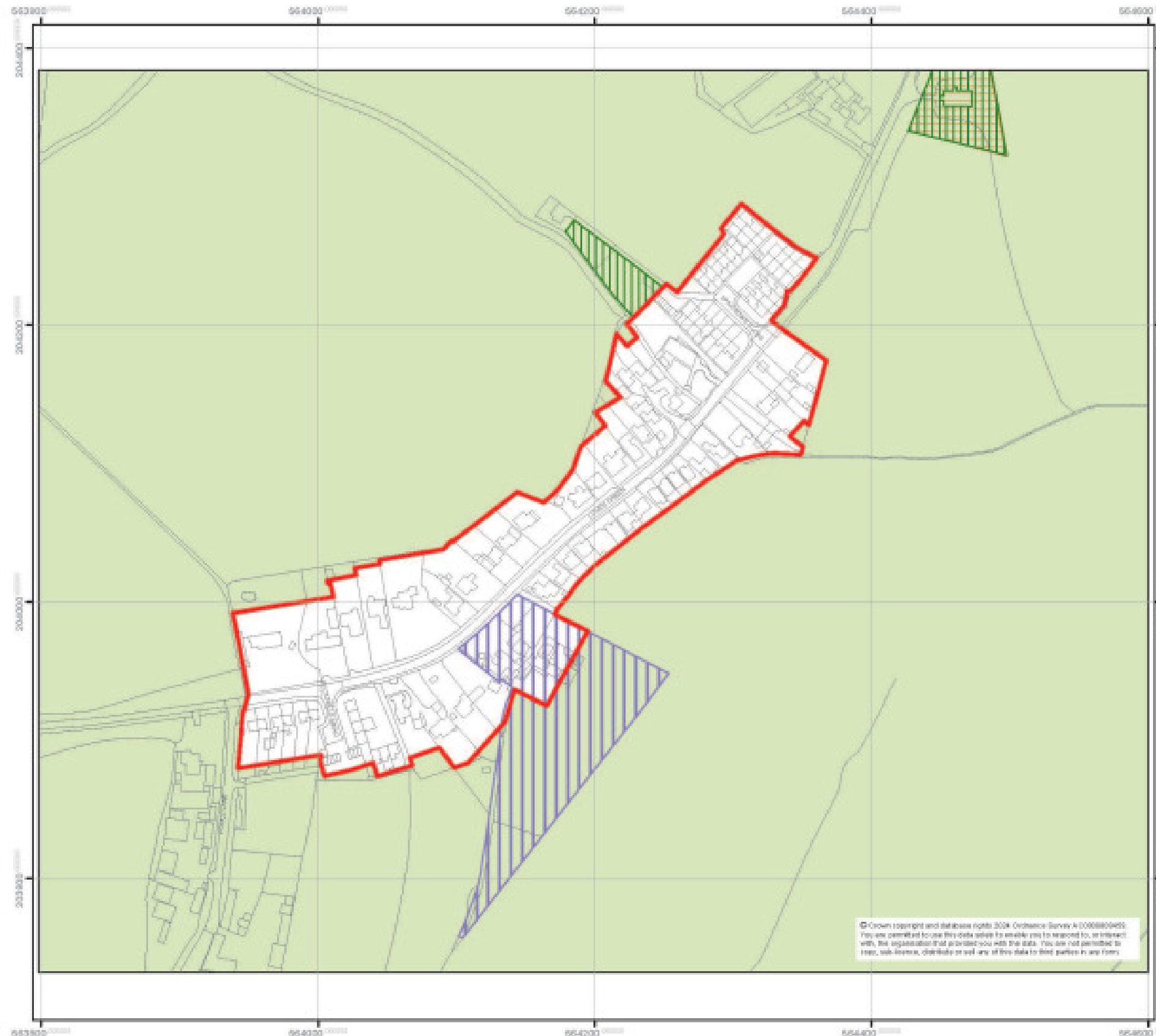
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Map 20



Chelmsford Local Plan

Pre-Submission (Regulation 19)
February 2025 - Draft Changes
to the adopted Policies Map

20 Highwood (Loves Green)

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Map 21



Chelmsford Local Plan

Pre-Submission (Regulation 19)
February 2025 - Draft Changes
to the adopted Policies Map

21

Howe Green (Sandon Parish)

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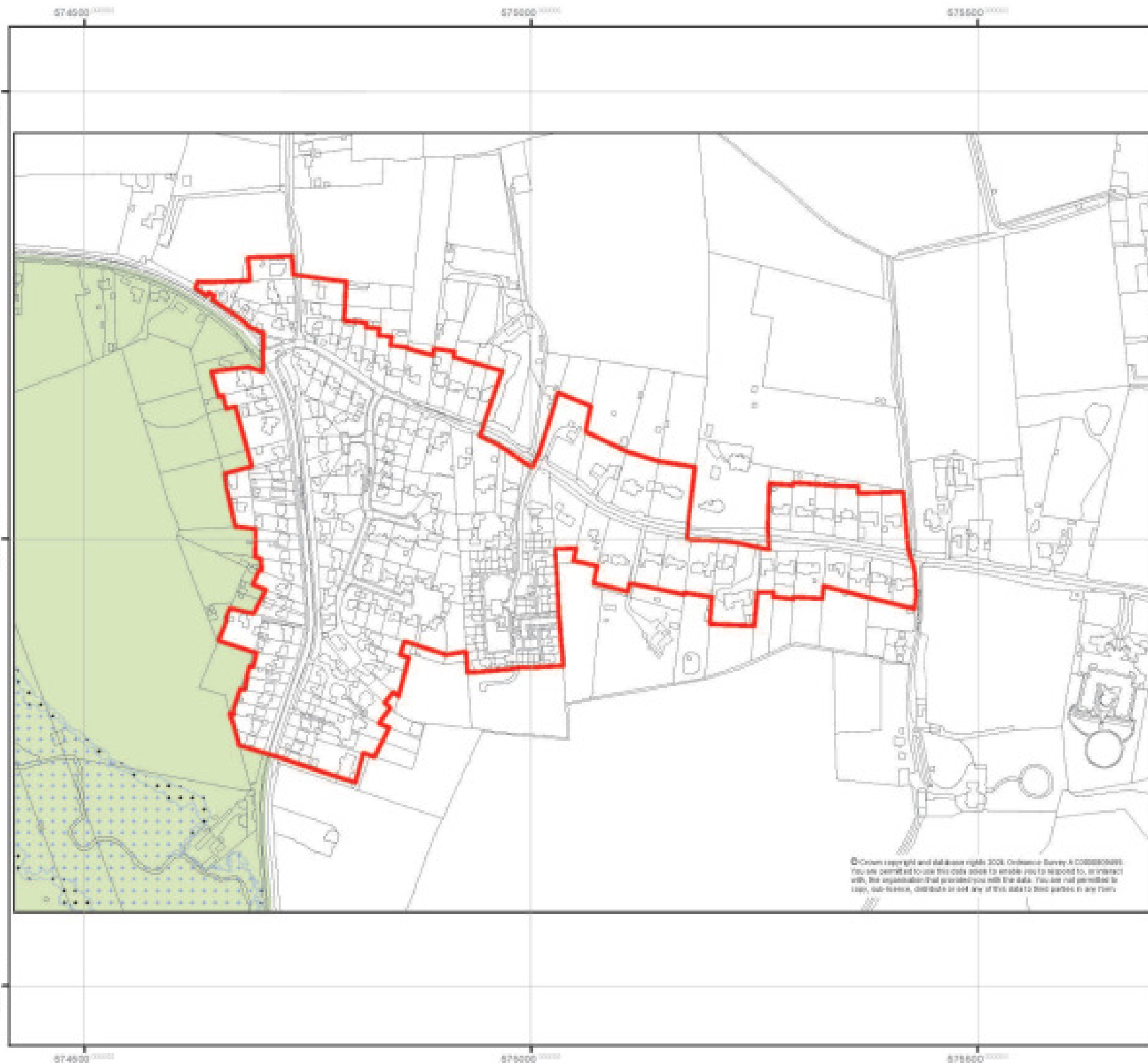
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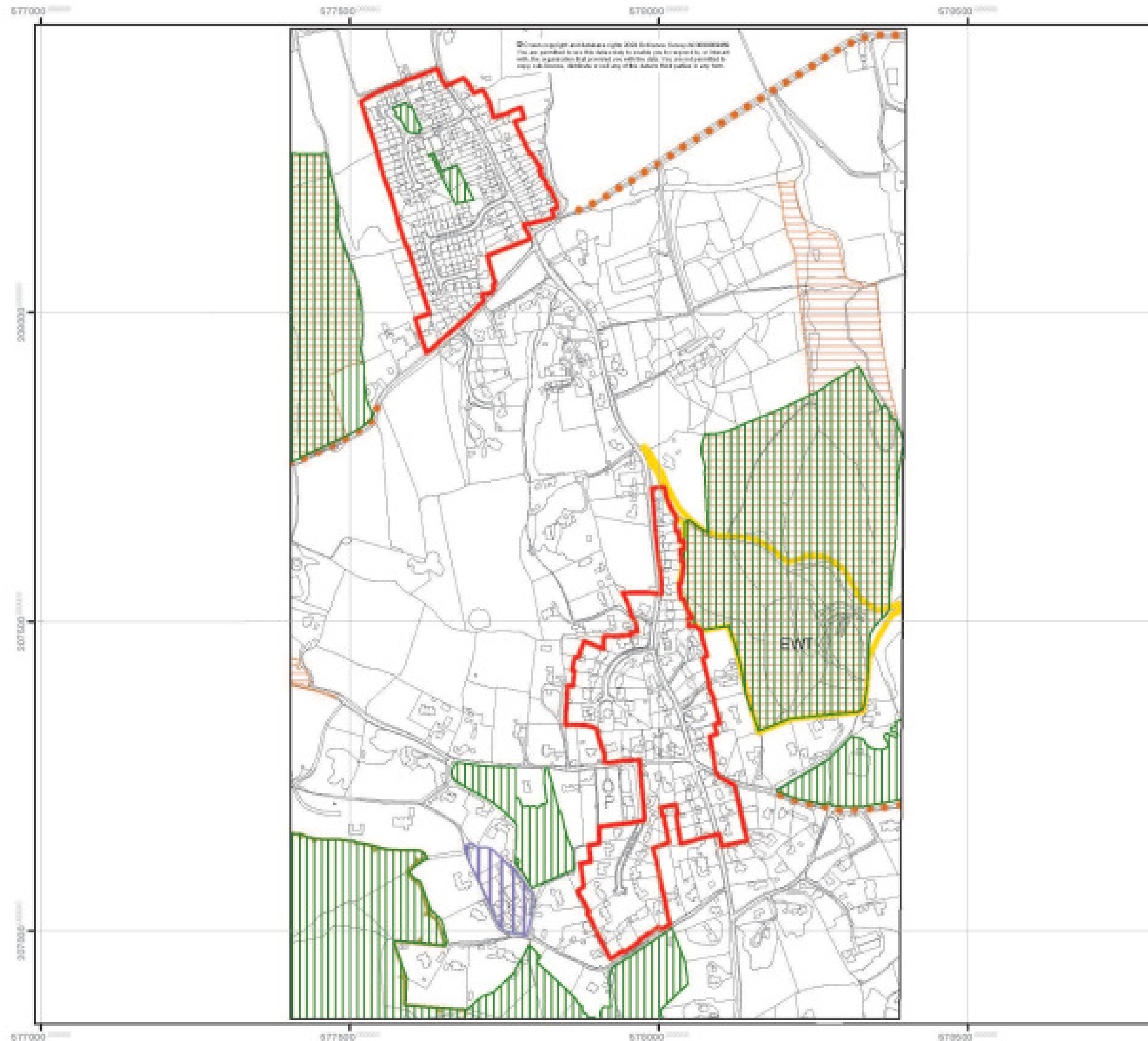
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Map 22



Chelmsford Local Plan

Pre-Submission (Regulation 19)
February 2025 - Draft Changes
to the adopted Policies Map

22

Little Baddow

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Map 23



Chelmsford Local Plan

Pre-Submission (Regulation 19)
February 2025 – Draft Changes
to the adopted Policies Map

23

Little Waltham

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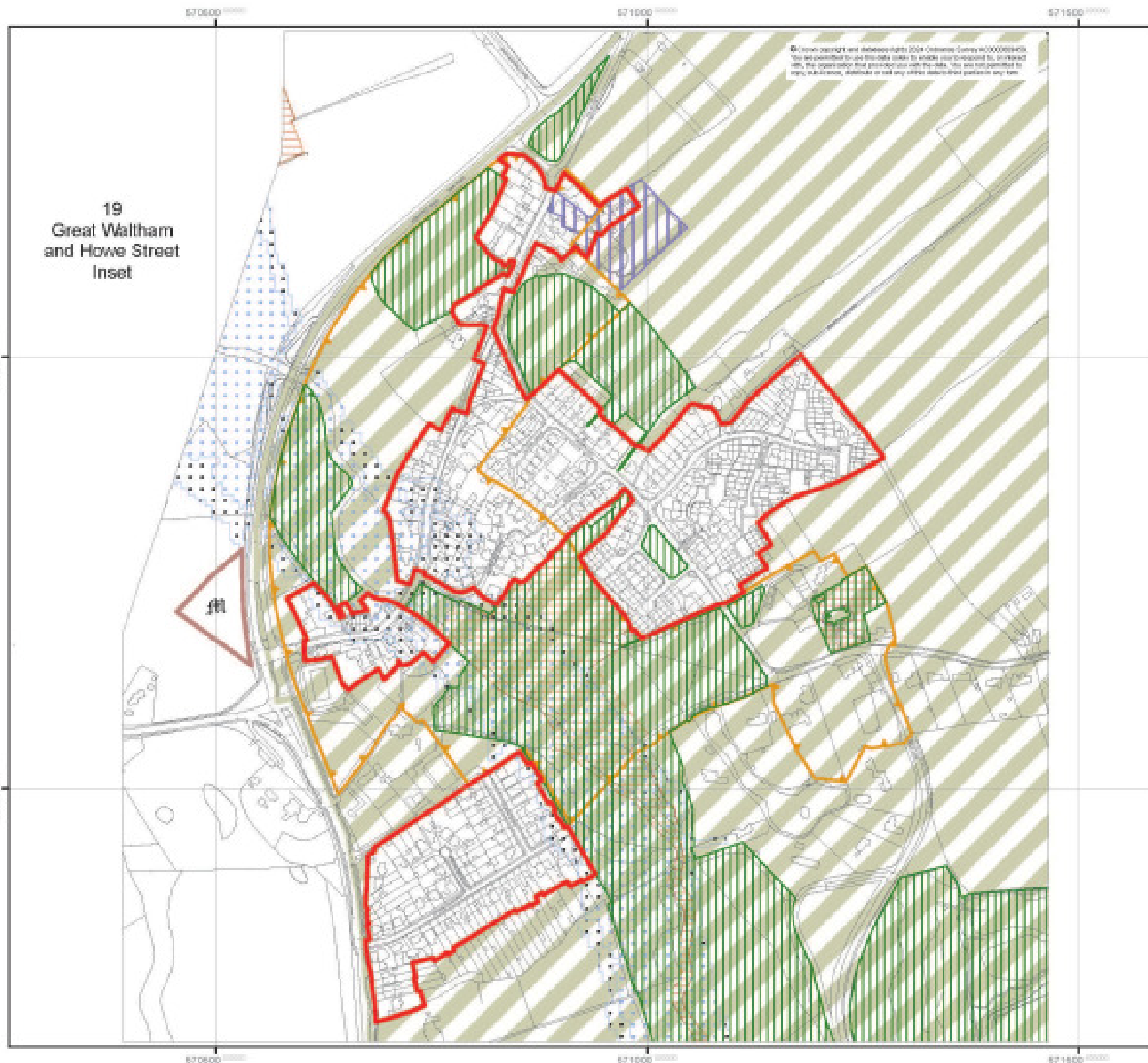
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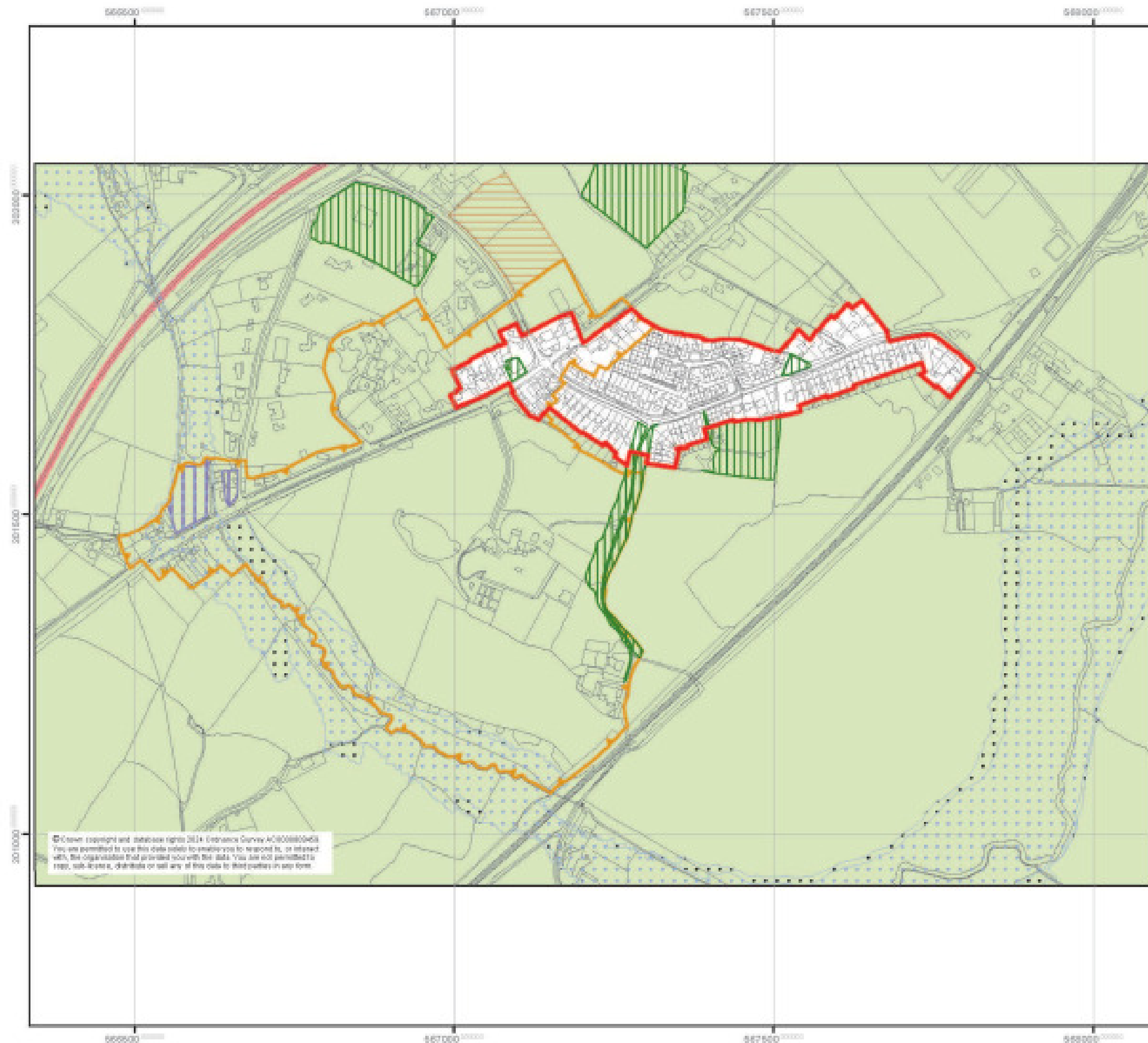
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Map 24



Chelmsford Local Plan

Pre-Submission (Regulation 19)
February 2025 - Draft Changes
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24 Margaretting

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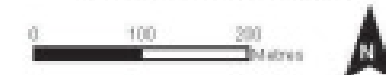
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Map 25



Chelmsford Local Plan

Pre-Submission (Regulation 19)
February 2025 - Draft Changes
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25

Pleshey

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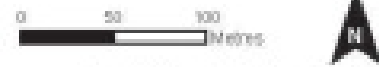
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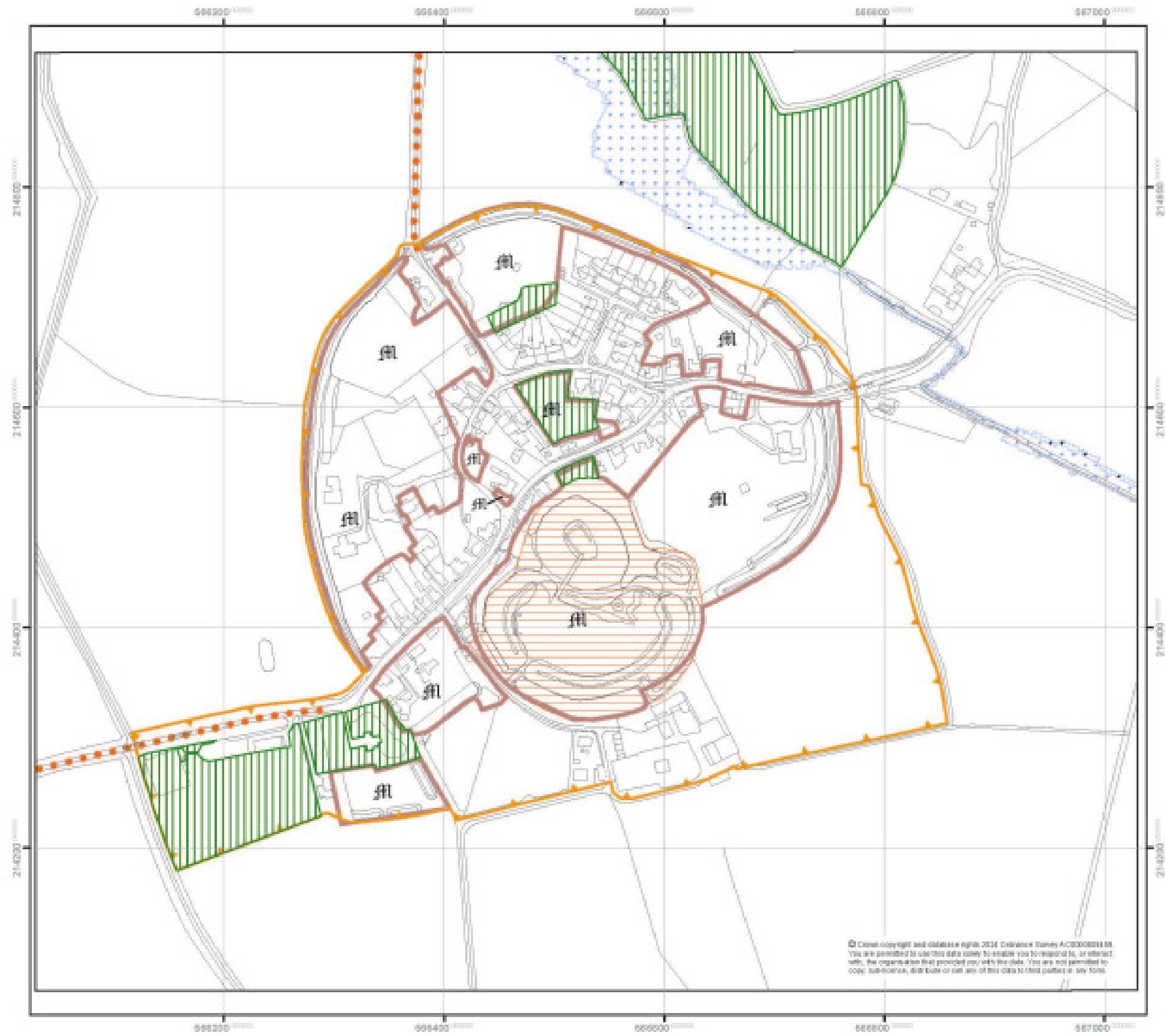
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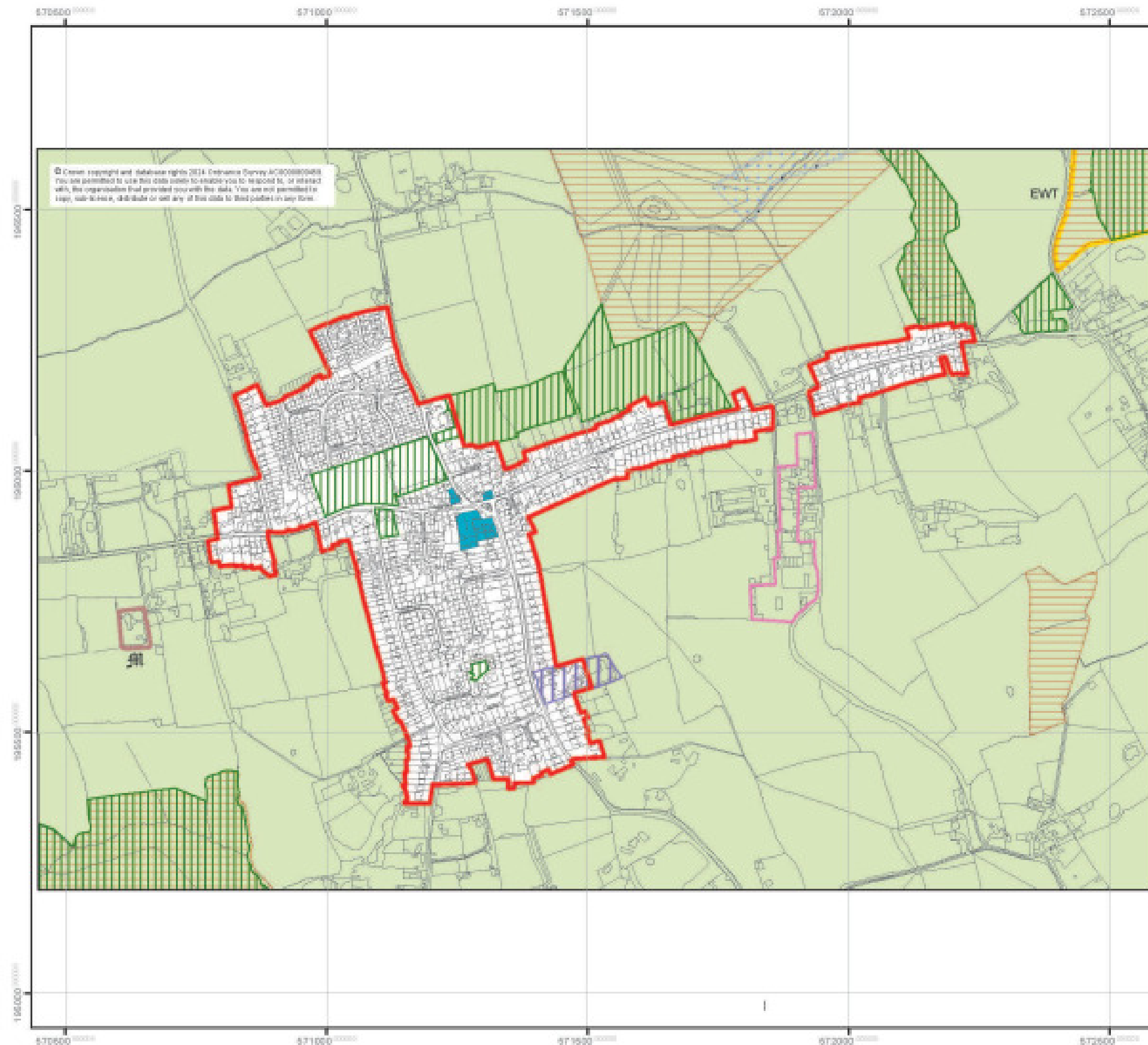
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Map 26



Chelmsford Local Plan

Pre-Submission (Regulation 19)
February 2025 - Draft Changes
to the adopted Policies Map

26 Ramsden Heath (South Hanningfield Parish)

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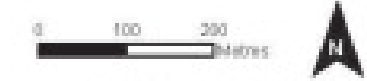
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Map 27



Chelmsford Local Plan

Pre-Submission (Regulation 19)
February 2025 - Draft Changes
to the adopted Policies Map

27

Rettendon Common

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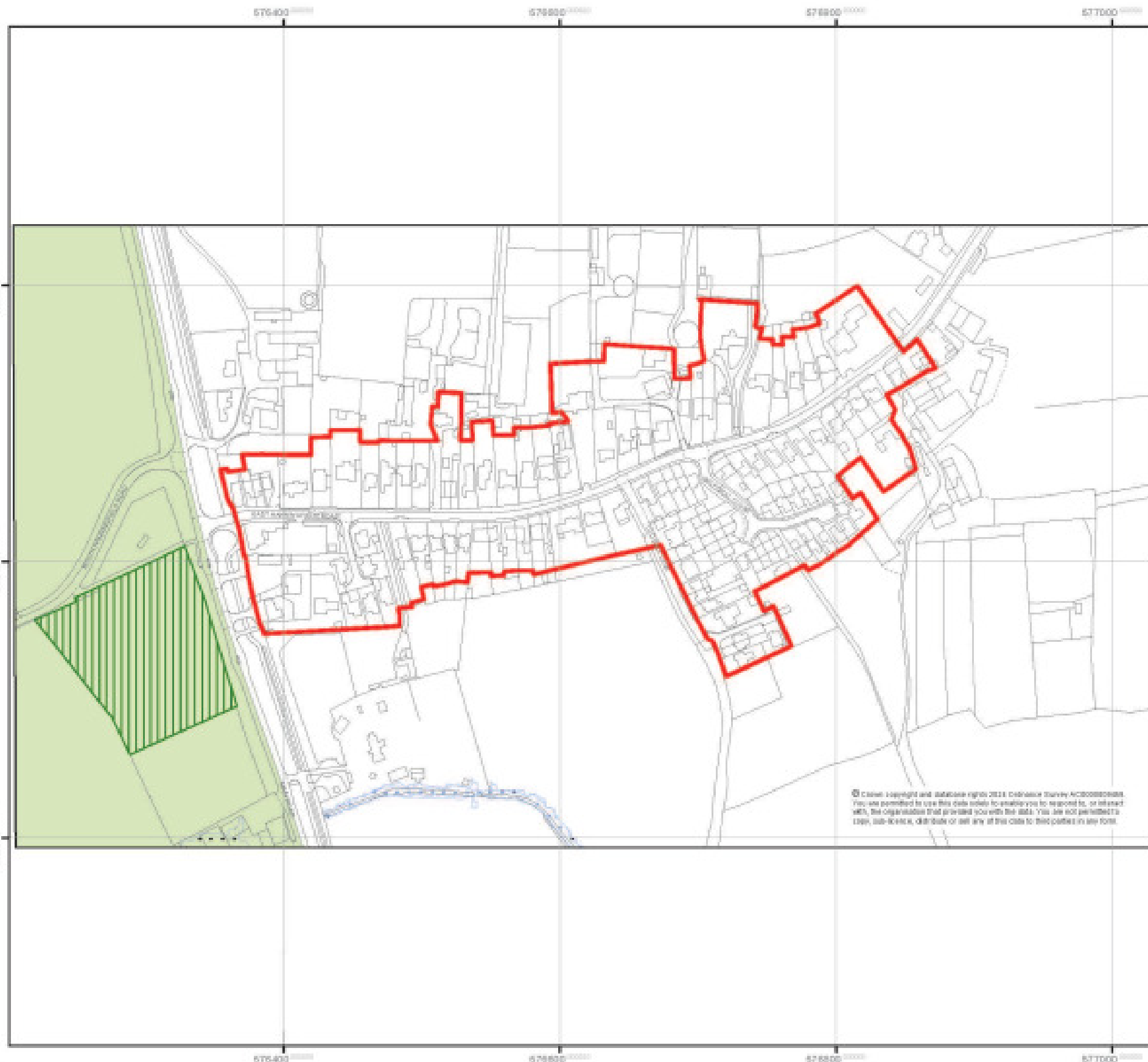
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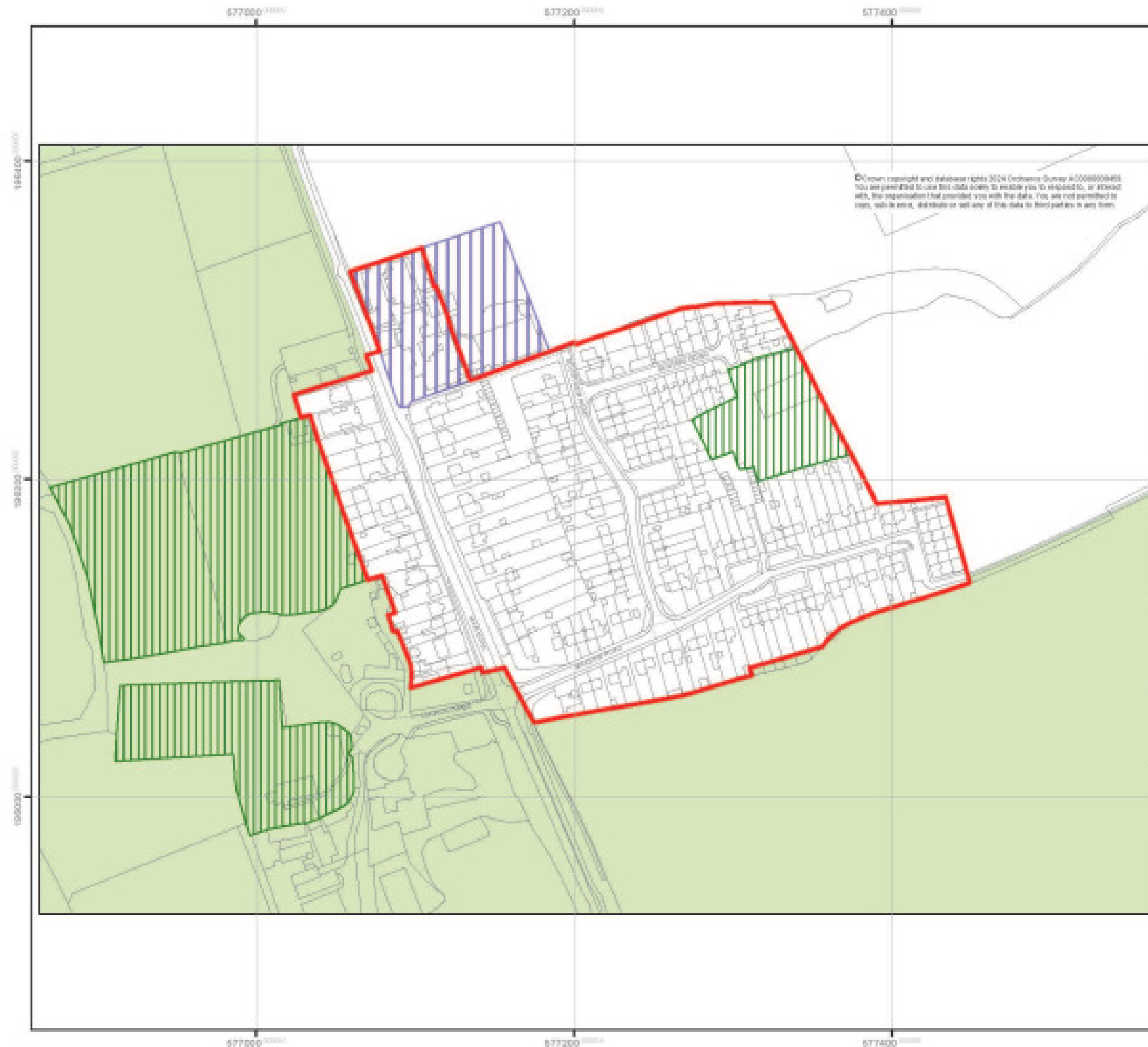
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Map 28



Chelmsford Local Plan

Pre-Submission (Regulation 19)
February 2025 - Draft Changes
to the adopted Policies Map

28 Rettendon Place

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Map 29



Chelmsford Local Plan

Pre-Submission (Regulation 18)
February 2025 - Draft Changes
to the adopted Policies Map

29

Roxwell

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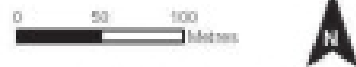
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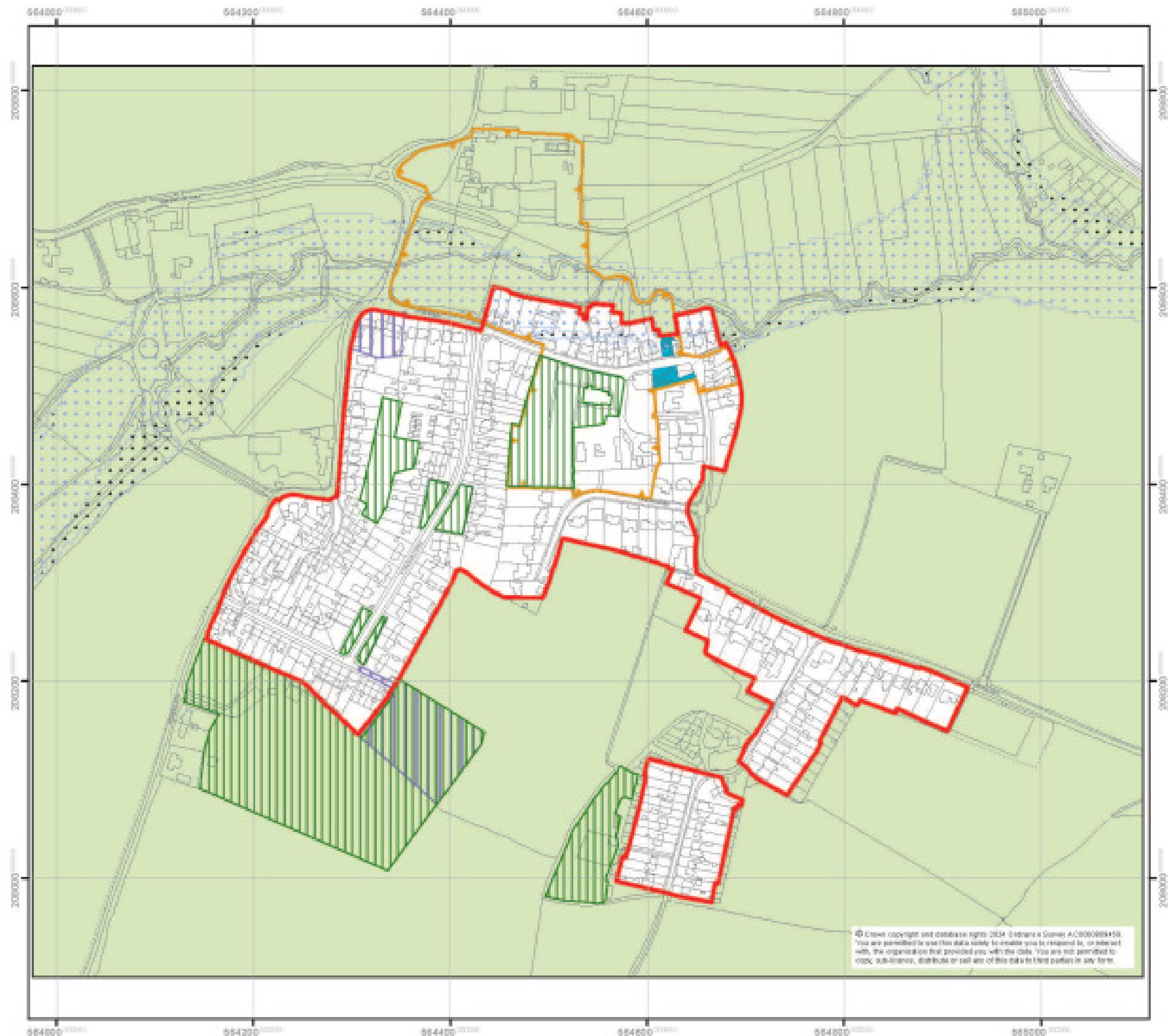
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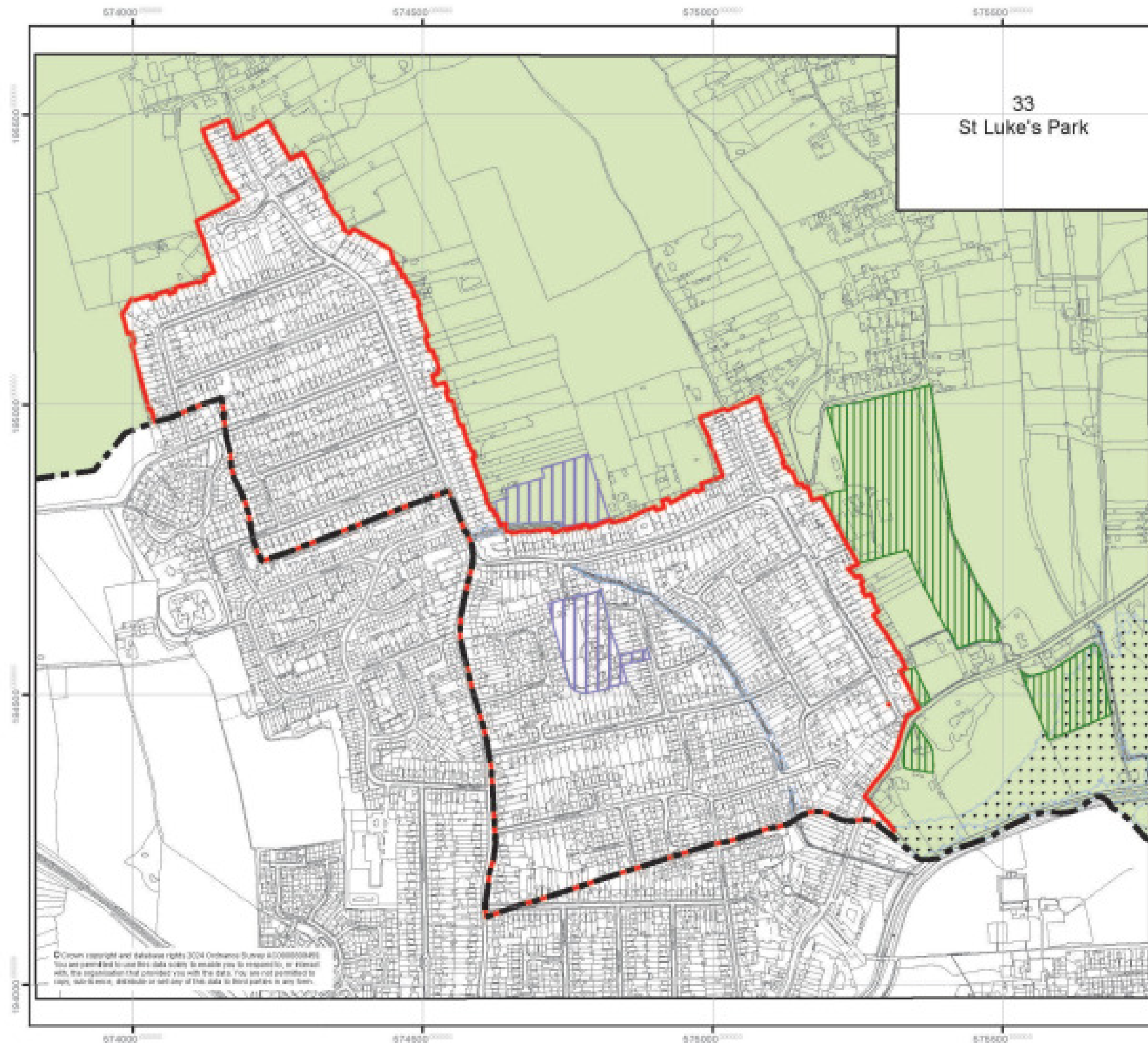
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Map 30



Chelmsford Local Plan

Pre-Submission (Regulation 18)
February 2025 - Draft Changes
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30

Runwell

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Map 31



Chelmsford Local Plan

Pre-Submission (Regulation 19)
February 2025 - Draft Changes
to the adopted Policies Map

31

Sandon

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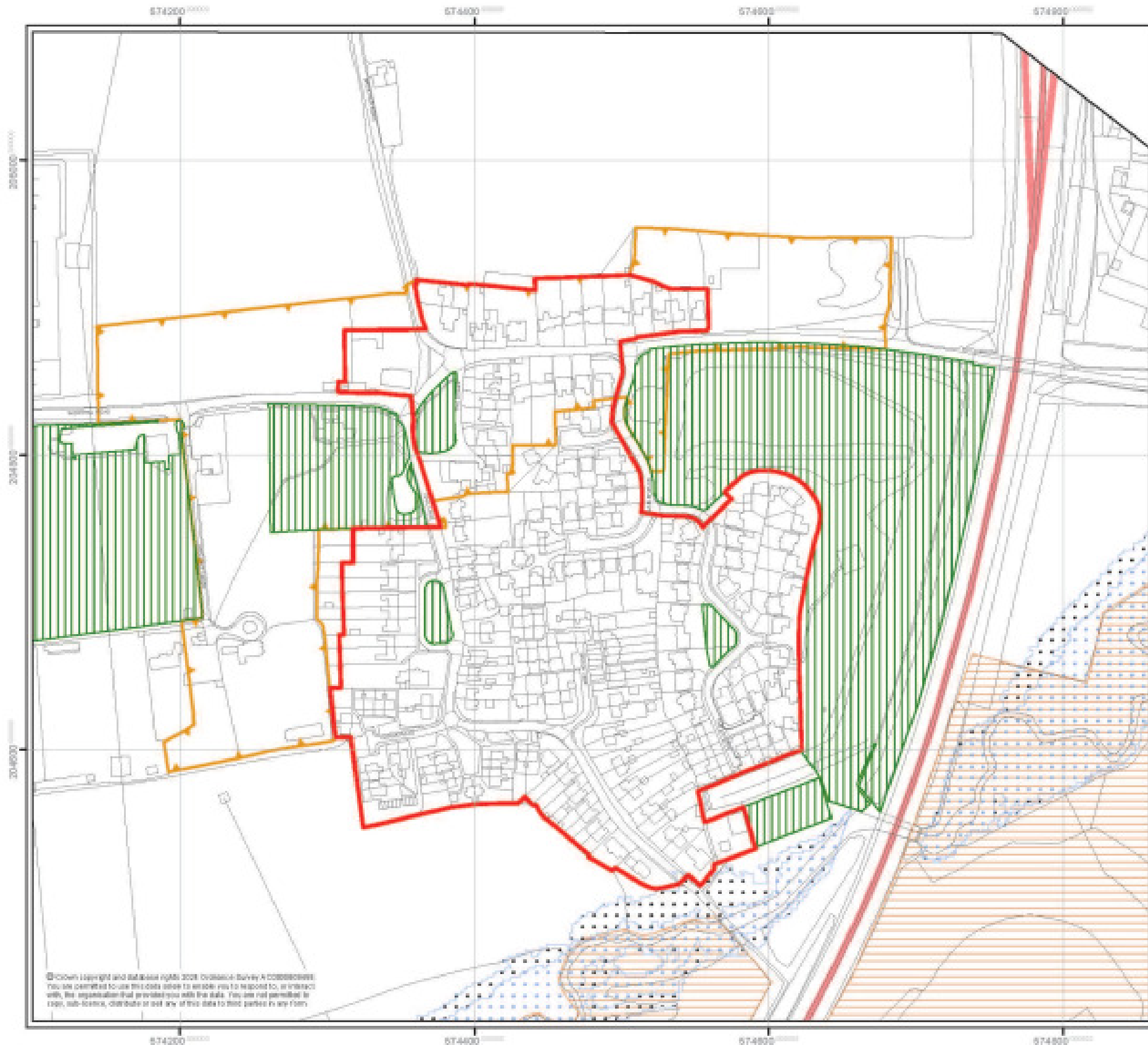
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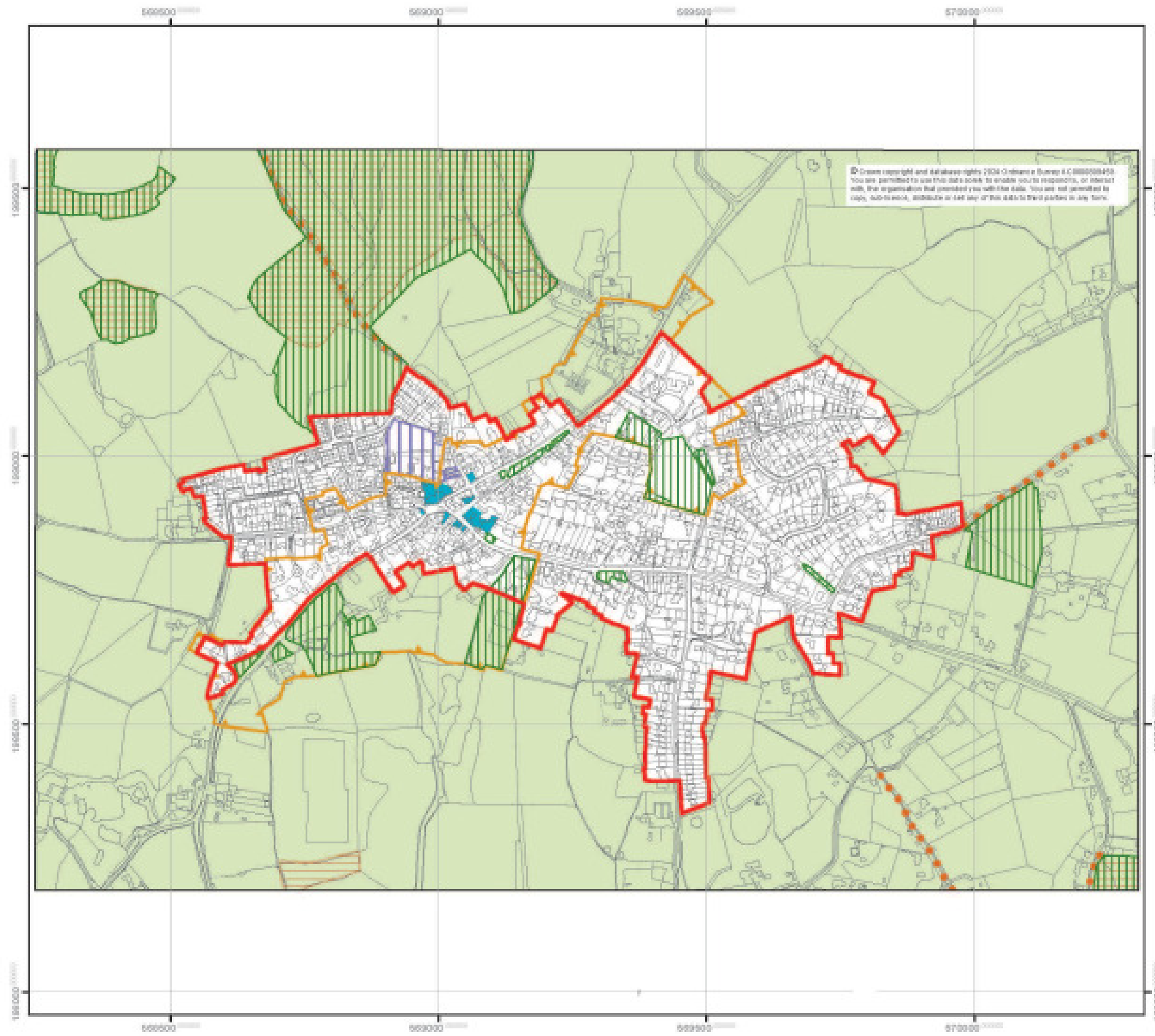
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Map 32



32 **Stock**

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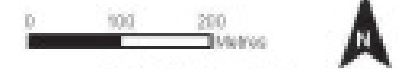
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Map 33



Chelmsford Local Plan

Pre-Submission (Regulation 19)
February 2025 - Draft Changes
to the adopted Policies Map

33

St. Lukes Park
(Rettendon & Runwell Parishes)

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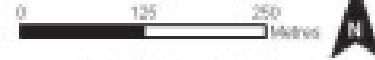
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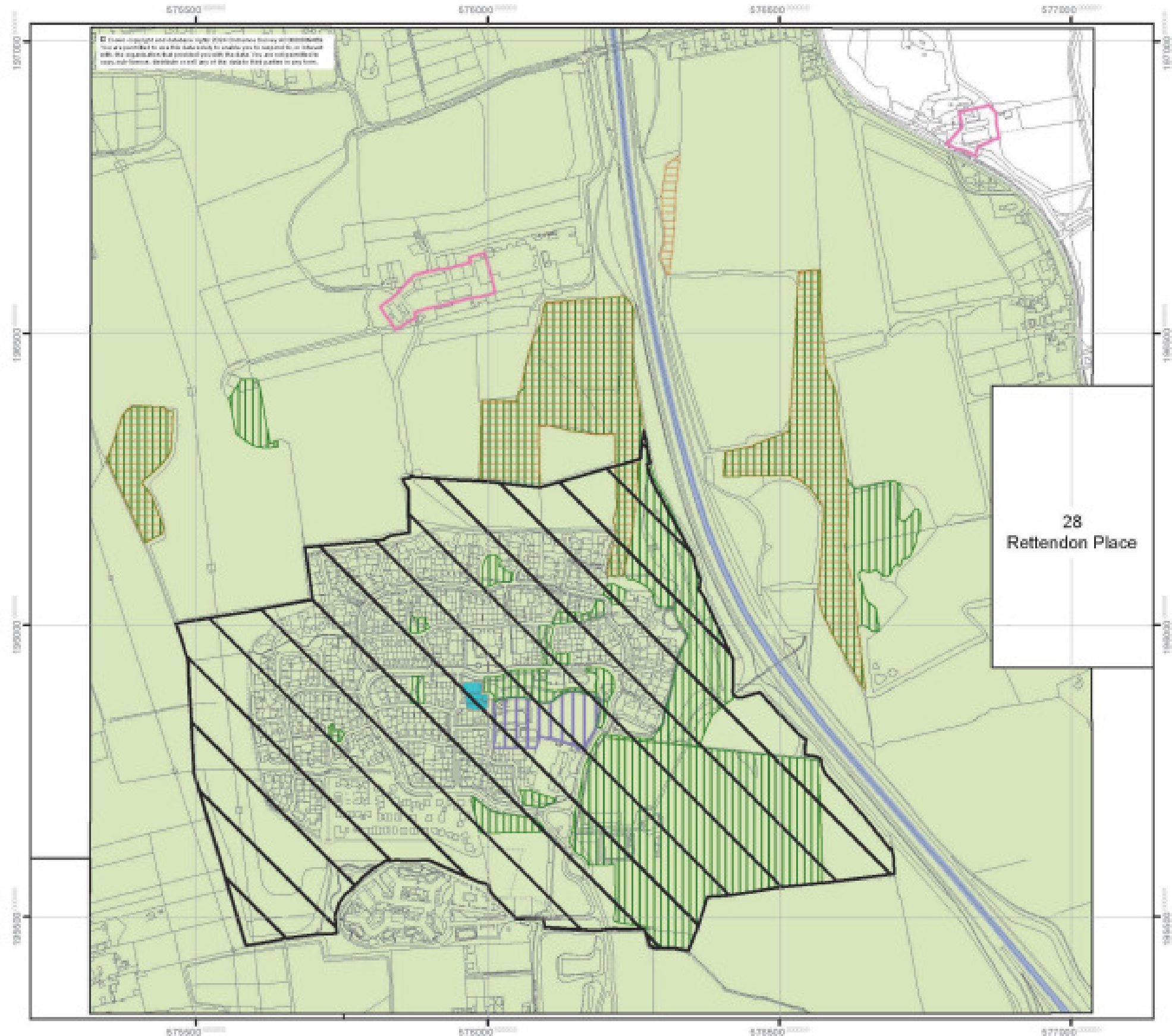
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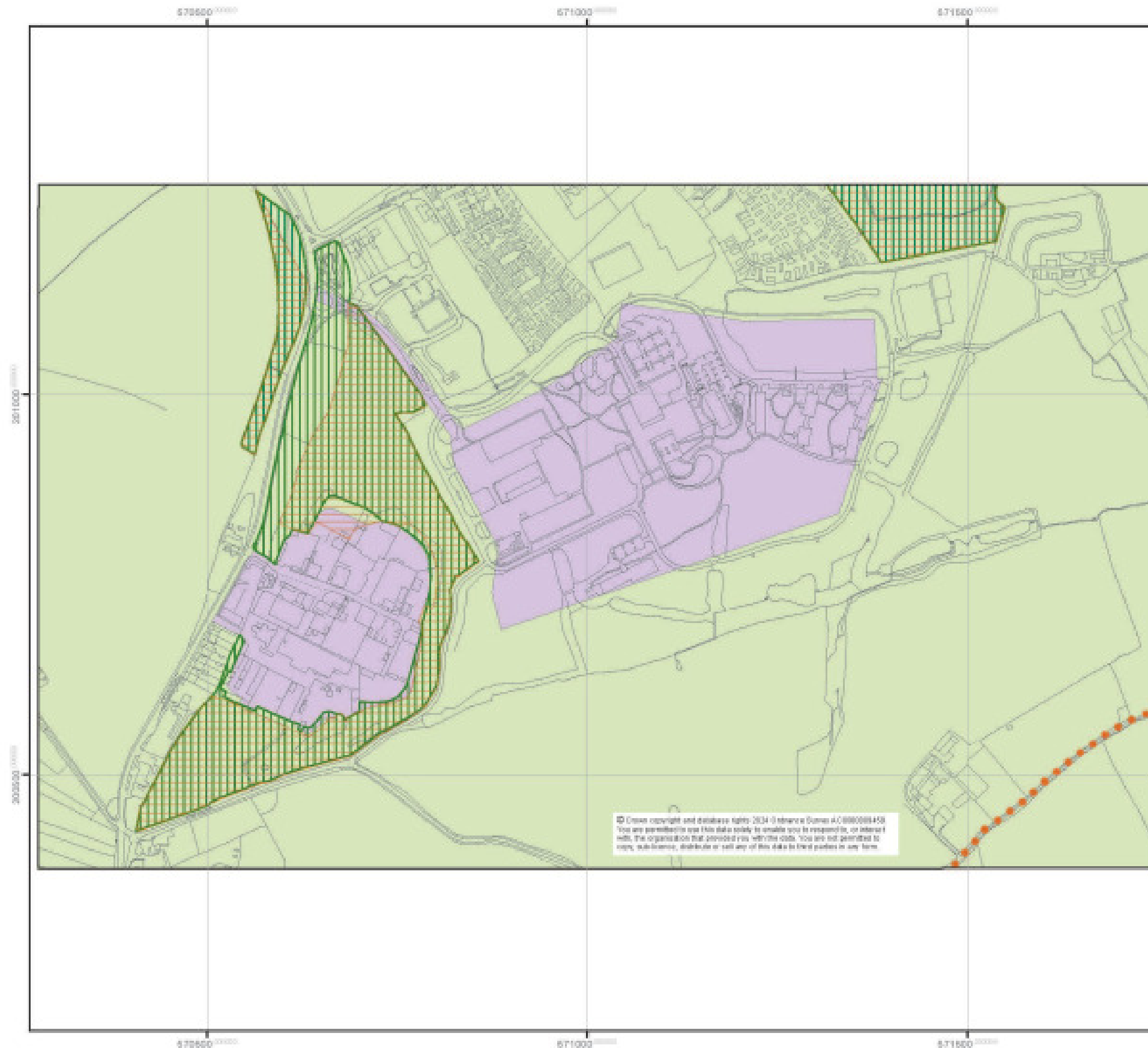
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Map 34



Chelmsford Local Plan

Pre-Submission (Regulation 19)
February 2025 - Draft Changes
to the adopted Policies Map

34

Temple Farm and Temple Wood

(West Hanningfield and Stock Parishes)

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Map 35



Chelmsford Local Plan

Pre-Submission (Regulation 19)
February 2025 - Draft Changes
to the adopted Policies Map

35

West Hanningfield and Hanningfield Reservoir Treatment Works

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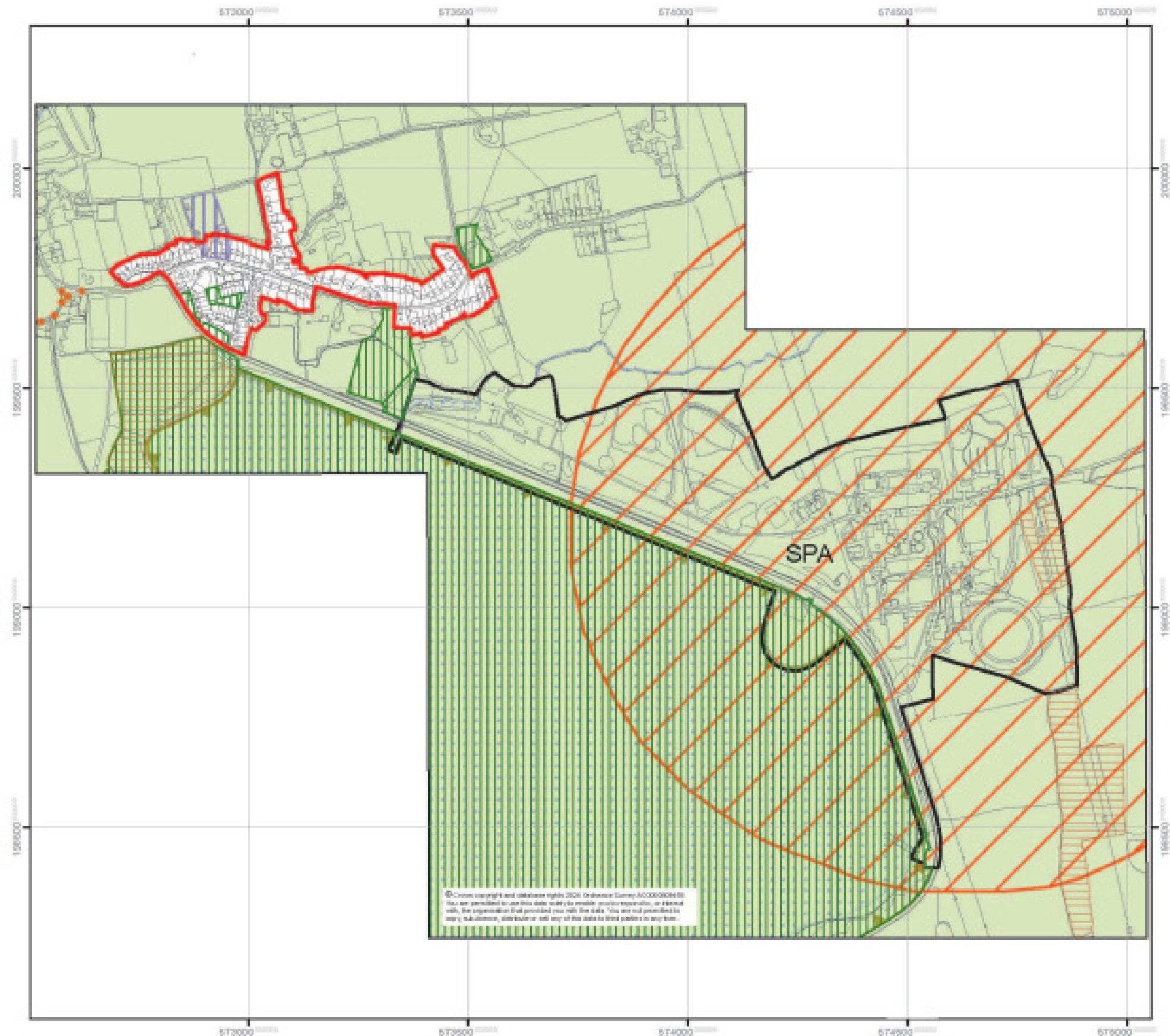
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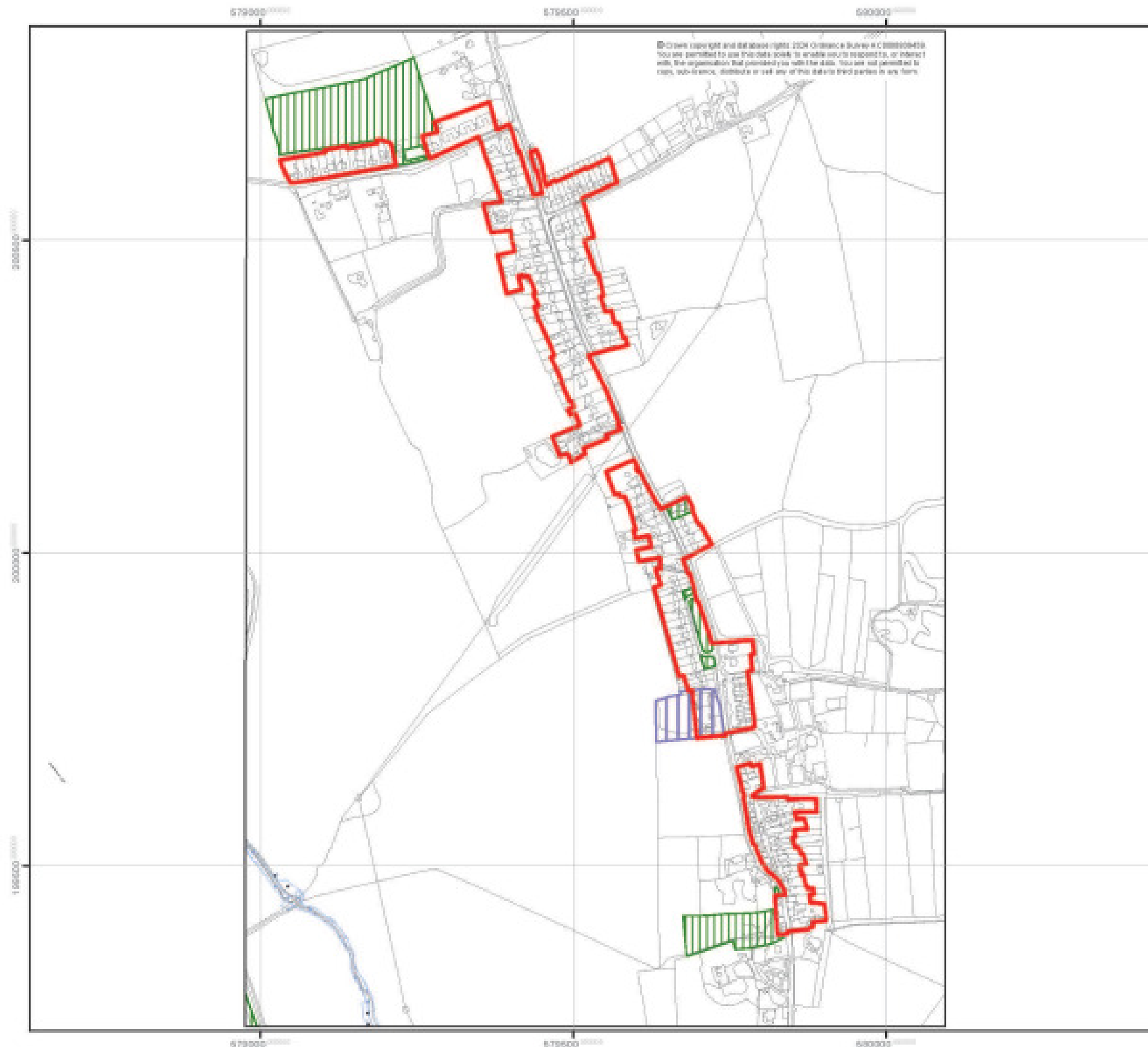
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Map 36



Chelmsford Local Plan

Pre-Submission (Regulation 18)
February 2025 - Draft Changes
to the adopted Policies Map

36

Woodham Ferrers
(Woodham Ferrers and
Bicknacre Parish)

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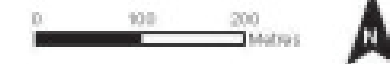
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Map 37



37 | **Writtle**

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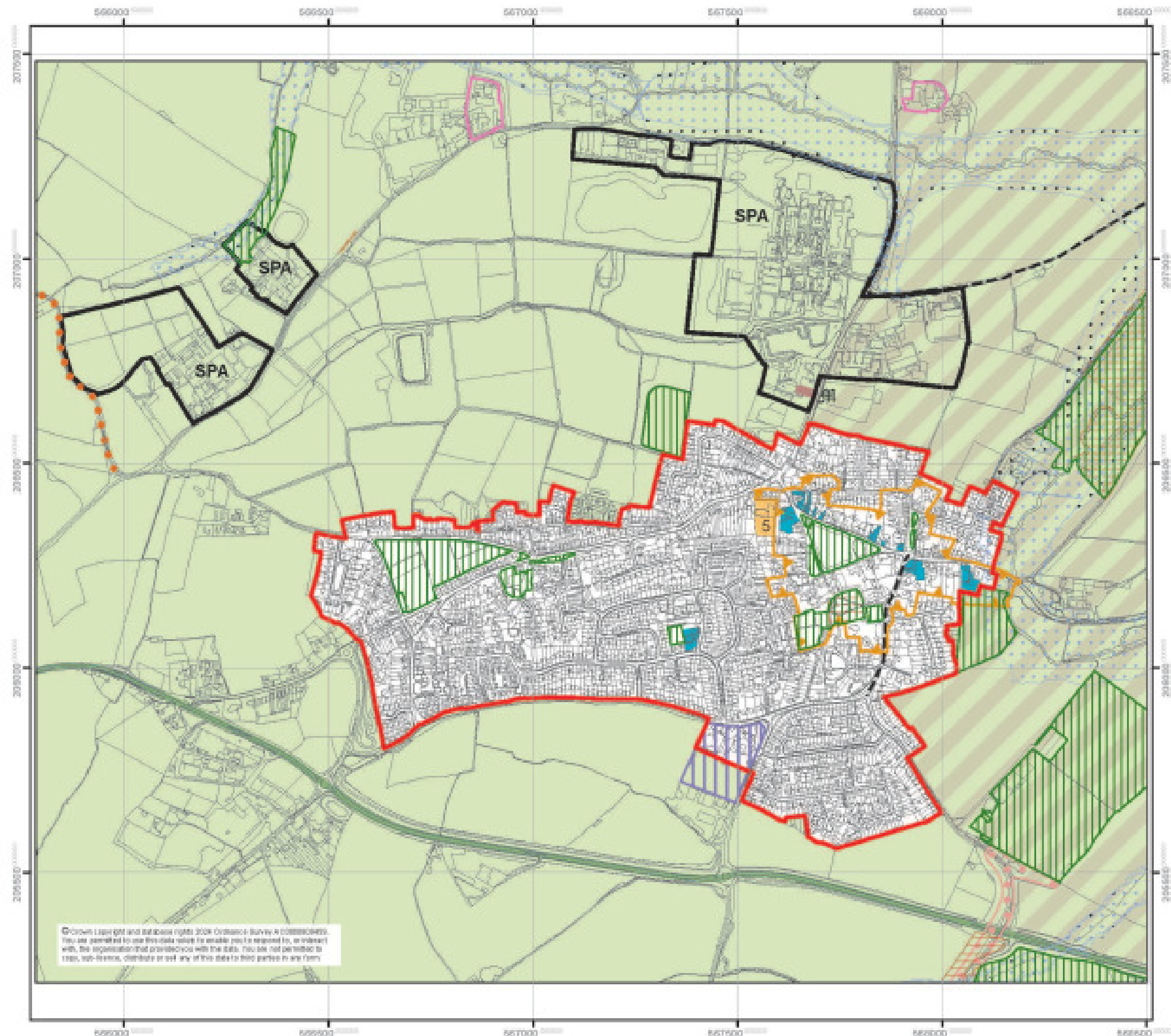
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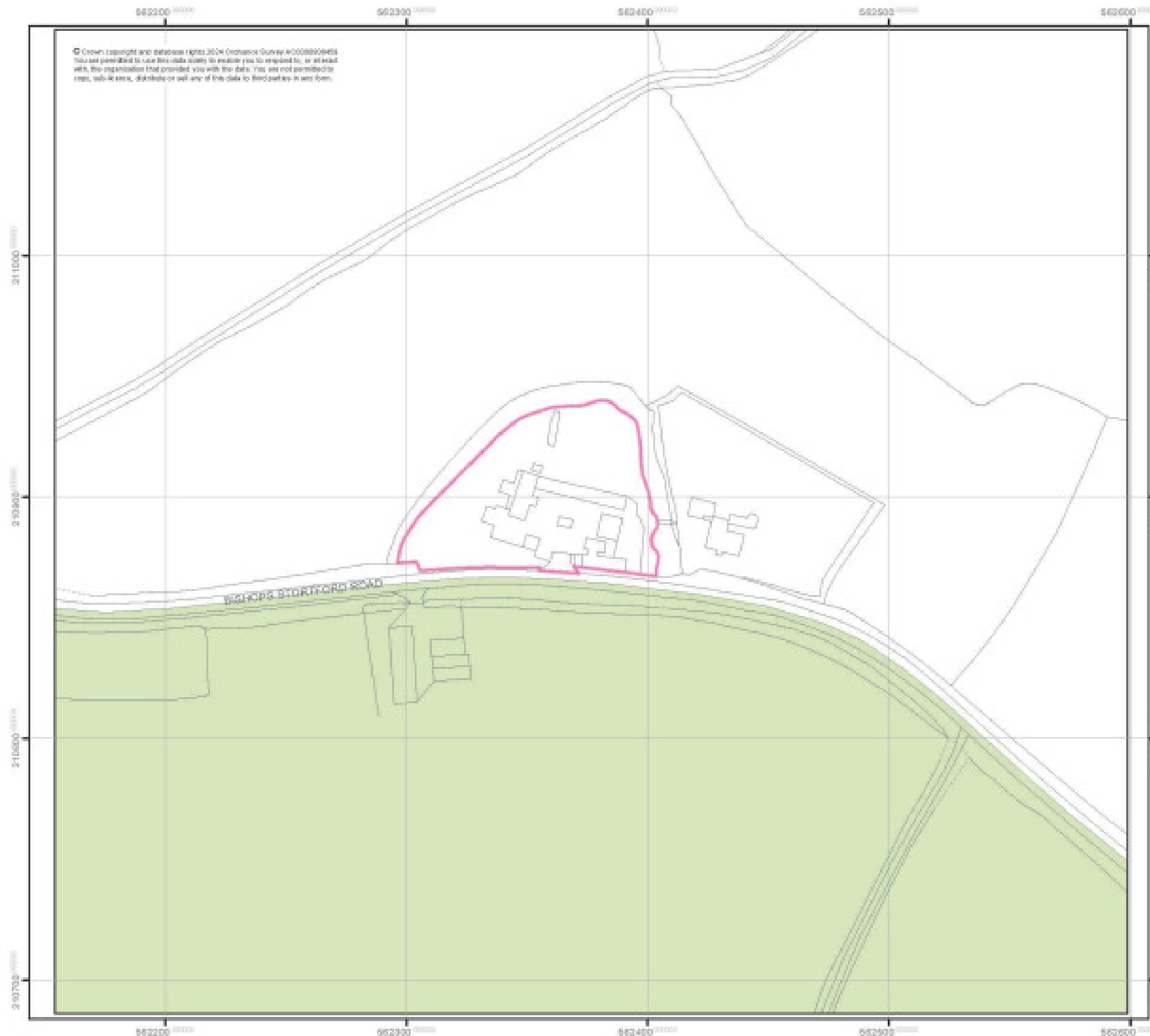
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Map 38



Chelmsford Local Plan

Pre-Submission (Regulation 19)
February 2025 - Draft Changes
to the adopted Policies Map

38

Bolding Hatch (Roxwell Parish)

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Map 39



Chelmsford Local Plan

Pre-Submission (Regulation 18)
February 2025 - Draft Changes
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39

Old Park Farm (Great Waltham Parish)

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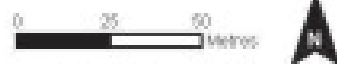
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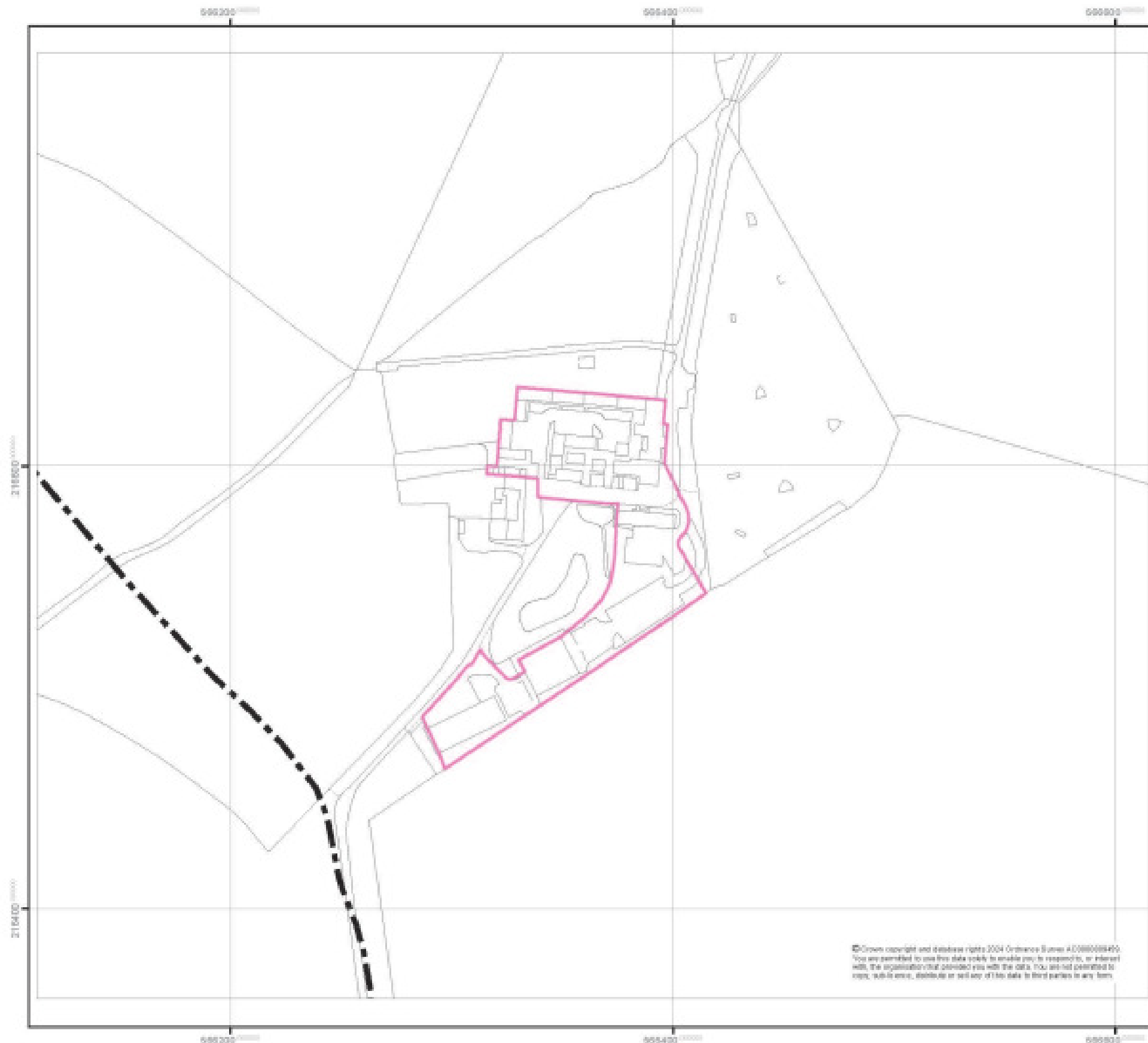
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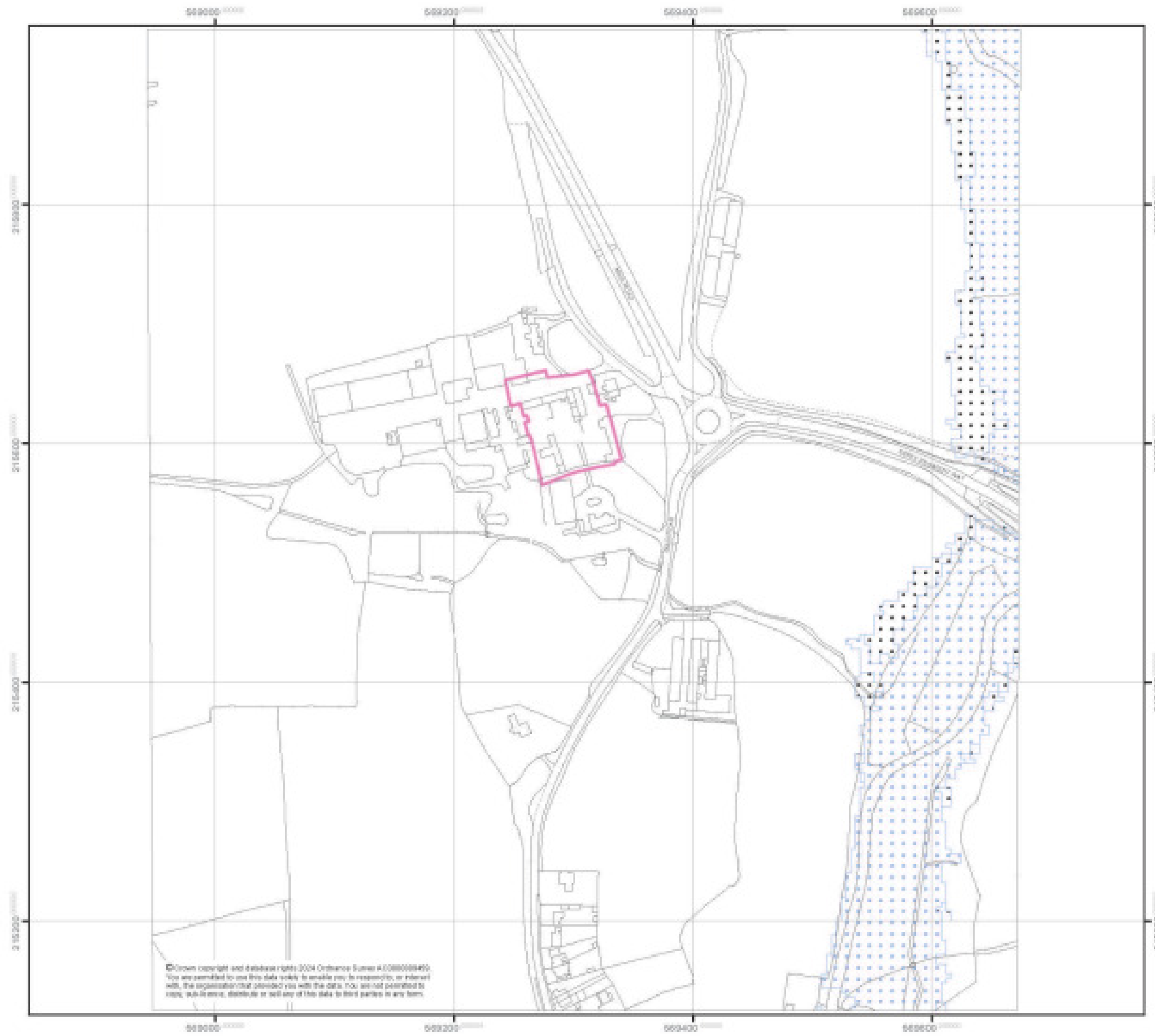
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Map 40



Chelmsford Local Plan

Pre-Submission (Regulation 19)
February 2025 - Draft Changes
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40

Warner's Farm (Great Waltham Parish)

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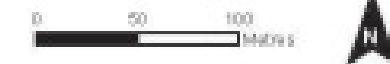
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Map 41



Chelmsford Local Plan

Pre-Submission (Regulation 19)
February 2025 - Draft Changes
to the adopted Policies Map

41

Woodlands (South Hanningfield Parish)

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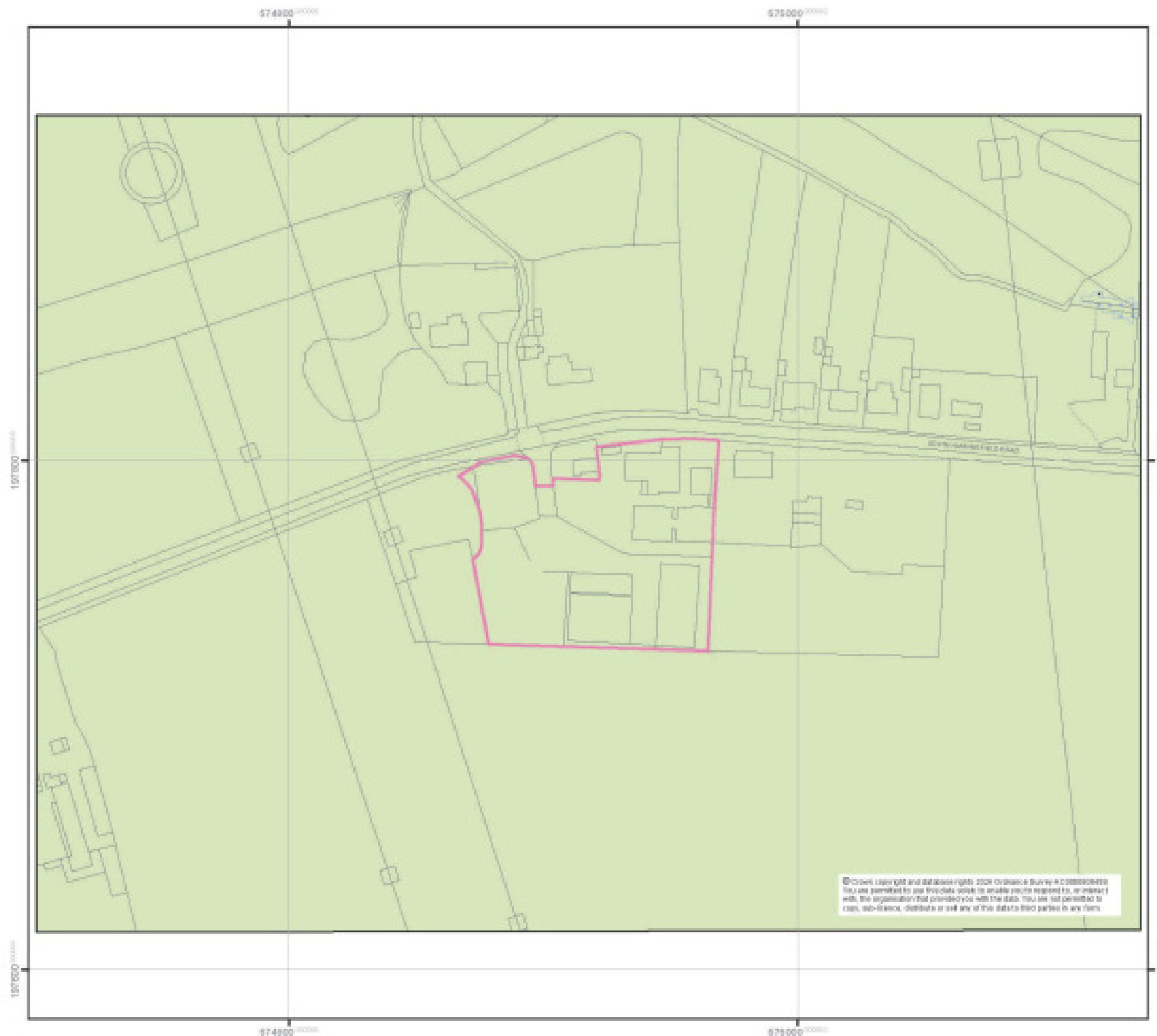
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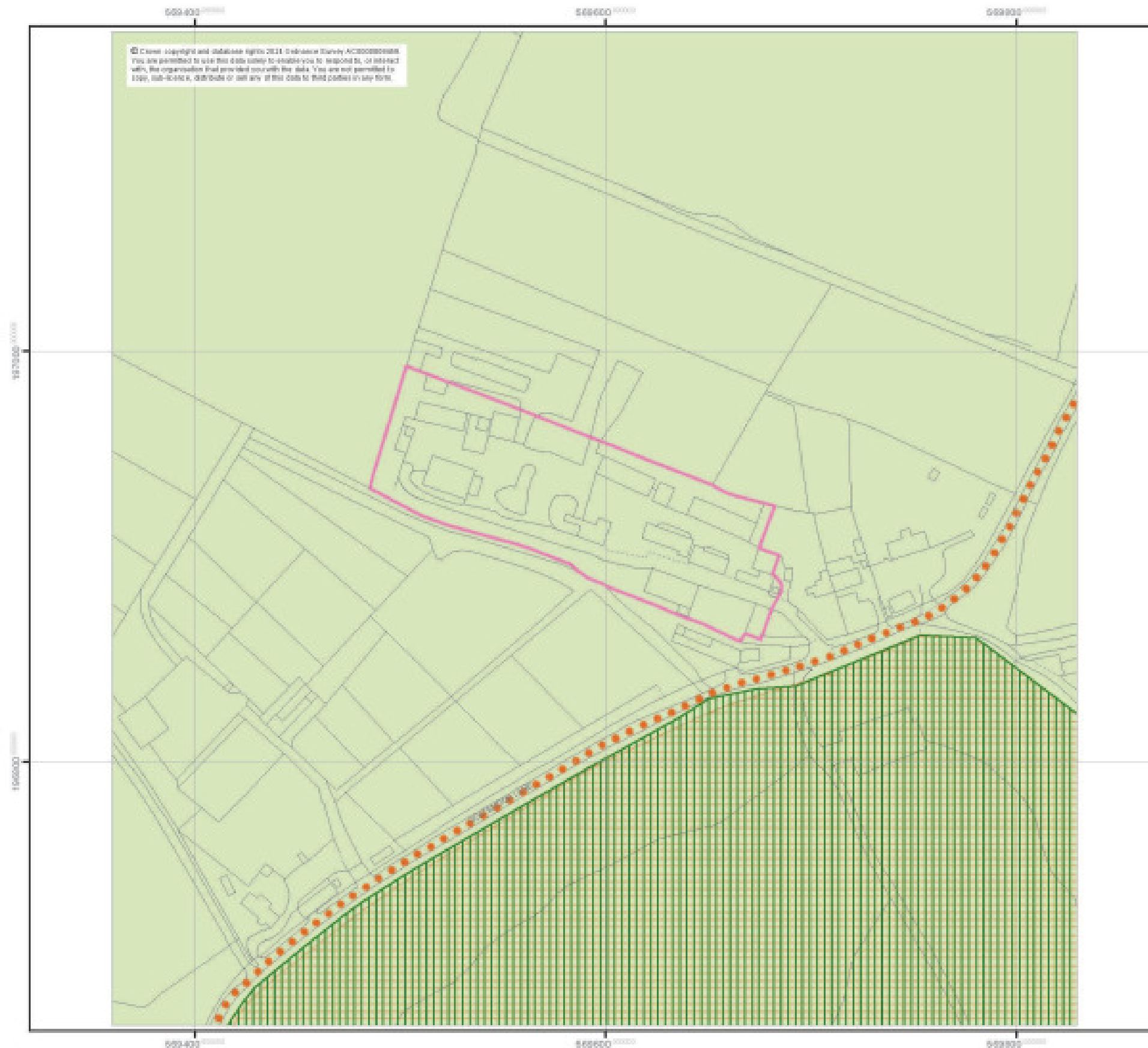
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Map 42



Chelmsford Local Plan

Pre-Submission (Regulation 19)
February 2025 - Draft Changes
to the adopted Policies Map

42

Oaklands
(Stock Parish)

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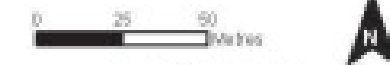
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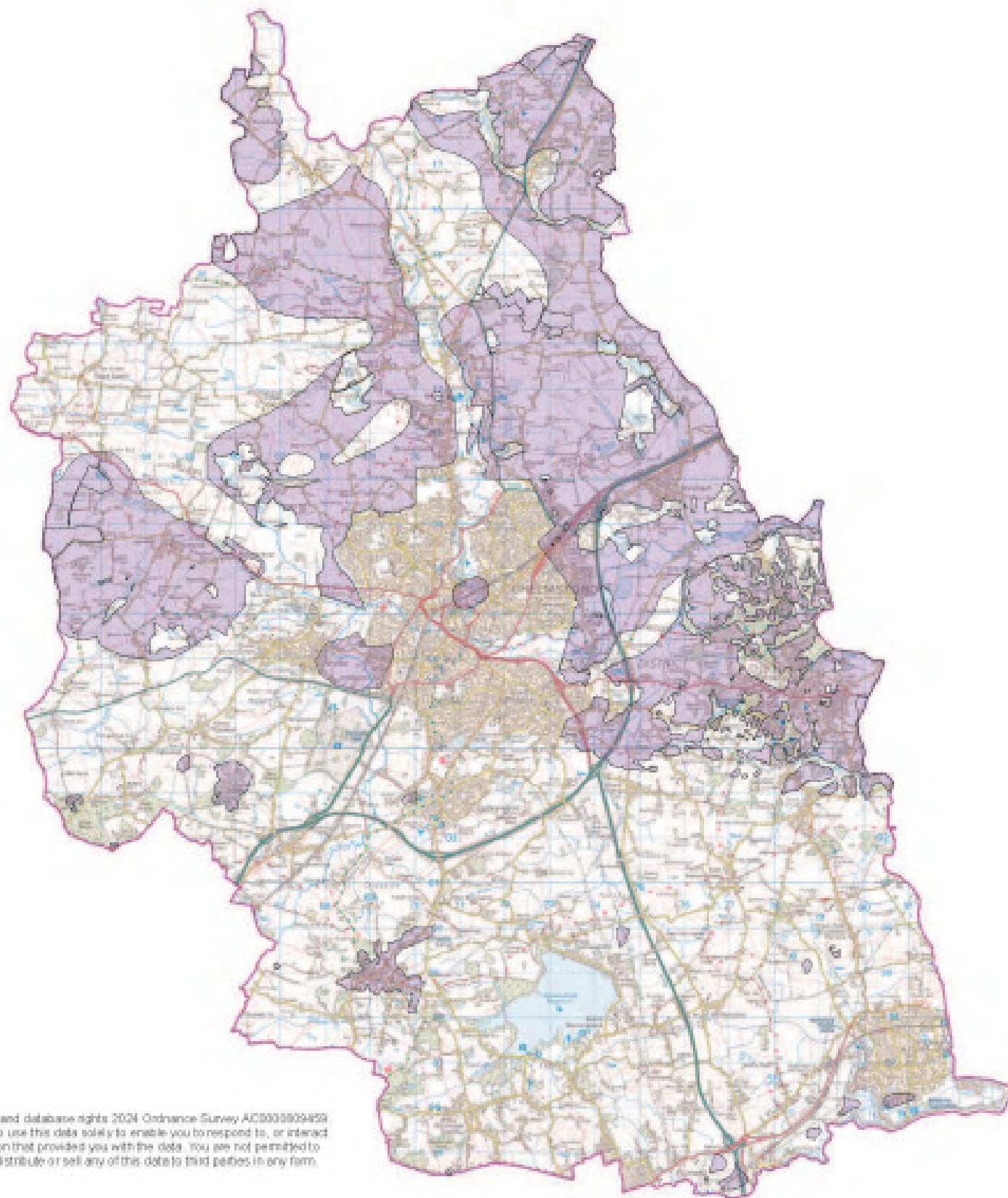
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Map 43



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43 Minerals Safeguarding Areas

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Neighbourhood Plans have been 'made' (approved) or are currently under preparation within the area covered by the Draft Policies Map. Designated Neighbourhood Plan areas are shown on a separate illustrative map.



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Map 44



- 1. Little Baddow
- 2. Sandon
- Sandon Village Setting Area
- 3. South Woodham Ferrers
- 4. Writtle



Chelmsford Local Plan

Pre-Submission (Regulation 19)
February 2025 - Draft Changes
to the adopted Policies Map

44

Made (Adopted)
Neighbourhood Plan Areas

The Draft Policies Map shows the spatial definition of policies and Policy Areas proposed in the Review of the Local Plan Pre-Submission (Regulation 19) Consultation Document February 2025.

Important Note

Areas outside of proposed Urban Areas, Defined Settlement Boundaries, Green Belt and specific allocations or Policy Areas are within the Rural Area. The Rural Area has no notation so appears as 'white land' on the Draft Policies Map and its insets.

The Draft Policies Map shows areas at a higher risk of flooding which are defined and regularly updated by the Environment Agency. For further details please see the flood maps published on the Environment Agency's website at: www.environment-agency.gov.uk

The Draft Policies Map shows the Minerals Safeguarded Areas from the adopted Essex Minerals Local Plan (2014) which will be subject to periodic updates by Essex County Council. For further details please visit their website at: www.essex.gov.uk

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0 1,000 2,000 4,000
metres



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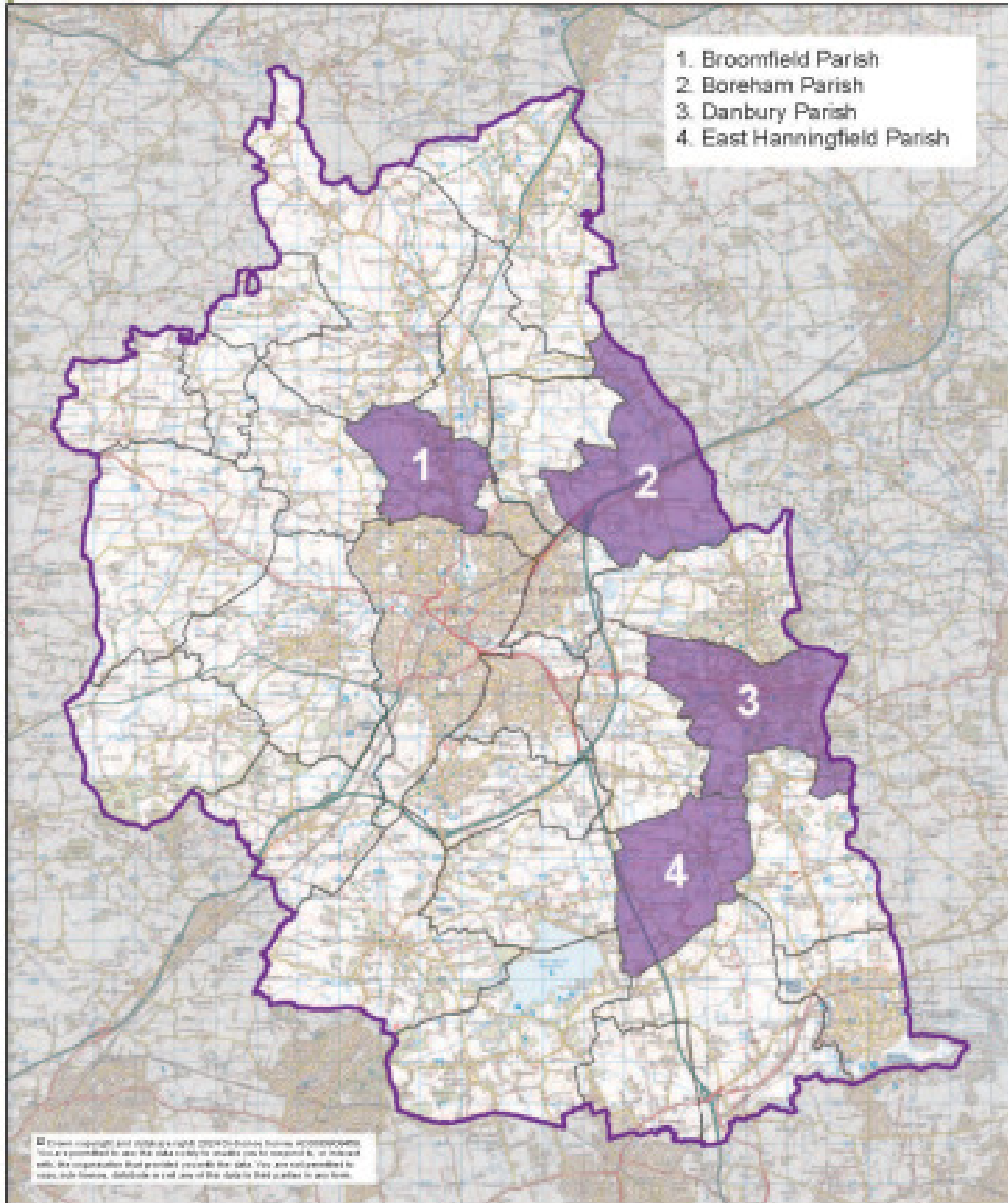
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Designated Neighbourhood Plan Areas

Chelmsford Local Plan

February 2025



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**Appendix A - Schedule of
Superseded Documents and Policies**
Appendix B - Development Standards
**Appendix C - Development
Trajectories**
Appendix D - Glossary

A - Schedule of Superseded Documents and Policies

A.1 In accordance with Regulation 8 (5) of the Town and Country Planning (Local Planning) (England) Regulations 2012, the following Development Plan Documents and Policies will be superseded by the Local Plan. For information purposes, new policies are listed at the end of the table.

Table 9 : Schedule of Superseded Documents

Superseded Development Plan Document	Date Adopted
Chelmsford Local Plan	May 2020

Table 10 : Schedule of Superseded Policies

Superseded Chelmsford Local Plan Policies	New Local Plan Policies
S1 SPATIAL PRINCIPLES	S1 SPATIAL PRINCIPLES
S2 ADDRESSING CLIMATE CHANGE AND FLOOD RISK	S2 ADDRESSING CLIMATE CHANGE AND FLOOD RISK
S3 CONSERVING AND ENHANCING THE HISTORIC ENVIRONMENT	S3 CONSERVING AND ENHANCING THE HISTORIC ENVIRONMENT
S4 CONSERVING AND ENHANCING THE NATURAL ENVIRONMENT	S4 CONSERVING AND ENHANCING THE NATURAL ENVIRONMENT
S5 PROTECTING AND ENHANCING COMMUNITY ASSETS	S5 PROTECTING AND ENHANCING COMMUNITY ASSETS
S6 HOUSING AND EMPLOYMENT REQUIREMENTS	S6 HOUSING AND EMPLOYMENT REQUIREMENTS
S7 THE SPATIAL STRATEGY	S7 THE SPATIAL STRATEGY
S8 DELIVERING ECONOMIC GROWTH	S8 DELIVERING ECONOMIC GROWTH
S9 INFRASTRUCTURE REQUIREMENTS	S9 INFRASTRUCTURE REQUIREMENTS
S10 SECURING INFRASTRUCTURE AND IMPACT MITIGATION	S10 SECURING INFRASTRUCTURE AND IMPACT MITIGATION
S11 THE ROLE OF THE COUNTRYSIDE	S11 THE ROLE OF THE COUNTRYSIDE
S12 ROLE OF CITY, TOWN AND NEIGHBOURHOOD CENTRES	S12 ROLE OF CITY, TOWN AND NEIGHBOURHOOD CENTRES
S13 MONITORING AND REVIEW	S13 MONITORING AND REVIEW
SPA1 BROOMFIELD HOSPITAL SPECIAL POLICY AREA	SPA1 BROOMFIELD HOSPITAL SPECIAL POLICY AREA
SPA2 CHELMSFORD CITY RACECOURSE SPECIAL POLICY AREA	SPA2 CHELMSFORD CITY RACECOURSE SPECIAL POLICY AREA
SPA3 HANNINGFIELD RESERVOIR SPECIAL POLICY AREA	SPA3 HANNINGFIELD RESERVOIR SPECIAL POLICY AREA

A - Schedule of Superseded Documents and Policies

Superseded Chelmsford Local Plan Policies	New Local Plan Policies
SPA4 RHS HYDE HALL GARDENS SPECIAL POLICY AREA	SPA4 RHS HYDE HALL GARDENS SPECIAL POLICY AREA
SPA5 SANDFORD MILL SPECIAL POLICY AREA	SPA5 SANDFORD MILL SPECIAL POLICY AREA
SPA6 WRITTLE UNIVERSITY COLLEGE SPECIAL POLICY AREA	SPA6 ARU WRITTLE SPECIAL POLICY AREA
DM1 SIZE AND TYPE OF HOUSING	DM1 SIZE AND TYPE OF HOUSING
DM2 AFFORDABLE HOUSING AND RURAL EXCEPTION SITES	DM2 AFFORDABLE HOUSING AND EXCEPTION SITES
DM3 GYPSY, TRAVELLER AND TRAVELLING SHOWPEOPLE SITES	DM3 GYPSY, TRAVELLER AND TRAVELLING SHOWPEOPLE SITES
DM4 EMPLOYMENT AREAS AND RURAL EMPLOYMENT AREAS	DM4 EMPLOYMENT AREAS AND RURAL EMPLOYMENT AREAS
DM5 PRIMARY AND SECONDARY FRONTAGES IN CHELMSFORD CITY CENTRE & SOUTH WOODHAM FERRERS, NEIGHBOURHOOD CENTRES AND UPPER FLOORS	DM5 DESIGNATED CENTRES
DM6 NEW BUILDINGS IN THE GREEN BELT	DM6 NEW DEVELOPMENT IN THE GREEN BELT
DM7 NEW BUILDINGS AND STRUCTURES IN THE GREEN WEDGE	DM7 NEW BUILDINGS AND STRUCTURES IN THE GREEN WEDGE
DM8 NEW BUILDINGS AND STRUCTURES IN THE RURAL AREA	DM8 NEW BUILDINGS AND STRUCTURES IN THE RURAL AREA
DM9 INFILLING IN THE GREEN BELT, GREEN WEDGE AND RURAL AREA	DM9 INFILLING IN THE GREEN BELT, GREEN WEDGE AND RURAL AREA
DM10 CHANGE OF USE (LAND AND BUILDINGS) AND ENGINEERING OPERATIONS	DM10 CHANGE OF USE (LAND AND BUILDINGS) AND ENGINEERING OPERATIONS
DM11 EXTENSIONS TO EXISTING BUILDINGS WITHN THE GREEN BELT, GREEN WEDGE AND RURAL AREA	DM11 EXTENSIONS TO EXISTING BUILDINGS WITHN THE GREEN BELT, GREEN WEDGE AND RURAL AREA
DM12 RURAL AND AGRICULTURAL/FORESTRY WORKERS' DWELLINGS	DM12 RURAL AND AGRICULTURAL/FORESTRY WORKERS' DWELLINGS
DM13 DESIGNATED HERITAGE ASSETS	DM13 DESIGNATED HERITAGE ASSETS

A - Schedule of Superseded Documents and Policies

Superseded Chelmsford Local Plan Policies	New Local Plan Policies
DM14 NON-DESIGNATED HERITAGE ASSETS	DM14 NON-DESIGNATED HERITAGE ASSETS
DM15 ARCHAEOLOGY	DM15 ARCHAEOLOGY
DM16 ECOLOGY AND BIODIVERSITY	DM16 PROTECTION AND PROMOTION OF ECOLOGY, NATURE AND BIODIVERSITY
DM17 TREES, WOODLAND AND LANDSCAPE FEATURES	DM17 TREES, WOODLAND AND LANDSCAPE FEATURES
DM18 FLOODING/SUDS	DM18 FLOODING/SUDS
DM19 RENEWABLE AND LOW CARBON ENERGY	DM19 RENEWABLE AND LOW CARBON ENERGY
DM20 DELIVERING COMMUNITY FACILITIES	DM20 DELIVERING COMMUNITY FACILITIES
DM21 PROTECTING COMMUNITY FACILITIES	DM21 PROTECTING COMMUNITY FACILITIES
DM22 EDUCATION ESTABLISHMENTS	DM22 EDUCATION ESTABLISHMENTS
DM23 HIGH QUALITY AND INCLUSIVE DESIGN	DM23 HIGH QUALITY AND INCLUSIVE DESIGN
DM24 DESIGN AND PLACE SHAPING PRINCIPLES IN MAJOR DEVELOPMENTS	DM24 DESIGN AND PLACE SHAPING PRINCIPLES IN MAJOR DEVELOPMENTS
DM25 SUSTAINABLE BUILDINGS	DM25 SUSTAINABLE BUILDINGS
DM26 DESIGN SPECIFICATION FOR DWELLINGS	DM26 DESIGN SPECIFICATION FOR DWELLINGS
DM27 PARKING STANDARDS	DM27 PARKING STANDARDS
DM28 TALL BUILDINGS	DM28 TALL BUILDINGS
DM29 PROTECTING LIVING AND WORKING ENVIRONMENTS	DM29 PROTECTING LIVING AND WORKING ENVIRONMENTS
DM30 CONTAMINATION AND POLLUTION	DM30 CONTAMINATION AND POLLUTION
NEW POLICY	S14 HEALTH AND WELLBEING
NEW POLICY	S15 CREATING SUCCESSFUL PLACES
NEW POLICY	S16 CONNECTIVITY AND TRAVEL
NEW POLICY	S17 FUTURE OF CHELMSFORD CITY CENTRE
NEW POLICY	DM31 NET ZERO CARBON DEVELOPMENT (IN OPERATION)

A - Schedule of Superseded Documents and Policies

A.2 The following table lists all the sites and indicates whether they are sites which have already been allocated in the adopted Local Plan, or are new proposed allocations.

Site status

SITE STATUS	SITE NUMBER AND NAME
ALLOCATED IN ADOPTED LOCAL PLAN	1a CHELMER WATERSIDE
ALLOCATED IN ADOPTED LOCAL PLAN	1b FORMER ST PETER'S COLLEGE, FOX CRESCENT
ALLOCATED IN ADOPTED LOCAL PLAN	1d RIVERSIDE ICE AND LEISURE LAND, VICTORIA ROAD
ALLOCATED IN ADOPTED LOCAL PLAN	1e CIVIC CENTRE LAND, FAIRFIELD ROAD
ALLOCATED IN ADOPTED LOCAL PLAN	1f EASTWOOD HOUSE CAR PARK, GLEBE ROAD
ALLOCATED IN ADOPTED LOCAL PLAN	1g CHELMSFORD SOCIAL CLUB, SPRINGFIELD ROAD
ALLOCATED IN ADOPTED LOCAL PLAN	1h ASHBY HOUSE CAR PARKS, NEW STREET
ALLOCATED IN ADOPTED LOCAL PLAN	1i RECTORY LANE CAR PARK WEST
ALLOCATED IN ADOPTED LOCAL PLAN	1k FORMER CHELMSFORD ELECTRICAL AND CAR WASH, BROOK STREET
ALLOCATED IN ADOPTED LOCAL PLAN	1l BT TELEPHONE EXCHANGE, COTTAGE PLACE
ALLOCATED IN ADOPTED LOCAL PLAN	1m RECTORY LANE CAR PARK EAST
ALLOCATED IN ADOPTED LOCAL PLAN	1n WATERHOUSE LANE DEPOT AND NURSERY
ALLOCATED IN ADOPTED LOCAL PLAN	1p BRITISH LEGION, NEW LONDON ROAD
ALLOCATED IN ADOPTED LOCAL PLAN	1q REAR OF 17-37 BEACH'S DRIVE
ALLOCATED IN ADOPTED LOCAL PLAN	1r GARAGE SITE, ST NAZAIRE ROAD
ALLOCATED IN ADOPTED LOCAL PLAN	1s GARAGE SITE AND LAND, MEDWAY CLOSE
ALLOCATED IN ADOPTED LOCAL PLAN	1t CAR PARK R/O BELLAMY COURT, BROOMFIELD ROAD
ALLOCATED IN ADOPTED LOCAL PLAN	1v RAILWAY SIDINGS, BROOK STREET
NEW PROPOSAL	1w MEADOWS SHOPPING CENTRE AND MEADOWS SURFACE CAR PARK
NEW PROPOSAL	1y LAND BETWEEN HOFFMANN'S WAY AND BROOK STREET (MARRIAGE'S MILL)

A - Schedule of Superseded Documents and Policies

SITE STATUS	SITE NUMBER AND NAME
NEW PROPOSAL	1cc ANDREWS PLACE, LAND WEST OF RAINSFORD LANE
NEW PROPOSAL	1z GRANARY CAR PARK, VICTORIA ROAD
NEW PROPOSAL	1aa COVAL LANE CAR PARK
NEW PROPOSAL	1bb GLEBE ROAD CAR PARK
ALLOCATED IN ADOPTED LOCAL PLAN	2 WEST CHELMSFORD
ALLOCATED IN ADOPTED LOCAL PLAN	3a EAST OF CHELMSFORD - MANOR FARM
ALLOCATED IN ADOPTED LOCAL PLAN	3b EAST OF CHELMSFORD - LAND NORTH OF MALDON ROAD (EMPLOYMENT)
ALLOCATED IN ADOPTED LOCAL PLAN	3c EAST OF CHELMSFORD - LAND SOUTH OF MALDON ROAD
ALLOCATED IN ADOPTED LOCAL PLAN	3d EAST OF CHELMSFORD - LAND NORTH OF MALDON ROAD
ALLOCATED IN ADOPTED LOCAL PLAN	4 LAND NORTH OF GALLEYWOOD RESERVOIR
ALLOCATED IN ADOPTED LOCAL PLAN	5 LAND SURROUNDING TELEPHONE EXCHANGE, ONGAR ROAD, WRITTLE
ALLOCATED IN ADOPTED LOCAL PLAN	6 NORTH EAST CHELMSFORD (CHELMSFORD GARDEN COMMUNITY)
ALLOCATED IN ADOPTED LOCAL PLAN	7a GREAT LEIGHS - LAND AT MOULSHAM HALL
ALLOCATED IN ADOPTED LOCAL PLAN	7b GREAT LEIGHS - LAND EAST OF LONDON ROAD
ALLOCATED IN ADOPTED LOCAL PLAN	7c GREAT LEIGHS - LAND NORTH AND SOUTH OF BANTERS LANE
ALLOCATED IN ADOPTED LOCAL PLAN	8 NORTH OF BROOMFIELD
NEW PROPOSAL	9a WALTHAM ROAD EMPLOYMENT AREA
ALLOCATED IN ADOPTED LOCAL PLAN	10 NORTH OF SOUTH WOODHAM FERRERS
NEW PROPOSAL	11b LAND AT KINGSGATE, BICKNACRE ROAD, BICKNACRE
NEW PROPOSAL	11c LAND WEST OF BARBROOK WAY, BICKNACRE

A - Schedule of Superseded Documents and Policies

SITE STATUS	SITE NUMBER AND NAME
ALLOCATED IN ADOPTED LOCAL PLAN	12 ST GILES, MOOR HALL LANE, BICKNACRE
ALLOCATED IN ADOPTED LOCAL PLAN	13 DANBURY
NEW PROPOSAL	14b LAND SOUTH OF FORD END PRIMARY SCHOOL
NEW PROPOSAL	15 LITTLE BOYTON HALL FARM EMPLOYMENT AREA
NEW PROPOSAL	16a EAST CHELMSFORD GARDEN COMMUNITY (HAMMONDS FARM)
NEW PROPOSAL	16b LAND ADJACENT TO A12 JUNCTION 18 EMPLOYMENT AREA
NEW PROPOSAL	17a LAND NORTH OF ABBEY FIELDS, EAST HANNINGFIELD
NEW PROPOSAL	17b LAND EAST OF HIGHFIELDS MEAD, EAST HANNINGFIELD

Introduction

B.1 This Appendix provides information about standards that apply to all new residential developments in Chelmsford including conversions, apartments, maisonettes, houses, Houses in Multiple Occupation (HMO's) or extensions, unless it can be fully demonstrated that the specific site circumstances require a different design approach resulting in a departure from standard.

B.2 The standards seek to ensure new developments will meet the needs of their occupiers, minimise the impact of new developments on surrounding occupiers and encourage higher rates of recycling. Detailed guidance is contained within the Council's Making Places Supplementary Planning Document. Where relevant, links have been provided to other Council documents or national standards. The following standards are covered:

- Privacy and quality of the living environment
- Private amenity space
- Natural light
- Open space
- Internal space standards
- Recycling and waste.

Achieving a high quality living environment

B.3 The Council will seek to secure high quality design and a good standard of living environment for all existing and future occupants.

B.4 The best way of ensuring privacy for new and existing occupiers is to minimise the extent to which windows face onto private areas of adjacent properties. These private areas include habitable rooms (living rooms, dining rooms, bedrooms), kitchens and privacy zones (areas in gardens immediately adjoining the building). Privacy can be ensured through design of new buildings, but also through achieving specified separation distances between windows and neighbouring private areas.

B.5 Adequate separation distance between buildings also ensures they do not feel overbearing to neighbouring residents.

B.6 Where habitable rooms in a new or extended property are proposed, the separation distances set out in Table 11 apply.

B.7 The requirements may be relaxed where privacy is 'designed-in' through careful arrangement of internal accommodation, placement of windows, window design or screening whilst also ensuring buildings are not overbearing. Shorter back-to-back distances may also be acceptable when the buildings face each other at an angle, typically 30 degrees or more. If there is a change in level between buildings, it may be possible for back-to-back distances to be adjusted.

B.8 Overlooking needs to be avoided and the perception of overlooking should be considered e.g. by avoiding large windows in side walls of non-habitable rooms even if these are obscured.

B.9 For locations outside of the Chelmsford City Centre and SWF Town Centre, it is expected that the minimum back-to-back standard of 25m will be met. A reduction in the standard will only be accepted where there are site specific character, density or design

B - Development Standards

considerations and/or identifiable existing site constraints that clearly justify a departure from the minimum standard.

B.10 To ensure a good standard of living for the occupier of a new or extended property, all habitable rooms must have at least one window in a wall allowing outlook and ventilation which meets these standards.

Table 11 : Achieving a high quality living environment - standards

Criteria	Chelmsford City Centre and SWF Town Centre	Outside Chelmsford City Centre and SWF Town Centre
A. Minimum back-to-back (or front-to-back) distance between parallel 2 or 3 storey buildings with rear or front-facing windows serving habitable rooms on upper floors	20m	25m
B. Minimum back-to-back (or front-to-back) distance between parallel 4 or more storey buildings with rear or front-facing windows serving habitable rooms on upper floors*	27.5m	35m
C. Minimum back-to-boundary distance where new buildings, or extensions to existing buildings, have a back-to-back relationship with existing residential buildings**	15m	
D. Minimum distance between a window serving an upper-floor habitable room and the side garden boundary of an adjacent property (unless the privacy zone is otherwise protected)***	15m (add 4m for each additional storey)	
E. Minimum back-to-flank wall distance****	12.5m for a two storey flank wall (add 4m for each additional storey)	

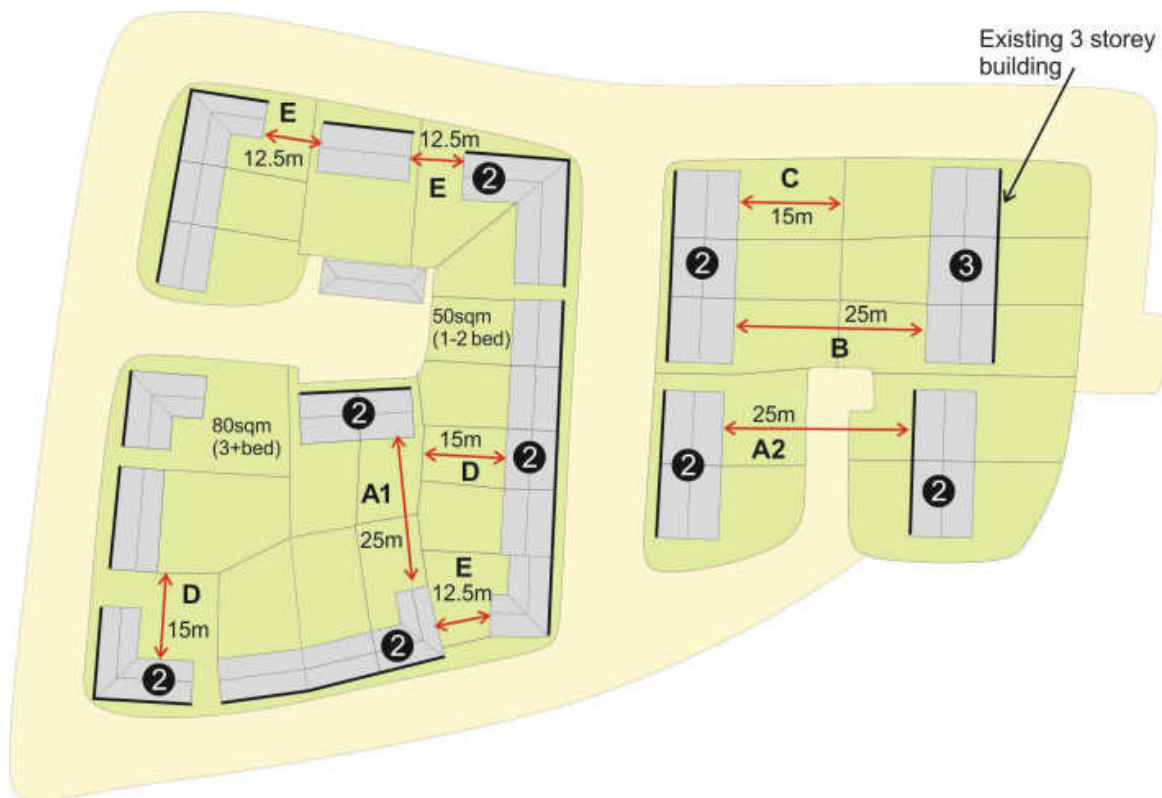
*For tall buildings (above 5 storeys or above 16 metres) the separation space needed could be greater depending on the attributes and circumstances of the scheme; most tall structures will only be acceptable where supported by an appropriate ratio of open setting. This will be judged in accordance with the above standards or on a case-by-case basis as appropriate.

**With existing buildings with a back-to-boundary distance less than 15m, in some circumstances a two-storey extension within 15m of the boundary may be acceptable subject to satisfactory relationships with neighbouring properties.

***For corner turning plots, discretion will be needed as to the application of this standard. For example, the distance would be appropriate if a relationship is being imposed on an existing property. In new developments, the standard could be reduced if the plot serves a positive design function in the layout as any new occupiers would be aware of the pre-existing relationship. Clear glazed upper-floor windows serving habitable rooms should be avoided where they would directly face the privacy zone of a neighbouring property.

****Where a back-to-flank wall relationship will exist, clear glazed windows in flank walls should be avoided in order to safeguard against overlooking.

Figure 19 : Separation distances and private garden space for sites outside Chelmsford City Centre and South Woodham Ferrers Town Centre



- | | |
|--|------------------------------|
| KEY | D Back to side garden |
| A1 Back to back (2 storey) | E Back to flank wall |
| A2 Front to back (2 storey) | |
| B Back to back (2-3 storey) | |
| C Back to boundary
(new building next to existing) | |

Private amenity space

B.11 All new homes shall provide easy access to private or communal garden space. The size of the private space expected depends on the type of unit and the accessibility of the location. All new residential development shall provide private amenity space to a high standard. Narrow unusable garden spaces and parking areas will not be included in the calculations.

B.12 The siting, orientation, size and layout should make for a secure and usable space, which has an inviting appearance for residents and is appropriate to the surrounding context.

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Please refer to the Council's Making Places SPD for more guidance. All private amenity spaces shall be designed to avoid harmful overlooking from other properties.

B.13 Where recycling and waste bins and bikes have to be kept in a rear garden then direct and secure access from the street should be provided.

B.14 Tables 12 and 13 contain space standards for private gardens, balconies and communal garden space. See also Figure 19. In tight urban environments, quality may be more important than the quantity of space. Gardens do not have to be limited to ground level, in appropriate circumstances elevated gardens and roof gardens may be encouraged to maximise use of space.

Table 12 : Garden standards for new houses

Number of bedrooms	Chelmsford City Centre and SWF Town Centre	Outside of Chelmsford City Centre and SWF Town Centre
1 or 2 bedroom houses	40sqm minimum private garden <i>or</i> use of directly accessible communal garden equivalent to 25sqm per unit including 10sqm demarcated private zone for each house	50sqm minimum private garden
Houses with 3 or more bedrooms	50sqm minimum private garden	80sqm minimum private garden

Table 13 : Garden and balcony standards for new apartment blocks and HMOs

Dwelling type	Chelmsford City Centre and SWF Town Centre	Outside of Chelmsford City Centre and SWF Town Centre
Upper floor apartments	<ul style="list-style-type: none"> Provision of a private balcony (minimum 3sqm), plus Provision of 20sqm minimum per unit of communal garden (100sqm minimum in total) or be located within 600m of a park or recreation ground 	<ul style="list-style-type: none"> Provision of a private balcony (minimum 3sqm), plus 20sqm minimum per unit of communal garden (100sqm minimum in total)
Ground floor apartments	<ul style="list-style-type: none"> Provision of a 10sqm minimum demarcated private zone, plus Provision of 20sqm minimum per unit of communal garden (100sqm minimum in total) or be located within 600m of a park or recreation ground 	<ul style="list-style-type: none"> 10sqm minimum demarcated private zone, plus 20sqm minimum per unit of communal garden (100sqm minimum in total)
Houses in Multiple Occupation (HMOs)	<ul style="list-style-type: none"> 50sqm minimum communal garden 	<ul style="list-style-type: none"> 80sqm minimum communal garden

B.15 Communal gardens are an integral part of site design and should, as practicable as possible, be enclosed by buildings and or landscaping. They are intended to be private spaces and should be of an appropriate shape to fulfil their function (e.g. socialising or drying washing). They should benefit from casual surveillance so that they feel safe and are accessible to all intended users. For City/Town Centre schemes, a communal garden area will be encouraged. Please refer to the Council's Making Places SPD for more guidance.

B.16 A demarcated private zone for ground floor apartments should be provided as a small garden, patio or deck, with direct access from the property. Where ground floor apartments cannot provide a sufficiently enclosed private zone, windows and doors should be separated from public areas through hard and/or soft landscaping. Please refer to the Council's Making Places SPD for more guidance.

B.17 For street facing ground floor apartments, the building should be designed to interact with the street, so an enclosed private zone facing the street may not be appropriate. To avoid a street facing single aspect property, dual aspect or duplex apartments are encouraged.

B.18 Maisonettes will usually include a separate entrance door and typically do not rely on communal entrances, stairs and corridors to an internal unit entrance. Where they are not integral to a larger apartment complex, their garden requirements should be akin to a house. Garden spaces must be fit for purpose by considering size, shape and location. A ground floor unit should provide a directly accessible garden space. An upper floor unit should either provide a garden space directly accessed from an external door, or a private terrace on the same level (of at least 10sqm and directly accessed from an external door). Upper floor units must avoid external staircases.

B.19 Exceptions to the above standards may be considered on physically constrained sites where development is desirable in the wider public interest.

B.20 The distance to a park or recreation ground should generally be measured in a direct line. However, consideration needs to be given to physical barriers to movement such as busy roads with no crossings, rivers or railway lines.

Natural light

B.21 New residential development and extensions should provide an adequate level of natural light for new and existing dwellings. Good natural light makes dwellings more attractive, pleasant and energy efficient. Housing layouts should be designed to maximise daylight and sunlight to dwellings as far as possible, as long as the development adheres to other policies and standards. Single aspect apartments should be avoided. Applicants are advised to refer to the BRE document "Site layout planning for daylight and sunlight: a guide to good practice (BR 209 2022 edition)" and the British Standard "BS EN 17037 Daylighting of Buildings – Improve the daylight in buildings" (or their successors).

Sunlight

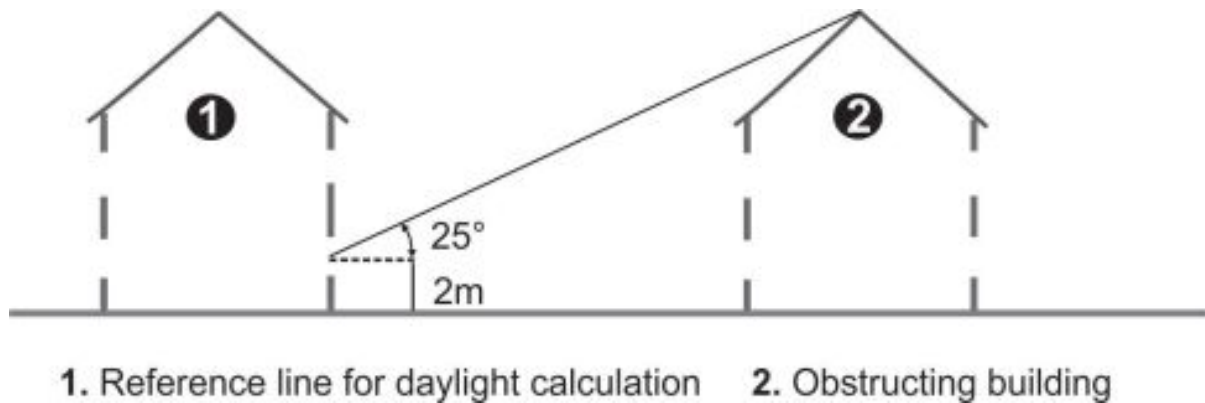
B.22 A sunlit room is achieved where a window faces 90 degrees due south. It is not a reasonable requirement to expect this of all dwellings in a development, but good levels of daylight and a pleasant outlook can compensate for a lack of direct sunlight.

B - Development Standards

Daylight

B.23 Acceptable daylight in existing building interiors is likely to be achieved if a 25 degree vertical angle from a point 2m above the floor at the building façade is not obstructed, see Figure 20. It is accepted that taller buildings may cause a higher degree of daylight loss, which is one of the reasons why taller buildings will generally be limited to appropriate City Centre locations.

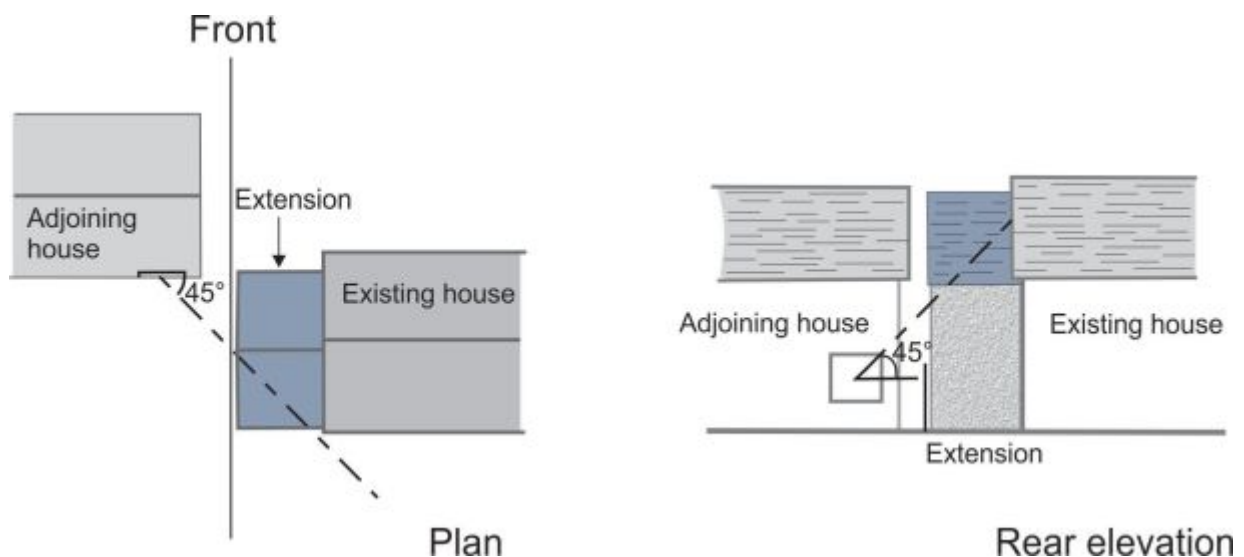
Figure 20 : Relationships between new and existing buildings 1



The obstructing building (No 2) does not breach the 25 degree angle, hence acceptable daylight should be achieved within property No 1. Adapted from Essex Design Guide www.essexdesignguide.co.uk.

B.24 Projections at right angles to a main building range should not infringe a 45 degree angle drawn in plan and elevation from the centre of the closest ground floor habitable room window in a neighbouring property, see Figure 21.

Figure 21 : Relationships between new and existing buildings 2



The extension at the neighbouring property breaches a 45 degree angle both in plan and elevation drawn from the window of a habitable room in the neighbouring property.

Open space

B.25 Open spaces and opportunities for sport and recreation can make an important contribution to the health and wellbeing of communities.

B.26 An open space study, 'Chelmsford Open Space Study 2024', was undertaken by Knight, Kavanagh & Page Ltd to inform the Review of the Local Plan 2022 to 2041. The study was carried out in line with the National Planning Policy Framework (NPPF) and in accordance with Sport England's guidance available at the time.

B.27 Access and quantity standards for the different types of open spaces in Chelmsford are summarised in Table 14.

Table 14 : Access and quantity standards for different types of open spaces in Chelmsford

Type of open space	Definition	Quantity standard (ha/1000 population)	Access standard
Accessible Local Open Space			
Allotments	Opportunities to grow own produce. Added benefits include the long term promotion of sustainable living, health and social inclusion.	0.30	1200m
Amenity greenspace	Sites offering opportunities for informal activities close to home, work or enhancement of the appearance of residential and other areas. It includes informal recreation spaces and other incidental spaces.	0.53	480m or 6 minute walk
Play space (children)	Areas designed primarily for play and social interaction involving children under 12 years old. Sites consist of formal equipped play facilities typically associated with play areas.	0.05	1000m for sites above 0.1ha, all other sites 400m
Play space (youth)	Areas designed primarily for play and social interaction involving young people. Can include equipped sites that provide more robust equipment catering to older age ranges incorporating facilities such as skate parks, BMX, basketball courts, youth shelters and Multi-Use Games Areas.	0.05	1000m
Total Accessible Local Open Space		0.93	

B - Development Standards

Type of open space	Definition	Quantity standard (ha/1000 population)	Access standard
Strategic Open Space			
Parks and recreation grounds	Parks, formal gardens and recreation grounds, open to the general public. Accessible, high quality opportunities for informal recreation and community events.	1.23	710m or 9 minute walk
Natural and Semi-natural Greenspace			
Natural and semi-natural greenspace	Woodland (coniferous, deciduous, mixed) and scrub, grassland (e.g. down-land, meadow), heath or moor, wetlands (e.g. marsh, fen), wastelands (including disturbed ground), bare rock habitats (e.g. quarries), commons and Local Nature Reserves. Many sites are intentionally without ancillary facilities to reduce misuse/ inappropriate behaviour whilst encouraging greater flora and fauna. A size threshold of 0.2ha is generally applied.	1.80	ANGST (Natural England's Accessible Open Space Standard), refer to the Open Space Study.

B.28

To help calculate the amount of open space required for each new dwelling, the Council has grouped allotments, amenity green space, and play space for children and youths together and classed these as 'Accessible Local Open Space'. Parks and recreation grounds are referred to as Strategic Open Space. See Table 15 for summary standards in hectares (ha) and sqm/1000 population.

Table 15 : Quantity standard for 'Accessible Local Open Space, Strategic Open Space' and Natural and Semi-natural Greenspace

Type of open space	Quantity standard (ha/1000 population)	Quantity standard (sqm/1000 population) 1 ha = 10,000 sqm
Total Accessible Local Open Space	0.93ha	9,300sqm
Total Strategic Open Space	1.23ha	12,300sqm
Natural and Semi-natural Greenspace	1.80ha	18,000sqm
Total	3.96ha	39,600sqm

B.29 The calculations below set out how much open space will be required for each new dwelling for a scheme of 30 or more dwellings. The calculations are based on an average occupancy rate of 2.4 persons per dwelling in Chelmsford (Census 2011).

- 1) Number of households per 1000 population:** 1000 people/2.4 people per-dwelling = **417 dwellings**
- 2) Accessible Local Open Space per dwelling:** 9,300sqm/417 dwellings= **22sqm/dwelling**
- 3) Strategic Open Space per dwelling:** 12,300sqm/417 dwellings= **29sqm/dwelling**
- 4) Natural and Semi-natural greenspace per dwelling:** 18,000sqm/471 dwellings = **43sqm/dwelling**

Table 16 : Thresholds for on-site provision of open space

Size of Scheme	Provision
Less than 10 dwellings	No provision expected
10-29 dwellings	Accessible Local Open Space required on-site at 22sqm per dwelling
30 dwellings or more	<ul style="list-style-type: none"> • Accessible Local Open Space required on-site at 22sqm per dwelling, plus • Strategic Open Space required on-site at 29sqm per dwelling, plus • Natural and Semi-natural Greenspace required on-site at 43sqm per dwelling

B.30 On developments of 30 or more dwellings, Strategic Open Space and Natural and Semi-natural Greenspace will normally be required to be provided on-site. Considerations for accepting a commuted sum, in lieu of on-site provision, will include:

- The scale of the proposed development and site area; and
- The suitability of a site considering, for example, its topography or flood risk; and
- The existing provision of facilities within the neighbourhood and/or the sub area; and
- Other sites in the neighbourhood where additional provision is proposed; and
- Existing access to facilities within the neighbourhood and/or sub area.

B.31 Further details on calculating financial contributions is provided in the Open Space Advice Note and Planning Obligations SPD on the Council’s website. Commuted sums are to be secured through legal agreements.

Tree planting

B.32 The Council has set a requirement for three new trees to be planted for every new home that is built and for all strategic scale employment and infrastructure development to plant a significant number of new trees in addition to the normal landscaping requirements. This is to assist in the Climate and Ecological Emergency. For details, refer to DM17 Trees, Woodland and Landscape Features and the Council’s Tree Planning Advice Note on the Council’s website.

B - Development Standards

Internal space standards

B.33 In 2015, the Government introduced a space standard, 'Technical housing standards – nationally described space standard' which sits alongside Building Regulations as an optional standard. This space standard deals with internal space for new houses and flats and applies across all tenures of housing. It sets out requirements for the gross internal floor area (GIA) of new dwellings at a defined level of occupancy as well as floor areas and dimensions for key parts of homes.

B.34 According to research by the Royal Institute of British Architects (RIBA), the average new home in England is only 92% of the recommended minimum size. This means there might not be enough space for furniture, storage, socialising or spending time in quiet.

B.35 Chelmsford generally has a standard and wide ranging mix of house types within its area and therefore the Government's space standards appear to fit well with the housing stock in Chelmsford. There are no particular issues within Chelmsford's housing market that would require a departure from the national standards. To meet the needs of occupiers, all new residential development should be built in accordance with the nationally described space standard. The standard requires that:

- A dwelling provides at least the GIA and built-in storage area set out in Table 17
- A dwelling with two or more bedspaces has at least one double (or twin) bedroom
- A single bedroom has a floor area of at least 7.5sqm and is at least 2.15m wide
- A double (or twin bedroom) has a floor area of at least 11.5sqm
- One double (or twin bedroom) is at least 2.75m wide and every other double (or twin) bedroom is at least 2.55m wide
- Any area with a headroom of less than 1.5m is not counted within the GIA unless used solely for storage (if the area under the stairs is to be used for storage, assume a general floor area of 1sqm within the GIA)
- Any other area that is used solely for storage and has a headroom of 900-1500mm (such as under eaves) is counted at 50% of its floor area, and any area lower than 900mm is not counted at all
- A built-in wardrobe counts towards the GIA and bedroom floor area requirements, but should not reduce the effective width of the room below the minimum widths set out above. The built-in area in excess of 0.72sqm in a double bedroom and 0.36sqm in a single bedroom counts towards the built-in storage requirement
- The minimum floor to ceiling height is 2.3m for at least 75% of the GIA.

Table 17 : Minimum Gross Internal Floor Area and storage (sqm)**

Number of bedrooms (b)	Number of bed spaces (persons)	1 storey dwellings	2 storey dwellings	3 storey dwellings	Built-in storage
1b	1p	39 (37)*			1.0
	2p	50	58		1.5
2b	3p	61	70		2.0
	4p	70	79		

Number of bedrooms (b)	Number of bed spaces (persons)	1 storey dwellings	2 storey dwellings	3 storey dwellings	Built-in storage
3b	4p	74	84	90	2.5
	5p	86	93	99	
	6p	95	102	108	
4b	5p	90	97	103	3.0
	6p	99	106	112	
	7p	108	115	121	
	8p	117	124	130	
5b	6p	103	110	116	3.5
	7p	112	119	125	
	8p	121	128	134	
6b	7p	116	123	129	4.0
	8p	125	132	138	

* Where a one person flat has a shower room rather than a bathroom, the GIA may be reduced from 39sqm to 37sqm.

** (1) Some additional footnotes were added to the Space Standards in 2016 relating to built-in storage, bathrooms and WCs and furnished layouts. Please refer to the guidance [Technical housing standards – nationally described space standard - GOV.UK \(www.gov.uk\)](http://www.gov.uk) for details. (2) Regulations relating to the licensing of HMOs introduced in 2018 set different minimum thresholds for bedrooms used by one or more persons based on age. Please refer to The Licensing of Houses in Multiple Occupation (Mandatory Conditions of Licences) (England) Regulations 2018 at www.legislation.gov.uk.

Recycling and waste

B.36 New developments should have regard to the Council's Making Places Supplementary Planning Document (SPD) and be compliant with the Chelmsford City Council Recycling and Waste Collection Policy applicable at the time. This can be found on the Council's website.

B.37 Recycling and waste collection provision for houses, apartments and flats have been set out below in Tables 19 and 20. Refer also to the Making Places SPD, which provides details of the different bins and other receptacles provided by the Council for houses, flats and apartments. Further details are provided in the Policy referred to above including HMOs and some non-domestic properties.

B - Development Standards

B.38 To design development to facilitate source-separated collection, the following key design standards need to be considered at the early design stages:

- All bin stores should be easily accessible by the collection vehicle from the highway
- Communal bin stores should be located no further than 30m away from flats or apartments served by this store
- Communal bin stores should be in the form of dedicated bin store rooms in the ground floor of buildings or in the form of robust and covered external compounds sited in unobtrusive locations
- The road surfaces need to be suitable for collection vehicles
- Schemes to be designed to avoid collection vehicles reversing; if reversing is necessary it should be no more than 12m; if the vehicle has to turn, sufficient space needs to be provided for this in the layout.

B.39 All collection vehicles used by Chelmsford City Council are Dennis Eagle with Terberg Lifts. The largest vehicle is the Dennis Eagle Elite 2 Olympus Twin Pack 6 x 4 Wide Body RCV. See Table 18 for dimensions. All development layouts should allow for this vehicle to be used, but note that private waste collectors collecting from non-domestic properties may use larger vehicles.

Table 18 : Dimensions of the largest collection vehicle used by the Council

Dennis Eagle Elite 2 Olympus	Dimensions
Length	10.1m (allowing for rear overhang of the bin lift)
Width	2.85m (allowing for wing mirrors)
Height	3.6m (allowing for overhead fixtures and fittings)
Operating height with tailgate lifted	5.21m
Minimum turning circle	22m

B.40 The Council provides a recycling and waste collection service for non-residential uses, although businesses may also use private contractors. Since the type of waste generated varies widely between different types of businesses, the receptacles required will also vary. Therefore there are no specific standards for general waste and recycling receptacles for non-residential uses. However it is important that storage areas are designed to meet the needs of the business now and in the future when requirement for recycling of waste is likely to be stricter. Storage areas should be easily accessible from the highway, as unobtrusive as possible and ideally away from the main entrance.

Table 19 : Recycling and waste receptacles required for houses

Size of house	Material for collection	Bin type	Recommended location on house plot
1-6 person house	Non-recyclable general waste	180 litre wheeled bin (black), maximum 1 bin	Near to house, close to front or back door, easily wheeled to kerbside for collection
	Garden waste	240 litre wheeled bin (brown), maximum 2 bins	
	Cans, glass, aerosols, foil, textiles and small electrical and electronic equipment	55 litre green box	Undercover e.g. bin store, garage, car port, shed, kitchen, utility room. Able to be easily moved to kerbside for collection
	Paper	White bag – re-useable poly sack (55 litre)	
	Cardboard	White bag – re-useable poly sack (55 litre)	
	Plastic & cartons	Clear bags (55 litre)	
	Food waste – internal	7 litre small grey caddy – maximum 1 bin	In kitchen/utility room
	Food waste – external	23 litre medium green bin	Near to house, able to be easily moved to kerbside for collection
	Garden and food waste	Compost bin	Rear garden, away from the house, directly on soil
7+ person house	Household waste	240 litre wheeled bin (black), maximum 1 bin	Near to house, easily wheeled to kerbside for collection
	All other materials	Same as for 1-6 person house	

B - Development Standards

Table 20 : Recycling and waste receptacles required for flats and apartments

Material	Bin Type	Storage capacity required (litres) per unit		
		1 bedroom	2 bedroom	3 or more bedrooms
Non-recyclable general waste	240, 360, 660 or 1100 litre wheeled bins	72	108	180
Food waste	140 litre wheeled bins (green)	6.9	11.5	23
Glass (clear)	240 or 360 litre wheeled bins (green)	8.2	11.9	18.3
Glass (coloured)		8.2	11.9	18.3
Cans, foils, aerosols		8.2	11.9	18.3
Plastic and cartons		57.2	79.2	110
Mixed paper and cardboard	660 litre wheeled bins (blue), 360 litre two wheeled green bins can be used in smaller schemes	57.2	79.2	110

C.1 This Section sets out the projected timeframes for developments within the Local Plan. There are three tables which cover:

- Housing allocations
- Gypsy and Traveller allocations
- Travelling Showpeople allocations.

C.2 For each of the above, timeframes for development have been projected based on the following information:

- Published housing completions for years 2022/23 to 2023/24
- Known planning permissions and expected timeframes for development, based on developers' projected build out rates (sourced from the April 2024 Housing Site Schedule) for years 2024/25 to 2028/29
- Expected timeframes for the development of Local Plan allocations, based on projected build out rates and information from site promoters for years 2029/30 to 2040/41 as applicable
- The timing of the provision of facilities and services for a location have been factored into timeframes where applicable (e.g. the timing of school provision, utility and service provision).

C.3 In addition to the tables there is a housing trajectory graph included within the housing section.

C - Development Trajectories

Housing Site Schedule April 2024

Site Address	Allocation	SHELAA/UCS Reference	Estimated Total Capacity	No of which AH	Small Site (Y/N)	Year 1 24/25		Year 2 25/26		Year 3 26/27		Year 4 27/28		Year 5 28/29		Year 6 29/30		Years 30/31 - 34/35	Year 35/36	Years 36/37 - 40/41	Post 2041
						Market	Affordable	Market	Affordable	Market	Affordable	Market	Affordable	Market	Affordable	Market	Affordable				
Extant Local Development Framework Sites																					
Town Centre Area Action Plan Allocations																					
24 Duke Street Chelmsford	TCAAP10 (part of)	N/A	118	19	Y											99	19				
SUB TOTAL						0	0	0	0	0	0	0	0	0	0	99	19	0	0	0	0
North Chelmsford Area Action Plan																					
Land north south and east of Belsteads Farm Lane Broomfield (Channels) - Phase 6	NCAAP 6, 26-27	N/A	128	28	N	26		18													
Land east of North Court Road and north of Hospital Approach Broomfield (Care Home)	NCAAP1	N/A	26	0	Y			26													
Greater Beaulieu Park White Hart Lane Springfield - Phase 2 - Zone K and L	NCAAP 5,7-10,12	N/A	300	81	N	49	13	51	8	15											
Greater Beaulieu Park White Hart Lane Springfield - Phase 3 - Zone M, N & Q	NCAAP 5,7-10,12	N/A	272	84	N	40	20	15	20												
Greater Beaulieu Park White Hart Lane Springfield - Phase 3 - Zones O & P	NCAAP 5,7-10,12	N/A	111	30	N	31	16														
Greater Beaulieu Park White Hart Lane Springfield - Phase 3 - Zone V	NCAAP 5,7-10,12	N/A	145	39	N	36	30														
Greater Beaulieu Park White Hart Lane Springfield - Phase 3 - Zone W	NCAAP 5,7-10,12	N/A	194	52	N	54	22	61	13	12											
Greater Beaulieu Park White Hart Lane Springfield - Phase 3 - Zone T	NCAAP 5,7-10,12	N/A	66	18	N	39	18	9													
Greater Beaulieu Park White Hart Lane Springfield - Phase 3 - Zone R S & U	NCAAP 5,7-10,12	N/A	67	86	N			48	17	48	17	43	17	40	16						
Greater Beaulieu Park White Hart Lane Springfield - Remainder of phase 2-4	NCAAP 5,7-10,12	N/A	1000		N			70	58	70	58	70	58	70	58	70	58	360			
SUB TOTAL						275	119	298	116	145	75	113	75	110	74	70	58	360	0	0	0
Site Allocations Development Plan Document Allocations																					
Former Runwell Hospital (St Lukes) Runwell Chase Runwell - Phase 5	SAD17	N/A	71	25	N	34	25														
Land at Former Runwell Hospital Runwell Chase Runwell Wickford	SAD17	N/A	29	10	Y		10														
Morelands Industrial Estate, Tileworks Lane, Rettendon	SAD16	N/A	92	0	N	53															

Land between Back Lane and Old Church Road East Hanningfield	SAD20	N/A	26	10	Y									16	10						
SUB TOTAL						87	35	0	0	0	0	0	0	16	10	0	0	0	0	0	0
Large Sites (Unallocated)																					
47 Broomfield Road Chelmsford	TCAAP	N/A	14	0	Y									14							
Site rear of 30-34 Broomfield Road	TCAAP	N/A	24	0	Y							24									
10-13 Hoffmans Way Chelmsford	Growth Area 1	N/A	11	0	Y	11															
South Side Car Park Railway Street Chelmsford	Growth Area 1	N/A	10	10	Y		10														
Site at The Atlantic Hotel New Street Chelmsford	Growth Area 1	N/A	10	0	Y	10															
International House 2 Navigation Road Chelmsford	Growth Area 1	N/A	48	12	Y					36	12										
Saxon House 27 Duke Street Chelmsford	Growth Area 1	N/A	39	0	Y				39												
Makerstudy House Waterloo Lane Chelmsford	Growth Area 1	N/A	22	0	Y				22												
Land to the rear of 51- 54A High Street Chelmsford	Growth Area 1	N/A	10	0	Y	10															
58 New London Road Chelmsford	Growth Area 1	N/A	15	0	Y	15															
39 Moulsham Street Chelmsford	Growth Area 1	N/A	12	0	Y									12							
1/1A Moulsham Street Chelmsford	Growth Area 1	N/A	10	0	Y					10											
Car Park Anchor Street Chelmsford	Growth Area 1	N/A	15	15	Y						15										
Royal & Sunalliance Parkview House Victoria Road South	TCAAP	N/A	45	0	Y															45	
Royal & Sunalliance Parkview House Victoria Road South	TCAAP	N/A	15	0	Y															15	
Site at Dorset House Duke Street Chelmsford	Growth Area 1	N/A	40	0	Y	40															
Victoria House 101-105 Victoria Road Chelmsford	Growth Area 1	N/A	44	0	Y	44															
Paragon House Coval Wells Chelmsford	Growth Area 1	N/A	25	0	Y					25											
St Josephs Nursing Home Gay Bowers Road Danbury	SAD	N/A	10	0	N	10															
Brook Farm Riding Stables Stock Road Stock Billericay	SAD	N/A	10	0	Y				7	3											
636-642 Galleywood Road Chelmsford	Growth Area 1	SHLAA82	32	0	Y				32												
Site at Indian Nights London Road Chelmsford	Growth Area 1	N/A	10	0	Y				10												
Site at Windermere Main Road Broomfield Chelmsford	Growth Area 2	N/A	14	0	Y				14												
SUBTOTAL						140	10	124	0	74	27	24	0	26	0	0	0	60	0	0	0
Small Sites (Unallocated)																					
Boreham Village Store Main Road Boreham	SAD	N/A	5	0	Y				5												
Land North West Of 5 Bulls Lodge Cottages General Lane Boreham	Growth Area 2	N/A	1	0	Y	1															
Site at North Bungalow Elm Way Boreham	Growth Area 2	N/A	9	0	Y				9												
Land South of 124 Plantation Road Boreham Chelmsford	Growth Area 2	N/A	1	0	Y	1															
Site at Vehicle Workshop Thrift Farm Moulsham Thrift Chelmsford	Growth Area 1	N/A	3	0	Y	3															
Land at Thrift Farm Moulsham Thrift Chelmsford	Growth Area 1	N/A	1	0	Y	1															
10-13 Hoffmans Way Chelmsford	Growth Area 1	N/A	9	0	Y	9															
Land Rear of 11A to 15 Broomfield Road Chelmsford	Growth Area 1	Part of GS1t	2	0	Y	2															
Site at 22-24 Broomfield Road Chelmsford	Growth Area 1	N/A	2	0	Y				2												

C - Development Trajectories

26 Broomfield Road Chelmsford	Growth Area 1	N/A	1	0	Y			1											
18-24 Rainsford Lane Chelmsford	Growth Area 1	N/A	2	0	Y			2											
Site at 6-14 Rainsford Road Chelmsford	Growth Area 1	N/A	3	0	Y	3													
11A - 15 Broomfield Road Chelmsford	Growth Area 1	N/A	3	0	Y	3													
Block 32 to 37 Glebe Road Chelmsford	Growth Area 1	N/A	2	0	Y			2											
46 Rainsford Road Chelmsford	Growth Area 1	N/A	1	0	Y	1													
Land at Moulsham Grange Moulsham Street Chelmsford	Growth Area 1	N/A	9	0	Y	9													
Land Rear of Stuarts Moulsham Street Chelmsford	SAD	N/A	1	0	Y	1													
Land Rear of Colinton Moulsham Street Chelmsford	Growth Area 1	N/A	1	0	Y	1													
Second Floor 163-164 Moulsham Street Chelmsford	Growth Area 1	N/A	2	0	Y	2													
163-164 Ground and First Floor Moulsham Street Chelmsford	Growth Area 1	N/A	1	0	Y			1											
42 Moulsham Street Chelmsford	Growth Area 1	N/A	2	0	Y	2													
218A Moulsham Street Chelmsford	Growth Area 1	N/A	6	0	Y			6											
First Floor Oliver House 23 Hall Street Chelmsford	Growth Area 1	N/A	3	0	Y			3											
2-4 Hamlet Road Chelmsford	Growth Area 1	N/A	2	0	Y	2													
1 Goldlay Avenue Chelmsford	Growth Area 1	N/A	1	0	Y			1											
Reed Personnel Services 5 New London Road Chelmsford	Growth Area 1	N/A	4	0	Y			4											
4 Baddow Road Chelmsford	Growth Area 1	N/A	2	0	Y			2											
81 Springfield Road Chelmsford	Growth Area 1	N/A	3	0	Y			3											
39 Springfield Road Chelmsford	Growth Area 1	N/A	1	0	Y			1											
147-149 Springfield Road Chelmsford	Growth Area 1	N	1	0	Y			1											
Land South East of Riverbank Court Shrublands Close Chelmsford	TCAAP	N/A	3	0	Y									3					
Land Rear of 101 New London Road Chelmsford	TCAAP	N/A	8	0	Y	8													
Carlton House 101 New London Road Chelmsford	Growth Area 1	N/A	2	0	Y	2													
Chelmsford Club 108 New London Road	TCAAP	N/A	5	0	Y									3					
58 New London Road Chelmsford	Growth Area 1	N/A	4	0	Y	4													
32-33 New Street Chelmsford	Growth Area 1	N/A	1	0	Y	1													
Back Inn Time 13 Cottage Place Chelmsford	Growth Area 1	N/A	7	0	Y			7											
Victoria House 101-105 Victoria Road Chelmsford	Growth Area 1	N/A	6	0	Y	6													
22A Duke Street, Chelmsford	TCAAP	N/A	5	0	Y					5									
Site at 10 and 10A Duke Street Chelmsford	Growth Area 1	N/A	4	0	Y	4													
86 Duke Street Chelmsford	Growth Area 1	N/A	5	0	Y			5											
Site Rear of 20 St Vincents Road Chelmsford	Growth Area 1	N/A	1	0	Y	1													
33 Redmayne Drive Chelmsford	Growth Area 1	N/A	1	0	Y	1													
Land East of 2 St Mildreds Road Chelmsford	SAD	N/A	1	0	Y			1											
10 Brian Close Chelmsford	Growth Area 1	N/A	1	0	Y	1													
187 Gloucester Avenue Chelmsford	Growth Area 1	N/A	1	0	Y	1													
Land Adjacent 261 Gloucester Avenue Chelmsford	Growth Area 1	N/A	1	0	Y	1													

Land Adjacent 116 Heath Drive Chelmsford	Growth Area 1	N/A	1	0	Y			1											
Site Adjacent 21 Sunrise Avenue Chelmsford	Growth Area 1	N/A	1	0	Y	1													
Land at 3 Town Croft Chelmsford	Growth Area 1	N/A	1	0	Y	1													
Site at 127 Melbourne Avenue Chelmsford	Growth Area 1	N/A	1	0	Y	1													
18A Belvawney Close Chelmsford	Growth Area 1	N/A	1	0	Y	1													
Land at 24 Mendip Road Chelmsford	Growth Area 1	N/A	1	0	Y	1													
21 Seven Ash Green Chelmsford	SAD	N/A	2	0	Y									2					
Site at 92 Bodmin Road Chelmsford	Growth Area 1	N/A	1	0	Y			1											
Site at Springfield Hall Cottage Lawn Lane Chelmsford	Growth Area 1	N/A	1	0	Y			1											
Block 1 to 11 Abbots Place Chelmsford	Growth Area 1	N/A	2	0	Y	2													
Land rear of 270 to 272 Springfield Road Chelmsford	TCAAP	N/A	2	0	Y									1					
73 Rainsford Lane Chelmsford	Growth Area 1	N/A	1	0	Y	1													
Site at 73 Rainsford Lane Chelmsford	Growth Area 1	N/A	1	0	Y			1											
5-7 Robjohns Road Chelmsford	Growth Area 1	N/A	1	0	Y	1													
106 Forest Drive Chelmsford	Growth Area 1	N/A	1	0	Y	1													
Land Adjacent to 1 Savernake Road Chelmsford	Growth Area 1	N/A	1	0	Y	1													
Site at 43 Waterhouse Lane Chelmsford	Growth Area 1	N/A	1	0	Y	1													
Land Adjacent 139 Writtle Road Chelmsford	Growth Area 1	N/A	1	0	Y	1													
Barn South Hillcroft Chignal Road Chignal Smealy Chelmsford	Growth Area 1	N/A	1	0	Y			1											
Gordon House Hyde Lane Danbury Chelmsford	Growth Area 3	N/A	1	0	Y	1													
Blue House Farm Gay Bowers Road Danbury Chelmsford	Growth Area 3	N/A	1	0	Y					1									
Land Adjacent 2 Pease Place East Hanningfield Chelmsford	Growth Area 3	N/A	1	1	Y		1												
Play Area Payne Place East Hanningfield Chelmsford	Growth Area 3	N/A	3	3	Y				3										
WI Hall Old Church Road East Hanningfield Chelmsford	Growth Area 3	N/A	1	0	Y	1													
Agricultural Building at Little Claydons Farm Old Southend Road Sandon Chelmsford	Growth Area 3	N/A	1	0	Y					1									
Stables at Highwater Farm Main Road East Hanningfield Chelmsford	Growth Area 3	N/A	2	0	Y	2													
212 Watchouse Road Galleywood Chelmsford	Growth Area 1	N/A	1	0	Y	1													
2 Skinners Lane Galleywood Chelmsford	Growth Area 1	N/A	2	0	Y			2											
Site at Kirriemuir Stock Road Galleywood Chelmsford	Growth Area 1	N/A	1	0	Y	1													
Site at Mapletree Works Brook Lane Galleywood Chelmsford	SAD	N/A	2	0	Y	2													
Site at 190 Galleywood Road Great Baddow Chelmsford	Growth Area 1	N/A	4	0	Y			4											
100 Beehive Lane Great Baddow Chelmsford	Growth Area 1	N/A	5	0	Y					5									
41 Sawkins Avenue Great Baddow Chelmsford	Growth Area 1	N/A	1	0	Y			1											
275 Baddow Road Great Baddow Chelmsford	Growth Area 1	N/A	8	0	Y	8													
287 Baddow Road Great Baddow Chelmsford	Growth Area 1	N	1	0	Y	1													
Land South of the Bell Centre Bell Street Great Baddow Chelmsford	SAD	N/A	2	0	Y	2													

C - Development Trajectories

Site at the Bell Centre Bell Street Great Baddow	Growth Area 1	N/A	2	0	Y	2													
70 High Street Great Baddow Chelmsford	Growth Area 1	N/A	1	0	Y	1													
Land North of 373 Baddow Road Chelmsford	Growth Area 1	N/A	1	0	Y	1													
Land Rear of 75 and 77 Maldon Road Great Baddow Chelmsford	Growth Area 1	N/A	2	0	Y	2													
Outbuilding at Whitehouse Farm Boreham Road Great Leighs Chelmsford	SAD	N/A	1	0	Y			1											
Agricultural Building South West of Pippins Hornells Corner Little Leighs Chelmsford	Growth Area 2	N/A	1	0	Y	1													
Site at Pond View Banters Lane Great Leighs Chelmsford	Growth Area 2	N/A	1	0	Y	1													
Land South West of Blue Barnes Farm Gubbions Lane Great Leighs Chelmsford	Growth Area 2	N/A	1	0	Y	1													
Land Adjacent Corner Cottage Banters Lane Great Leighs Chelmsford	Growth Area 2	N/A	4	0	Y	4													
Land at 37 Main Road Great Leighs Chelmsford	SAD	N/A	1	0	Y	1													
Buildings at Wakerings Farm Leighs Road Great Leighs Chelmsford	Growth Area 2	N/A	3	0	Y	3													
Agricultural Building South West of Pippins Hornells Corner Little Leighs Chelmsford	Growth Area 2	N/A	1	0	Y			1											
Site adjacent 31 Pleshey Road Ford End Chelmsford	Growth Area 2	N/A	1	0	Y	1													
Land South of Firland Woods Road Great Waltham Chelmsford	Growth Area 2	N/A	1	0	Y	1													
Barn South West of Lavender Farm Main Road Great Waltham Chelmsford	Growth Area 2	N/A	2	0	Y	2													
Lavender Farm Main Road Great Waltham Chelmsford	Growth Area 2	N/A	6	0	Y	6													
Land East of Rye Cottage Larks Lane Great Waltham	SAD	N/A	2	0	Y	2													
Land South of Firland Wood Road Great Waltham Chelmsford	SAD	N/A	1	0	Y	1													
Site Adjacent 24 Souther Cross Road Good Easter Chelmsford	Growth Area 1	N/A	2	0	Y	2													
Barn at School Road Good Easter Chelmsford	Growth Area 1	N/A	1	0	Y	1													
Ravenscraig Metsons Lane Highwood Chelmsford	Growth Area 3	N/A	1	0	Y			1											
Awes Farm Ingatestone Road Highwood	SAD	N/A	1	0	Y									1					
Land at Phillips Farm Highwood Road Highwood Chelmsford	SAD	N/A	2	0	Y	2													
Land East of the Green Man Highwood Road Edney Common Chelmsford	Growth Area 3	N/A	1	0	Y			1											
Land Rear of Hill Cottage Colam Lane Little Baddow Chelmsford	Growth Area 3	N/A	1	0	Y	1													
Old Court Colam Lane Little Baddow Chelmsford	SAD	N/A	1	0	Y			1											
Land Adjacent Sandpit Cottage Holybread Lane Little Baddow Chelmsford	Growth Area 3	N/A	1	0	Y	1													

Barn Little Baddow Hall Farm Church Road Little Baddow Chelmsford	Growth Area 3	N/A	1	0	Y			1											
Barn North of Graces Farm Graces Lane Little Baddow Chelmsford	Growth Area 3	N/A	1	0	Y			1											
Land North of Woodcroft East Hanningfield Road Sandon Chelmsford	Growth Area 3	N/A	1	0	Y			1											
Land South of Timbuctoo Cottage Main Road Little Waltham Chelmsford	Growth Area 2	N/A	1	0	Y	1													
Alsteads Farm Leighs Road Little Waltham Chelmsford	Growth Area 2	N/A	1	0	Y			1											
Site North of Rolphs Cottages Blasford Hill Little Waltham Chelmsford	Growth Area 2	N/A	1	0	Y	1													
Land South of the Wilderness Leighs Road Little Waltham Chelmsford	Growth Area 2	N/A	1	0	Y			1											
Site at the Bungalow Belsteads Farm Lane Little Waltham Chelmsford	Growth Area 2	N/A	5	0	Y			5											
Barns Opposite Whitbreads Business Centre Whitbreads Farm Lane Little Waltham Chelmsford	Growth Area 2	N/A	5	0	Y				5										
Land at Margaretting Hall Church Lane Margaretting Chelmsford	Growth Area 3	N/A	1	0	Y			1											
Site at the Leys Maldon Road Margaretting Ingatestone	Growth Area 3	N/A	1	0	Y	1													
Barns at Wells Farm Ivy Barn Lane Margaretting Ingatestone	Growth Area 3	N/A	3	0	Y				3										
Farm Office Canterburys Main Road Margaretting	Growth Area 3	N/A	1	0	Y	1													
Bearmans Farmhouse Writtle Road Margaretting Chelmsford	SAD	N/A	2	0	N	2													
Site at Mole Cottage London Road Chelmsford	Growth Area 1	N/A	1	0	Y			1											
Barn North of Bury Farm Bury Road Pleshey Chelmsford	SAD	N/A	3	0	Y			3											
Land at Whitegates Woodham Road Rettendon Chelmsford	Growth Area 3	N/A	3	0	Y				3										
Site at High House Farm Woodham Road Rettendon Chelmsford	Growth Area 3	N/A	2	0	Y	2													
4 The Old Nursery Rettendon Wickford	Growth Area 3	N/A	1	0	Y	1													
59-63 Garage Block Rear of St Michaels Drive Roxwell Chelmsford	Growth Area 3	N/A	3	3	Y				3										
Pooty Pools Farm Radley Green Road Roxwell	SAD	N/A	3	0	Y						2								
Barn at Skreens Park Road Roxwell Chelmsford	SAD	N/A	1	0	Y	1													
Car Sales Highover Cottage Runwell Road Runwell Chelmsford	Growth Area 3	N/A	1	0	Y			1											
Land West of Hedge Grove Meadow Lane Runwell	Growth Area 3	N/A	1	0	Y	1													
Land Adjacent 2 Brick Cottages Runwell Road Runwell Wickford	Growth Area 3	N/A	1	0	Y	1													
The Laurels 130 Church End Lane Runwell Wickford	Growth Area 3	N/A	2	0	Y	2													
Land at Dobe Farm Meadow Lane Runwell Chelmsford	Growth Area 3	N/A	2	0	Y			2											
Land South of 8 Canewdon Gardens Runwell Wickford	Growth Area 3	N/A	1	0	Y	1													

C - Development Trajectories

Land rear of 132 Brock Hill South Hanningfield Wickford	Growth Area 3	N/A	3	0	Y			3											
Barns at Mill Hill Farm East Hanningfield Road Sandon	SAD	N/A	1	0	Y			1											
Mill Hill Farm East Hanningfield Road Sandon Chelmsford	Growth Area 1	N/A	2	0	Y			2											
Kaeden Place Blind Lane Sandon Chelmsford	Growth Area 1	N/A	1	0	Y	1													
Chamberlains Farm Sporhams Lane Sandon	SAD	N/A	4	0	N			4											
Bridge Farm Barn Woodhill Road Sandon Chelmsford	Growth Area 1	N/A	1	0	Y	1													
Site at Wild Oaks East Hanningfield Road Sandon	Growth Area 1	N/A	1	0	Y	1													
Outbuildings at Whitedown South Hanningfield Road South Hanningfield	SAD	N/A	1	0	Y	1													
Site at Park Lane Riding School Park Lane Ramsden Heath	SAD	N/A	6	0	Y	6													
20 Church Road Ramsden Heath	SAD	N/A	1	0	Y								1						
Stables Tyde Hall Farm Heath Road Ramsden Heath Chelmsford	Growth Area 3	N/A	2	0	Y			2											
Agricultural Building at Park Lodge Ramsden Heath	Growth Area 3	N/A	1	0	Y	1													
Site at 25 Mountbatten Way Springfield Chelmsford	Growth Area 1	N/A	1	0	Y	1													
Land East of 48 Mayne Crest Springfield Chelmsford	Growth Area 1	N/A	1	0	Y	1													
Land North of 95 Brook End Road South Springfield Chelmsford	Growth Area 1	N/A	1	0	Y	1													
Site at 9 The Paddock Stock Chelmsford	Growth Area 3	N/A	1	0	Y	1													
Hawthorns Common Road Stock Chelmsford	Growth Area 3	N/A	1	0	Y			1											
Land Rear of 4 The Lindens Stock Chelmsford	Growth Area 3	N/A	1	0	Y	1													
136 Mill Road Stock Chelmsford (Formerly Land Rear of 3 Lindens)	Growth Area 3	N/A	1	0	Y	1													
Agricultural Building at Farrows Farm Stock Road Stock Chelmsford	Growth Area 3	N/A	3	0	Y	3													
Aircraft Hangar 1 Brock Farm Ingatestone Road Stock	Growth Area 3	N/A	1	0	Y	1													
Site at 6 Well Lane Stock Chelmsford	Growth Area 3	N/A	1	0	Y	1													
Land East of 106 Mill Road Stock Chelmsford	Growth Area 3	N/A	1	0	Y			1											
11 Mill Lane Stock Chelmsford	Growth Area 3	N/A	1	0	Y			1											
Site at Church Green Cottage and Lammas Cottage High Street Stock Chelmsford	SAD	N/A	2	0	Y	2													
Barn South West of Dowsett Farm Dowsett Lane Ramsden Heath Chelmsford	Growth Area 3	N/A	1	0	Y	1													
Dowsett Farm Dowsett Lane Ramsden Heath Chelmsford	Growth Area 3	N/A	1	0	Y			1											
Land North East of Church Green Cottage High Street Stock Chelmsford	Growth Area 3	N/A	1	0	Y					1									
Flat 6 Guild Way South Woodham Ferrers	SAD	N/A	1	0	Y	1													
Land at 19 Albert Road South Woodham Ferrers Chelmsford	SAD	N/A	1	0	Y	1													
Land North Of Communication Station At Bushy Hill Edwins Hall Road Woodham Ferrers Chelmsford	Growth Area 3	N/A	1	0	Y			1											

Land at 210 Hullbridge Road South Woodham Ferrers Chelmsford	Growth Area 3	N/A	3	0	Y	3															
46 Hullbridge Road South Woodham Ferrers Chelmsford	Growth Area 3	N/A	3	0	Y			3													
Land South of Brookfield Main Road Bicknacre Chelmsford	SAD	N/A	1	0	Y			1													
Site at West View Main Road Bicknacre Chelmsford	Growth Area 3	N/A	1	0	Y	1															
Grain Store Woodham Hall Main Road Bicknacre Chelmsford	Growth Area 3	N	1	0	Y			1													
Tally Ho Main Road Bicknacre Chelmsford	Growth Area 3	N/A	1	0	Y			1													
Land at Hillbrook Bicknacre Road Bicknacre Chelmsford	Growth Area 3	N/A	1	0	Y				1												
Ridings White Elm Road Bicknacre Chelmsford	Growth Area 3	N/A	1	0	Y	1															
Priory Corner Garage Priory Road Bicknacre Chelmsford	Growth Area 3	N/A	9	0	Y	9															
Agricultural Building at Oak Lodge Farm Leighams Road Bicknacre	Growth Area 3	N/A	1	0	Y	1															
Land Adjacent Carlyon Cottage Main Road Woodham Ferrers	Growth Area 3	N/A	1	0	Y			1													
Land South of Tower Farm Main Road Woodham Ferrers Chelmsford	Growth Area 3	N/A	1	0	Y				1												
Site at Wantz Cottage Crows Lane Woodham Ferrers	Growth Area 3	N/A	1	0	Y			1													
Land at Broadcares Main Road Bicknacre Chelmsford	Growth Area 3	N/A	1	0	Y			1													
Spice Restaurant The Street Woodham Ferrers Chelmsford	Growth Area 3	N/A	1	0	Y	1															
Oak House Bicknacre Road Danbury Chelmsford	Growth Area 3	N/A	8	0	Y	8															
Outbuildings at the Barn White Elm Road Bicknacre Chelmsford	Growth Area 3	N/A	1	0	Y			1													
Site at 2 Tower Road Writtle Chelmsford	SAD	N/A	1	0	Y	1															
Grove House Ongar Road Writtle Chelmsford	Growth Area 1	N/A	1	0	Y	1															
Land Adjacent 275 Ongar Road Writtle Chelmsford	Growth Area 1	N/A	1	0	Y	1															
Site at Oak Lodge 275 Ongar Road Writtle	Growth Area 1	N/A	2	0	Y	2															
Clarendon House Veterinary Centre 24 The Green Writtle Chelmsford	Growth Area 1	N/A	1	0	Y	1															
Land East of 26 The Coverts Writtle	Growth Area 1	N/A	1	0	Y			1													
SUBTOTAL						212	1	119	6	26	0	2	0	11	0	0	0	0	0	0	0
Local Plan Sites																					
Growth Area 1 - Central and Urban Chelmsford																					
Former Gas Works Wharf Road Chelmsford	CW1a	CFS264	450	158	N					50	10	75	35	75	50	75	50	30			
Lockside Navigation Road Chelmsford	CW1c	CFS262	130	46	N					32	18	52	28								
Badow Road Car Park and Land to the East	CW1d	CFS263 CUA28	190	67	N									50	20	50	20	50			
Travis Perkins Navigation Road Chelmsford	CW1e	CAU20	75	26	Y													75			
Navigation Road sites Chelmsford	CW1f	CAU17	35	12	Y														35		
Former St Peter's College Fox Crescent	SGS1b	CFS276	185	65	N			12	5	36	20	36	20	36	20						
Riverside Ice and Leisure Land Victoria Road Chelmsford	SGS1d		150	33	N					58	17	59	16								

C - Development Trajectories

Civic Centre Land Fairfield Road Chelmsford	SGS1e	CUA1	100	35	N														100			
Land West of Eastwood House Glebe Road Chelmsford	SGS1f	CUA1	197	36	N				161	36												
Ashby House Car Parks New Street Chelmsford	GS1h	CUA8	80	28	Y														80			
Chelmsford Social Club and Private Car Park	GS1g	CUA16	29	0	Y													29				
Rectory Lane Car Park West Rectory Lane Chelmsford	GS1i		75	26	N													75				
Former Chelmsford Electrical and Car Wash Brook Street	GS1k	CUA9	41	0	Y				41													
BT Telephone Exchange Cottage Place Chelmsford	GS1l	CUA11	30	11	Y														30			
Rectory Lane Car Park East Rectory Lane Chelmsford	GS1m		23	23	Y		23															
Waterhouse Lane Depot and Nursery Chelmsford	GS1n	CFS266	20	7	Y													20				
British Legion New London Road Chelmsford	GS1p	CUA40	15	5	Y													15				
Land rear Of 17-37 Beach's Drive Chelmsford	GS1q		18	5	Y			13	5													
Garage Site St Nazaire Road Chelmsford	GS1r	CFS256	12	5	Y													12				
Garage Site and Land Medway Close Chelmsford	GS1s	CFS257	6	6	Y		6															
Car Park R/O Bellamy Court Broomfield Road Chelmsford	GS1t	CUA32	10	0	Y													10				
Meadows Shopping Centre and Meadows Surface Car Park	SGS1w	21SHELAA71	757	265					35	19	53	29			85	46	490					
Land between Hoffmans Way and Brook Street (Marriages Mill)	SGS1y	18SLAA16	100	35															100			
Granary Car Park	GS1z	21SHELAA63	50	18	Y													50				
Coval Lane Car Park	GS1aa	22SHELAA24	40	14	Y													40				
Car Park Glebe Road Chelmsford	GS1bb	22SHELAA23	12	12	Y			12														
Andrews Place Land West of Rainsford Lane Chelmsford	SGS1cc		183	183	Y								86		97							
Land Surrounding Telephone Exchange Ongar Road Writtle	GS5		25	9	Y													25				
West Chelmsford	SGS2	MON/00165/14	880	308	N			10		20	10	20	10	20	10	20	10	150	35	565		
East Chelmsford - Manor Farm	SGS3a	MON/00208/14	360	126	N			32	18	32	18	32	18	32	18	32	18	110				
East Chelmsford - Land South and North of Maldon Road	SGS3c and SGS3d	MON/00100/14 (part of)	174	61	N			32	18	33	18	39	25	9								
Land north of Galleywood Reservoir Beehive Lane Galleywood	GS4	CFS260	24	9	Y			15	9													
SUBTOTAL							0	29	114	67	498	166	366	181	222	204	262	241	1116	445	565	0
Growth Area 2 - North Chelmsford																						
Chelmsford Garden Community Zone 1 Pratts Farm Lane Little Waltham Chelmsford	SGS6	MON/00139/14 (part) MON/00094/14 (part) + subsequent masterplan submission	1500	525	N					65	35	65	35	65	35	115	50	805	160	70		
Chelmsford Garden Community Zone 2 Beaulieu Parkway Chelmsford	SGS6	MON/00139/14 (part) MON/00094/14 (part) + subsequent	3500	1225	N							76	36	180	94	143	76	278	248	1688	681	

		masterplan submission																		
Chelmsford Garden Community Zone 3 Beaulieu Chelmsford	SGS6	MON/00139/14 (part) MON/00094/14 (part) + subsequent masterplan submission	1250	438	N			60		101	33	101	33	101	33	101	33	514	50	90
Great Leighs - Land at Moulsham Hall	SGS7a	MON/00204/14 (part)	750	263	N					30	20	65	35	65	35	65	35	400		
Great Leighs - Banters Field Main Road (North Section)	SGS7b	MON/00204/14 (part)	190	42	N			60		60		70								
Great Leighs - Banters Field Main Road (South section)	SGS7b	MON/00204/14 (part)	60	13	N											47	13			
Great Leighs - Land North and South of Banters Lane	SGS7c	MON/00025/15 MON/00016/15 MON/00019/14	100	35	N			8		22	20	35	15							
North of Broomfield	SGS8	MON/00181/14 (part) MON/00001/15 MON/001845/14 MON/00036/14	512	180	N			30	20	30	20	30	20	60	40	60	40	162		
Land south of Ford End Primary School, Ford End	GS14b		20	7	Y													20		
SUBTOTAL																				
0 0 158 20 308 128 442 174 471 237 531 247 2179 458 1848 681																				
Growth Area 3 - South and East Chelmsford																				
Land North West of Hamberts Farm Bunham Road South Woodham Ferrers Chelmsford	SGS10	MON/00282/14 (part), MON/00023/15 (part), MON/00167/14, MON/00280/14 (part), MON/00088/14	1020	357	N					50	20	100	50	100	50	100	50	500		
Land North of South Woodham Ferrers Burnham Road South Woodham Ferrers Chelmsford	SGS10	MON/00282/14 (part), MON/00023/15 (part), MON/00167/14, MON/00280/14 (part), MON/00088/14	200	70						36		40	25	40	35	14	10			
St Giles Moor Hall Lane	SGS12	MON/00043/15	32	12	N													32		
Danbury	SGS13		100	35														50	50	
East Chelmsford Garden Community (Hammonds Farm)	SGS16a		4500	1575	N													1350	235	1415 1500

C - Development Trajectories

Land at Kingsgate, Bicknacre	GS11b		20	7	Y												20				
Land west of Barbrook Way, Bicknacre	GS11c		20	7	Y												20				
Land north of Abbey Fields, East Hanningfield	GS17a		11	4	Y												11				
Land east of Highfields Mead, East Hanningfield	GS17b		20	7	Y												20				
SUBTOTAL						0	0	0	0	86	20	140	75	140	85	114	60	2003	285	1415	1500
Windfall Allowance												170		163		175		815	175	875	
TOTAL						714	194	813	209	1137	416	1257	505	1159	610	1251	625	6533	1363	4703	2181

	908	1022	1553	1762	1769	1876
5 YEAR TOTAL UNITS	7014					
Of which AH units	1934					

Residual Permissions	714	165	541	122	245	102	139	75	163	84	169	77				
	879		663		347		214		247		246		420	0	0	0
	2350											666			0	0
	3016															

Local Plan Allocations (new and adopted)	0	29	272	87	892	314	948	430	833	526	907	548				
	29		359		1206		1378		1359		1455		5298	1188	3828	2181
	4331											7941			3828	2181
	16100															

Total Number of small Sites	Total Number of dwellings approved on small sites
207	1588

Number of small sites which are windfall	Total Number of dwellings approved on small sites which are windfall
108	630



C - Development Trajectories

Review of Local Plan - Gypsy & Travellers Pitches Trajectory 2022 - 2041

	Net new Gypsy & Traveller Pitches	SLAA/UCS Reference	Planning Application Reference	Planning Status	Site Policy Reference	2022/23	2023/24	Year 1 2024/25	Year 2 2025/26	Year 3 2026/27	Year 4 2027/28	Year 5 2028/29	Year 6 2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36
Growth Area 1 - Central and Urban Chelmsford																			
Strategic Sites																			
SUB-TOTAL	0					0	0	0	0	0	0	0	0						
Completed																			
Windfall Completions	1		24/01160/FUL	Approved 30/10/2024				1											
Completed SUB-TOTAL																			
Growth Area 1 TOTAL	1					0	0	1	0	0	0	0	0						
Growth Area 2 - North Chelmsford																			
Strategic Sites																			
North East Chelmsford - Chelmsford Garden Community	10	MON/00139/14 (part), MON/00094/14 (part) + subsequent masterplan submission	23/01751/OUT	Undetermined	SGS6														10
SUB-TOTAL	10					0	0	0	0	0	0	0	0			0			10
Completed																			
Drakes Lane	9		18/01476/FUL	Approved 13/12/2018	GT1	9													
Windfall Completions																			
Completed SUB-TOTAL	9					9													
Growth Area 2 TOTAL	19					9	0	0	0	0	0	0	0			0			10
Growth Area 3 - South and East Chelmsford																			
Strategic Sites																			
East Chelmsford Garden Community (Hammonds Farm)	20			No application	SGS16a													10	10
SUB-TOTAL	20					0	0	0	0	0	0	0	0			10			10
Completed																			
Windfall Completions	1		22/00964/FUL	Allowed at Appeal 02/02/24					1										
	1		24/00735/FUL	Approved 05/12/2024			1												

Completed SUB-TOTAL	2														
Growth Area 3 TOTAL	22					0	1		1	0	0	0	0	10	10
TOTALS	42					9	1	1	1	0	0	0	0	10	20

C - Development Trajectories

Review of Local Plan -Travelling Showpeople Plots Trajectory 2022 - 2041

	Net Travelling Showpeople Plots	SLAA/UCS Reference	Planning Application Reference	Planning Status	Site Policy Reference														
						2022/23	2023/24	Year 1 2024/25	Year 2 2025/26	Year 3 2026/27	Year 4 2027/28	Year 5 2028/29	Year 6 2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36
Growth Area 1 - Central and Urban Chelmsford																			
Strategic Sites																			
West Chelmsford	5	MON/00165/14	21/01546/OUT	Undetermined	SGS2								5						
SUB-TOTAL	5					0	0	0	0	0	0	0	5						
Completed																			
Windfall Completions																			
Completed SUB-TOTAL																			
Growth Area 1 TOTAL	5					0	0	0	0	0	0	0	5						
Growth Area 2 - North Chelmsford																			
Strategic Sites																			
Great Leighs Land at Moulsham Hall	5	MON/00204/14 (part)	23/01583/OUT & 23/01583/FUL	Resolution to grant planning permission subject to completion of S106	SGS7a					5									
SUB-TOTAL	5					0	0	0	0	5	0	0	0			0			0
Completed																			
Windfall Completions	11		23/01487/FUL	Allowed at appeal 15/11/24				11											
Completed SUB-TOTAL																			
Growth Area 2 TOTAL	16					0	0	11	0	5	0	0	0			0			0
Growth Area 3 - South and East Chelmsford																			
Strategic Sites																			
East Chelmsford Garden Community (Hammonds Farm)	13			No application	SGS16a														
North of South Woodham Ferrers	5	MON/00282/14 (part), MON/00023/15 (part), MON/00167/14, MON/00280/14 (part), MON/00088/14	21/01961/OUT	Resolution to grant planning permission subject to completion of S106	SGS10								5						
SUB-TOTAL	18					0	0	0	0	0	0	0	5			0			13

Completed															
Windfall Completions															
Completed SUB-TOTAL															
Growth Area 3 TOTAL	18					0	0	0	0	0	0	0	5	0	13
TOTALS	39					0	0	11	0	5	0	0	10	0	13

D - Glossary

Active Travel - Making journeys in physically active ways - like walking, wheeling (using a wheelchair or mobility aid), cycling, or scooting.

Affordable Housing - Includes social rented, affordable rented and intermediate housing which is provided to specific eligible households whose housing needs are not met by the market housing on offer.

Air Quality Management Areas (AQMAs) - Designated by a local authority because they are not likely to achieve national air quality objectives by the relevant deadlines.

Authority Monitoring Report (AMR) - Monitors the production of the Council's Local Plan Documents against the Local Development Scheme (LDS) as well as the performance and effectiveness of the Council's planning policies in delivering the key objectives of the Local Plan.

Biodiversity Net Gain (BNG) - Used to improve a site's biodiversity value. Most planning applications for development will be required to ensure a minimum 10% increase in biodiversity compared to prior to the development.

Brownfield Land - Land which is or has been previously developed e.g. a redundant factory, as opposed to greenfield land which has never been developed.

Buildings of Local Value - A Register of buildings, structures, features and gardens of local interest kept by a Local Planning Authority. None of these are designated heritage assets but their local historic and architectural value is recognised.

Circular Economy - This is a model of resource production and consumption in any economy that involves sharing, leasing, reusing, repairing, refurbishing, and recycling existing materials and products for as long as possible.

Chelmsford Urban Area - The main built-up part of Chelmsford, including the areas of Great Baddow and Springfield.

Communities - A group of people living in the same place or having a particular characteristic in common.

Community Infrastructure Levy (CIL) - A payment that is made to the Council by developers when development commences. The payment is used to fund infrastructure that is needed to serve development in the area. This can include new transport schemes, community facilities, schools, and green spaces.

Community Facilities/Assets - These include but are not limited to local shops, meeting places and community centres, sports venues, arts and cultural buildings, public houses, and places of worship.

Comparison Goods - Non-food items such as clothing, footwear, electrical and household items. Shopping for comparison goods is usually undertaken less frequently than convenience (food) shopping.

Conservation Areas - Areas designated by the Council for their special architectural and historic interest.

Convenience Goods - Food and other day-to-day items. This type of shopping is usually undertaken fairly regularly.

Defined Settlement Boundaries (DSB) - These show the extent of villages across Chelmsford. They are a recognised policy tool used to contain a settlement and protect it from unplanned extension into the countryside. Within a settlement boundary, the principle of development is usually more acceptable, whereas development is more strictly controlled in the countryside outside the settlement boundary.

Deliverability - Factors and issues which affect the ability of development proposals to proceed as planned.

Designated Heritage Asset - A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.

Duty to Co-operate - A legal duty that requires Local Planning Authorities and other prescribed public bodies to "engage constructively, actively and on an ongoing basis" to develop strategic policies. It is a statutory test and a key issue when assessing the soundness of Local Plans.

Employment Land Review (ELR) - Prepared to update the Council's understanding of the future needs for employment land across the City Council's administrative area, so that future Local Plan policies can be responsive to market change, key growth sectors and where appropriate ensure that employment land and premises are protected as appropriate

Evidence Base - A range of information to help the preparation of the Local Plan. These include background studies, research, surveys and feedback documents.

First Homes - A specific type of discounted market sale housing which national planning policy states should account for a minimum 25% of affordable housing secured through planning obligations.

Five-Year Housing Land Supply - Ensuring that enough homes are provided and identify enough land to maintain a steady supply of housing over the plan period. This is commonly called maintaining a Five-Year Housing Land Supply.

Garden Community/Garden City Principles - Sites based around high standards of design and multifunctional green infrastructure, walkable neighbourhoods, integrated and sustainable transport systems with local employment, shopping and recreation facilities and delivered through a partnership approach, involving the local community and with a clear vision.

The Garden City principles are an indivisible and interlocking framework for delivery, and include:

- Land value capture for the benefit of the community.
- Strong vision, leadership and community engagement.
- Community ownership of land and long-term stewardship of assets.
- Mixed-tenure homes and housing types that are genuinely affordable.
- A wide range of local jobs in the Garden City within easy commuting distance of homes.
- Beautifully and imaginatively designed homes with gardens, combining the best of town and country to create healthy communities, and including opportunities to grow food.
- Development that enhances the natural environment, providing a comprehensive green infrastructure network and net biodiversity gains, and that uses zero-carbon and energy-positive technology to ensure climate resilience.

D - Glossary

- Strong cultural, recreational and shopping facilities in walkable, vibrant, sociable neighbourhoods.
- Integrated and accessible transport systems, with walking, cycling and public transport designed to be the most attractive forms of local transport.

The TCPA has produced an extensive set of policy and practical resources on Garden Cities, which can be found at www.tcpa.org.uk/areas-of-work/garden-cities-and-new-towns/

Green Belt - A national planning policy designation to stop the uncontrolled growth of large cities and towns. The Green Belt can include both greenfield and brownfield sites in areas with both good and poor landscape value.

Green Infrastructure (GI) - A network of multifunctional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities. GI includes parks, open spaces, playing fields, woodlands, street trees, allotments and private gardens.

Greenfield Sites - Land that has not been previously developed. In the main, greenfield sites are outside existing built-up areas, but areas such as open spaces and residential gardens in built-up areas are considered greenfield regardless of where they are located.

Green Wedge - Land that the Council has designated as being important for nature conservation, recreation and access and can be either within or outside of the Green Belt. It follows the river valleys of River Can, Chelmer and Wid.

Growth Sites - Smaller sites to accommodate less than 100 houses.

Habitat Regulations Assessment (HRA) - An assessment as to whether the new Local Plan will adversely affect any designated European Habitat sites. This is incorporated in the Integrated Impact Assessment.

Health Impact Assessment (HIA) - Used to evaluate the potential health impacts of a plan, policy or new development, to maximise the positive impacts and minimise negative impacts to the physical and mental health of the local community.

Heritage Asset - A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage assets include designated heritage assets and assets identified by the local planning authority (including local listing).

House in Multiple Occupation (HMO) - A property rented out by at least three people who are not from one 'household' (e.g. a family) but share facilities like the bathroom and kitchen.

Infrastructure - Any structure, building, system facility and/or provision required by an area for its social and/or economic function and/or wellbeing including (but not exclusively): footways, cycleways and highways, public transport, drainage, SuDs and flood protection, waste recycling facilities, education and childcare, healthcare, police, ambulance and fire & rescue facilities, sports, leisure and recreation facilities, community and social facilities, cultural facilities, including public art, green infrastructure, open space, affordable housing, live/work units and lifetime homes, broadband and facilities for specific sections of the community such as youth or the elderly.

Infrastructure Delivery Plan (IDP) - Part of the evidence base for the Local Plan. It assesses the infrastructure capacity and needs of Chelmsford and provides an overview of the way infrastructure is planned and the agencies involved in its delivery. It also looks at costs and likely funding mechanisms for infrastructure. It forms the basis for assessing contributions that would be sought to meet the needs of new development.

Integrated Impact Assessment (IIA) - A combined assessment of the sustainability, habitats, health and equality performance of the review plan.

Key Service Settlements - A group of larger settlements which provide a range of key services such as primary school, local employment opportunities, convenience shopping facilities, community facilities and good links by public transport to key destinations.

Landscape Character Assessment - Describes the main types of landscape in an area and gives advice about the management and planning of the landscape.

Large Scale Sites - Residential development of 50 or more units and non-residential development in excess of 1,000 square metres.

Lifetime Neighbourhoods - Lifetime Neighbourhoods are places designed to be inclusive regardless of age or disability.

Listed Building - A building is listed, on the National Heritage List for England, when it is of special architectural or historic interest considered to be of national importance and therefore worth protecting.

Local Cycling and Walking Infrastructure Plan (LCWIP) - A strategic approach to identifying cycling and walking improvements required at the local level. The plans are produced by Essex County Council working closely with the borough/city/district councils to deliver the plans.

Local Development Scheme (LDS) - A project plan and timetable for the preparation of the Local Development Framework or Local Plan. It can be updated and amended as necessary by the City Council.

Local Nature Recovery Strategies - An England-wide system of locally developed spatial strategies that will establish priorities and map proposals for specific actions to reverse nature's decline and provide wider environmental benefits.

Local Plan - A comprehensive document outlining the long-term vision for Chelmsford, identifying locations for delivering housing and other strategic development needs such as employment, retail, leisure, community and transport development.

Local Wildlife Sites (LOWS) - conservation designation identifying the most important wildlife habitats in the County.

Market Housing - Includes private rented housing and sale where prices are set in the open market.

Minerals Safeguarding Area - An area of land overlying or in the immediate vicinity of a mineral resource that is defined on a map and is recognised through policy as an area that needs consideration if a non-mineral development is submitted for determination.

D - Glossary

Modal Shift - A modal shift (or modal share) is the movement from use of the private car to more active and sustainable modes of travel.

National Planning Policy Framework (NPPF) - Sets out the Government's national planning requirements, policies and objectives. It replaces much of the national advice previously contained within Planning Policy Statements, Planning Policy Guidance and Circulars. The NPPF is a material consideration in the preparation of Local Development Documents and when considering planning applications.

National Planning Practice Guidance (PPG) - Additional Government planning policy guidance containing over 40 categories including Local Plans, Neighbourhood Planning and Duty to Co-operate.

Neighbourhood Centres - An area which contains community services and facilities which can include, but are not limited to, small shopping parades, educational and healthcare facilities, places of worship, and civic and green spaces.

Net Zero Carbon - Developments that are net zero carbon achieve a balance between the carbon that is released into the atmosphere and the carbon that is removed. This will be achieved by minimising energy demand and meeting any residual demand e.g. by on-site renewable energy generation.

Non-Designated Heritage Asset - Buildings, monuments, sites, places, areas or landscapes identified as having a degree of significance meriting consideration in planning decisions but which are not statutorily recognised (i.e. they are not listed, not within a Conservation Area and not part of a Scheduled Monument).

Operational Carbon Emissions - These are the emissions associated with the energy used to run a building such as for heating, cooking, hot water generation, lighting and the use of appliances.

Phasing - The timing for which an area of development will come forward and be built.

Policies Map - An Ordnance Survey based map showing where policies and designations within the Local Plan apply.

Public Realm - Any publicly-owned streets, pathways, rights of way, parks, publicly accessible open spaces and any public and civic building and facilities. The quality of our public realm is vital if we are to be successful in creating environments that people want to live, work and study in.

Recreational Disturbance Avoidance and Mitigation Strategy (RAMS) - A strategy and partnership in Essex which sets out a long-term strategic approach to lessen the impact of local housing development on protected birds along the Essex coast.

Renewable and Low Carbon Energy - Includes energy for heating and cooling as well as generating electricity. Renewable energy covers those energy flows that occur naturally and repeatedly in the environment – from the wind, the fall of water, the movement of the oceans, from the sun and also from biomass and deep geothermal heat. Low carbon technologies are those that can help reduce emissions (compared to conventional use of fossil fuels).

Retail Capacity Study - Informs preparation of the review Local Plan by providing up-to-date, objective assessments of retail and leisure development needs in the Council area and considering possible strategic policy responses to any prevalent or emerging issues.

Registered Parks and Gardens - A designated landscape assessed to be of particular significance and registered on the National Heritage List for England.

Rural Exception Sites - Small sites used for affordable housing in perpetuity where sites would not normally be used for housing, to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection.

Scheduled Monument - A historic building or site of national importance and registered on the National Heritage List for England.

Self-build and Custom Housebuilding - The building or completion by (a) individuals, (b) associations of individuals, or (c) persons working with or for individuals or associations of individuals of houses to be occupied as homes by those individuals.

Sequential end Exception Tests - The Sequential Test compares a proposed site with other available sites. Its aim is to steer new development to areas with the lowest risk of flooding. The Exception Test is designed to allow appropriate and safe development to proceed in scenarios where the Sequential Test has been passed, i.e. where it has been shown that suitable sites at lower risk of flooding are not available.

Service Settlements - A category of settlements which have more limited services than Key Service Settlements. They typically have primary schools, but do not have the range of other services and facilities that are found at the Key Service Settlements.

Sites of Special Scientific Interest (SSSIs) - A conservation designation denoting a protected area in the United Kingdom.

Small Settlements - The smallest category of settlements in the City Council's administrative area which have relatively limited services and facilities.

South Woodham Ferrers Urban Area - The main built-up part of South Woodham Ferrers.

Spatial Principles - These set out how the Local Plan will achieve its vision for the future growth and change of Chelmsford. Spatial principles will manage and accommodate this growth by outlining how supporting infrastructure will be secured and ensuring that growth is focused in the most sustainable locations.

Spatial Strategy - It sets out the amount and location of new development, and how places will change and be shaped throughout the Plan period and beyond.

Special Policy Areas - Designation enables the operational and functional requirements of the large facilities and institutions outside of built-up areas to be planned in a strategic and phased manner.

Standard Method - The national standard method uses a formula that incorporates a baseline of local housing stock which is then adjusted upwards to reflect local affordability to identify the minimum number of homes expected to be planned for.

D - Glossary

Strategic Flood Risk Assessment (SFRA) - Provides an overview of flood risk from all sources within a defined area and provides general guidance on flood risk and issues associated with flooding for the area being studied.

Strategic Growth Sites - Large sites to accommodate 100 or more houses.

Strategic Housing Needs Assessment (SHNA) - Sets out estimates of Chelmsford's current and future housing requirements including the number of new homes needed by tenure and type, and the housing requirements of important sub-groups of the population.

Strategic Housing and Employment Land Availability Assessment (SHELAA) - A technical assessment of sites, land and buildings that may have the potential for future development (housing, employment, community etc.). The SHELAA does not allocate new development as this is a matter for the City Council to decide through the Local Plan and/or through the planning application process.

Strategic Priorities - The key priorities that the Local Plan is based on. These priorities set the overall policy direction for all the strategic policies, site allocations and development management policies in the Local Plan.

Supplementary Planning Documents (SPDs) - Documents which add further detail to the policies in the development plan. They can be used to provide further guidance for development on specific sites, or on particular issues, such as design. Supplementary planning documents are a material consideration in planning decisions but are not part of the development plan.

Sui Generis - Planning uses falling outside the standard use classes, which can include betting offices, theatres, hostels, scrap yards, petrol stations, nightclubs, launderettes, casinos.

Sustainability Appraisal/Strategic Environmental Assessment (SEA) - Assessment of the social, economic, and environmental impacts of the policies and proposals contained within a development plan document. This is contained with the Integrated Impact Assessment.

Sustainable Development - Commonly defined as development that meets the needs of the present without compromising the ability of future generations to meet their own needs.

Sustainable Drainage Systems (SuDS) - A natural approach to managing drainage by slowing down and reducing the quantity of surface water runoff from a developed area to manage downstream flood risk and reducing the risk of the runoff causing flooding.

Sustainable Transport/Travel - Any efficient, safe and accessible means of transport with overall low impact on the environment, including walking and cycling, low and ultra low emission vehicles, car sharing and public transport.

Use Classes - The Town and Country Planning (Use Classes) Order 1987 (as amended) puts uses of land and buildings into various categories known as 'Use Classes'. Planning permission is generally required to change from one use class to another, although there are some exceptions.

Vision - Aspirations for what the new Local Plan could achieve or accomplish in the future.

Walkable Neighbourhoods - Neighbourhoods and streets designed to promote the use of walking, cycling and sustainable transport. These places are planned to reduce the need to travel and include a mix of uses, green spaces and facilities to support the new development.

Windfall Sites - Sites not specifically identified in the Local Plan.



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Document published by
Spatial Planning Services
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Chelmsford City Council

REVIEW OF THE ADOPTED CHELMSFORD LOCAL PLAN: PRE-SUBMISSION

Integrated Impact Assessment





Chelmsford City Council

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PROJECT NO. 62280321

DATE: DECEMBER 2024



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Integrated Impact Assessment

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QUALITY CONTROL

Issue/revision	First issue	Revision 1	Revision 2	Revision 3
Date	06 December 2024	18 December 2024	31 December 2024	
Prepared by	Ellie Abbott Mike Frost Robert Deanwood	Ellie Abbott Mike Frost Robert Deanwood	Ellie Abbott Mike Frost Robert Deanwood	
Checked by	Robert Deanwood	Robert Deanwood	Robert Deanwood	
Authorised by	Alastair Peattie	Alastair Peattie	Alastair Peattie	
Project number	62280321-001	62280321-001	62280321-001	

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NON-TECHNICAL SUMMARY

This Non-Technical Summary (NTS) provides an overview of the Integrated Impact Assessment (IIA) of the Chelmsford Review of the Adopted Local Plan Pre-Submission Consultation Document (the Regulation 19 Pre-Submission Consultation Document). The IIA is being carried out on behalf of Chelmsford City Council (the Council) by WSP UK Ltd to help integrate sustainable development, health and equalities issues into the emerging Review of the Adopted Local Plan. The following sections of this NTS:

- provide an overview of the review of the adopted Chelmsford Local Plan and the Pre-Submission Consultation Document;
- describe the approach to undertaking the IIA of the Pre-Submission Consultation Document;
- summarise the findings of the IIA of the Pre-Submission Consultation Document; and set out the next steps in the IIA of the Review of the Adopted Local Plan.

REVIEW OF THE ADOPTED LOCAL PLAN PRE-SUBMISSION CONSULTATION DOCUMENT

The Review of the Adopted Local Plan will set out how much new development will be accommodated in Chelmsford City Council's Administrative Area to 2041 and where this growth will be located. It will also contain planning policies and land allocations. For brevity, the term 'the City Area' is used throughout this document to describe the Council's administrative area.

The Pre-Submission Consultation Document follows the Preferred Options Consultation undertaken in 2024 and sets out the planning issues that face Chelmsford over the next 15 years and the proposed strategy for the way they could be addressed. The key elements of the document include:

- Strategic Priorities, guiding the approach to the Local Plan
- Strategic Policies, setting out the detail of how the Strategic Priorities will be achieved;
- Housing Requirement (approaches relating to how many houses should be built up to 2041);
- Employment Land Requirement (relating to how many jobs should be supported up to 2041); and
- Spatial Strategy for accommodating the proposed development.

Further information about the preparation of the Review of the Adopted Local Plan and the Pre-Submission Consultation Document is set out in Section 1.3 and Section 1.4 of the IIA Report and is available via the Council's website at: www.chelmsford.gov.uk/lp-review

WHAT IS INTEGRATED IMPACT ASSESSMENT?

The IIA brings together into a single framework four different strands of assessment, Sustainability Appraisal (SA) and Strategic Environmental Assessment (SEA), Health Impact Assessment (HIA), Equalities Impact Assessment (EqIA) and Habitats Regulations Assessment (HRA) (Figure NTS1), in order to assess the socio-economic and environmental effects of the Local Plan.

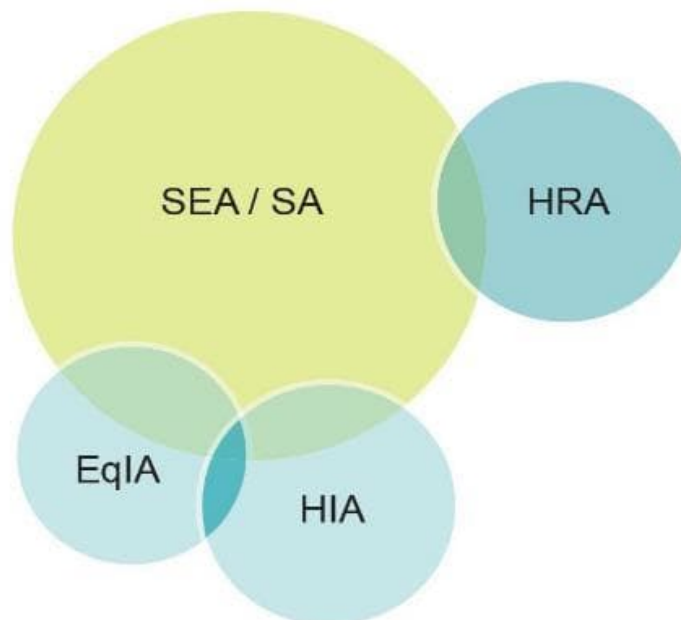
The subsequent appraisal of the Local Plan is an iterative process involving the appraisal and refinement of the Local Plan with the findings published as part of the Issues and Options Consultation, Preferred Options Consultation, Pre-Submission Consultation and Submission Local Plan.

The first stage of the IIA process involved consultation on a Scoping Report. The Scoping Report set out the proposed approach to the assessment of the Review of the Adopted Local Plan and was subject to consultation that ran from Thursday 14th April until Friday 20th May 2022. The Scoping Report is available to view on the Council's website at: <https://www.chelmsford.gov.uk/planning-and-building-control/planning-policy-and-local-plan/local-plan-review-2022/>.

The Issues and Options stage of the Review of the Adopted Local Plan was subject to consultation from Thursday 11th August 2022 for ten weeks until Thursday 20th October 2022. The document was accompanied by an IIA Report. The documents are available to view on the Council's website at: <https://www.chelmsford.gov.uk/planning-and-building-control/planning-policy-and-local-plan/local-plan-review-2022/>.

The Preferred Options stage was subject to consultation for six weeks from 8th May until 19th June 2024. The document was accompanied by an IIA Report. The documents are available to view on the Council's website at: <https://www.chelmsford.gov.uk/planning-and-building-control/planning-policy-and-local-plan/local-plan-review-2022/>

Figure NTS1 Overlaps between the different forms of assessment



WHAT HAS HAPPENED SO FAR?

Based on the five stages of undertaking a SA/SEA, **Figure NTS2** shows the stages of producing the IIA i.e. SA/SEA, EqIA, HIA and HRA. The first stage (**Stage A**) of the IIA process involved consultation on a Scoping Report. The Scoping Report set out the proposed approach to the assessment of the Review of the Adopted Local Plan including an Assessment Framework and was subject to consultation that ran from Thursday 14th April until Friday 20th May 2022.

Stage B is an iterative process involving the assessment and refinement of the Local Plan with the findings to be presented in interim IIA Reports published alongside the Local Plan Issues and Options Consultation, Preferred Options Consultation and Pre-Submission Consultation. The Issues and Options IIA Report was subject to consultation from Thursday 11th August 2022 until Thursday 10th October 2022.

The Preferred Options IIA Report was subject to consultation for six weeks from 8th May to 19th June 2024.

At **Stage C**, a Submission draft IIA Report will be prepared to accompany the Submission draft Local Plan and will be available for consultation alongside the draft Local Plan itself prior to consideration by an independent planning inspector (**Stage D**).

Following Examination in Public (EiP), the Council will issue a Post Adoption Statement as soon as reasonably practicable after the adoption of the Local Plan. During the period of the Local Plan, the Council will monitor its implementation and any significant social, economic and environmental effects (**Stage E**).

HOW HAS THE PRE-SUBMISSION CONSULTATION DOCUMENT BEEN APPRAISED?

To support the assessment of the Local Plan, an Assessment Framework has been developed. This contains a series of sustainability objectives and guide questions that reflect both the current socio-economic and environmental issues which may affect (or be affected by) the Local Plan and the objectives contained within other plans and programmes reviewed for their relevance to the IIA and the Local Plan. The Assessment Objectives are shown in **Table NTS1**.

Figure NTS2 The IIA Process

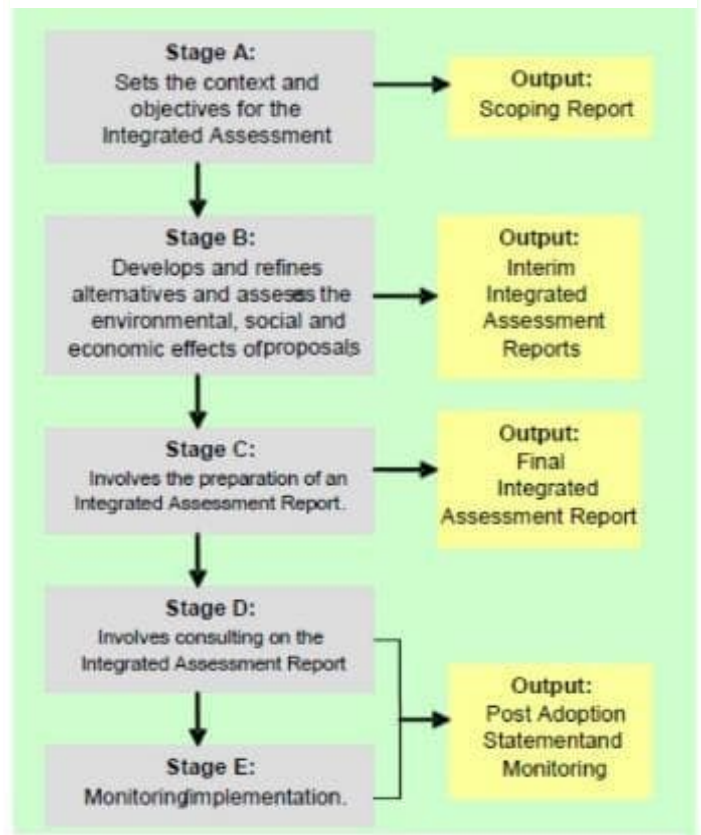


Table NTS1 IIA Assessment Objectives Used to Appraise the Pre-Submission Consultation Document

1. Biodiversity and Geodiversity: To conserve and enhance biodiversity and geodiversity and promote improvements to the multifunctional green infrastructure network.
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.
5. Health and Wellbeing: To improve the health and well being of those living and working in the Chelmsford City area.
6. Transport: To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.
7. Land Use and Soils: To encourage the efficient use of land and conserve and enhance soils.
8. Water: To conserve and enhance water quality and resources.
9. Flood Risk and Coastal Erosion: To reduce the risk of flooding to people and property, taking into account the effects of climate change.
10. Air: To improve air quality.
11. Climate Change: To minimise greenhouse gas emissions and adapt to the effects of climate change.
12. Waste and Natural Resources: To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.
13. Cultural Heritage: To conserve and enhance the historic environment, cultural heritage, character and setting.
14. Landscape and Townscape: To conserve and enhance landscape character and townscapes.

The Strategic Priorities have been assessed for their compatibility with the Assessment Objectives. The Housing Requirement, Employment Land Requirement and Spatial Strategy contained in the Pre-Submission Consultation Document have been appraised using matrices to identify likely significant effects on the Assessment Objectives. A qualitative scoring system has been adopted which is set out in **Table NTS2**.

Table NTS2 Scoring System Used in the Assessment of the Pre-Submission Consultation Document

Score	Description	Symbol
Significant Positive Effect	The approach contributes significantly to the achievement of the objective.	++
Minor Positive Effect	The approach contributes to the achievement of the objective but not significantly.	+

Score	Description	Symbol
Neutral	The approach does not have any effect on the achievement of the objective	0
Minor Negative Effect	The approach detracts from the achievement of the objective but not significantly.	-
Significant Negative Effect	The approach detracts significantly from the achievement of the objective.	--
No Relationship	There is no clear relationship between the approach and the achievement of the objective or the relationship is negligible.	~
Uncertain	The approach has an uncertain relationship to the objective or the relationship is dependent on the way in which the aspect is managed. In addition, insufficient information may be available to enable an assessment to be made.	?

NB: where more than one symbol/colour is presented in a box it indicates that the assessment has identified both positive and negative effects. Where a box is coloured but also contains a '?', this indicates uncertainty over whether the effect could be a minor or significant effect although a professional judgement is expressed in the colour used. A conclusion of uncertainty arises where there is insufficient evidence for expert judgement to conclude an effect.

LOCAL PLAN VISION AND STRATEGIC PRIORITIES

The Pre-Submission Consultation Document sets out the following vision for the Review of the Adopted Local Plan:

“Guiding Chelmsford's growth towards a greener, fairer and more connected community.”

Nine Strategic Priorities have been developed (**Table NTS3**).

Table NTS3 Strategic Priorities of the Review of the Adopted Local Plan

Priorities for climate
<p>1. Addressing the Climate and Ecological Emergency</p> <ul style="list-style-type: none"> Mitigate the impacts of climate change and adapt to its consequences Ensure new development moves towards delivering net-zero carbon emissions (energy efficiency, sustainable construction, renewable energy, infrastructure for active and sustainable travel) Ensure development adapts to minimise adverse impacts that create climate and ecological change, including managing flood risk and reducing carbon emissions Encourage tree planting and an increase in woodland expansion Ensure sustainable drainage systems in developments
<p>2. Promoting smart, active travel and sustainable transport</p> <ul style="list-style-type: none"> Promote/prioritise active travel and sustainable transport, for example in new developments creating walkable neighbourhoods, where everyday facilities such as schools, shops, workplaces, community and sports facilities, and open spaces are easily accessible by foot or cycle in 15-20 minutes Reduce reliance on fossil fuelled vehicles Support the provision of strategic and local transport infrastructure to enable a future for alternatives to fossil fuelled vehicles Create the conditions for active and sustainable travel locally, such as electric charging points for all new houses, accessible cycle and footpaths, multi-functional greenways, secure cycle parking, and provision of or subscription to car clubs Promote innovations in transport including smart technology

3. Protecting and enhancing the Natural and Historic Environment, and support an increase in biodiversity and ecological networks

- Plan positively for biodiversity net gain and green infrastructure including high quality green spaces
- protect and enhance local distinctiveness and plan positively for the creation, protection, enhancement and management of multi-functional green/blue infrastructure networks and habitats to ensure a net gain for biodiversity and green infrastructure in line with the Council's Green Infrastructure Strategic Plan
- Minimise the loss of the best and most versatile agricultural land to ensure future food production
- Protect/enhance the River Valleys and increase opportunities for sustainable travel
- Use high quality green infrastructure to protect, enhance and create wildlife corridors to maintain ecological connectivity when greenfield land will be lost

Priorities for growth

4. Ensuring sustainable patterns of development and protecting the Green Belt

- Plan positively to meet identified development needs and ensure that new development takes place in a sustainable way by balancing the key economic, social and environmental dimensions
- Promote development of previously developed land in Chelmsford's Urban Area
- Use the Settlement Hierarchy to identify most sustainable existing locations
- Locate development in locations that are close to existing or proposed local facilities so people can walk/cycle and be less reliant on the car
- Protect the Green Belt from inappropriate development
- Ensure accordance with the Minerals Local Plan, Waste Local Plan and South East Inshore Marine Plan

5. Meeting the needs for new homes

- Provide high quality new homes that meet people's needs (market, affordable, starter, supported, specialist, Gypsies and Travellers)
- Address the imbalance between the supply and need for affordable housing for rent
- Meet identified targets/needs for numbers and types of homes required to be built each year
- Maintain a good supply of homes throughout the Local Plan period

6. Fostering growth and investment and providing new jobs

- Ensure Chelmsford's businesses thrive, continue to innovate and can be even more productive and resilient
- Foster new economic growth and new jobs to meet forecast local needs generated by the growing population.
- Ensure a flexible rolling supply of employment land over the Local Plan period
- Support the retention of existing designated employment and rural employment areas to maintain supply and choice of employment floorspace and rural employment development opportunities, and support the growing green economy and creative sector
- Promotion of a circular economy

Priorities for place

7. Creating well designed and attractive places, and promoting the health and social well-being of communities

- Promote the health and wellbeing of communities
- Encourage healthy lifestyles and living environments for all residents for example by requiring development to contribute to creating an inclusive built and natural environment, to provide new green spaces including high quality green infrastructure and access to the countryside, sport and recreation facilities and to promote active and healthy lifestyles through the enhancement of sustainable and active travel routes
- Ensure that the integrity of communities is maintained, and social cohesion is promoted in new development
- Ensure that all new development meets the highest standards of design
- Require the use of masterplans and encourage design codes where appropriate for strategic scale developments
- Ensure new development helps provide new primary health services

<ul style="list-style-type: none"> • Promote community involvement in the long-term management and stewardship of new strategic residential development • Encourage development to be future-proofed and as sustainable and energy efficient as possible
<p>8. Delivering new and improved strategic and local infrastructure</p> <ul style="list-style-type: none"> • Address city-wide infrastructure needs • Maximise the efficient use of existing infrastructure capacities • Explore opportunities for new sustainable infrastructure • Ensure that necessary new or upgraded local infrastructure is provided alongside new development when it is needed • Ensure appropriate and timely strategic infrastructure to support new development
<p>9. Encouraging resilience in retail, leisure, commercial and cultural development</p> <ul style="list-style-type: none"> • Promote the vitality and viability of Chelmsford City Centre, South Woodham Ferrers Town Centre and Principal Neighbourhood Centres • Promote a range of functions which contribute to the vibrancy of Chelmsford City Centre and maintain its position as a leading destination. • Enhance the retail, leisure, commercial and cultural development offer of South Woodham Ferrers Town Centre • Protect existing and support new/enhanced leisure, sports, arts, cultural and recreation facilities to ensure that all parts of the City Council area are vibrant and successful • Implementation of the Plan for Improving Rivers and Waterways in and around Chelmsford, to improve the appearance, attractiveness and recreational use of Chelmsford's rivers and waterways, and some of its ambitions have been translated into policy

FINDINGS OF THE ASSESSMENT OF THE PRE-SUBMISSION CONSULTATION DOCUMENT

STRATEGIC PRIORITIES

It is important that the Strategic Priorities for the Local Plan are aligned with the IIA Objectives. The Strategic Priorities have therefore been assessed for their compatibility with the objectives that comprise the IIA Framework to help establish whether the general approach to the Local Plan is in accordance with the principles of sustainability.

ASSESSMENT

Table NTS4 presents the assessment of the compatibility between the Local Plan Strategic Priorities and the IIA Objectives.

Table NTS4 IIA Objectives and Strategic Priorities Compatibility Matrix

Assessment Objective	Strategic Priorities								
	1. Addressing the Climate and Ecological Emergency	2. Promoting smart, active travel and sustainable transport	3. Protecting and enhancing the Natural and Historic Environment, and support an increase in biodiversity and ecological networks	4. Ensuring sustainable patterns of development and protecting the Green Belt	5. Meeting the needs for new homes	6. Fostering growth and investment and providing new jobs	7. Creating well designed and attractive places, and promoting the health and social well-being of communities	8. Delivering new and improved strategic and local infrastructure	9. Encouraging resilience in retail, leisure, commercial and cultural development
1. Biodiversity and Geodiversity: To conserve and enhance biodiversity and geodiversity and promote improvements to the multifunctional green infrastructure network.	+	+	+	+	?	?	+	?	0
2. Housing: To meet the housing needs of the Chelmsford City Area and deliver decent homes.	-	0	-	?	+	+	?	+	0
3. Economy, Skills and Employment: To achieve a strong and stable economy which offers rewarding and well-located employment opportunities to everyone.	-	0	-	?	0	+	?	+	+
4. Sustainable Living and Revitalisation: To promote urban renaissance and support the vitality of rural centres, tackle deprivation and promote sustainable living.	0	+	0	+	+	+	+	+	+
5. Health and Wellbeing: To improve the health and well being of those living and working in the Chelmsford City area.	+	+	+	0	+	+	+	+	+
6. Transport: To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	+	+	0	?	0	?	0	+	+
7. Land Use and Soils: To encourage the efficient use of land and conserve and enhance soils.	+	0	+	+	-	-	+	?	0
8. Water: To conserve and enhance water quality and resources.	+	0	+	+	?	0	+	?	0
9. Flood Risk: To reduce the risk of flooding to people and property, taking into account the effects of climate change.	+	0	+	+	?	0	+	?	0

Assessment Objective	Strategic Priorities								
	1. Addressing the Climate and Ecological Emergency	2. Promoting smart, active travel and sustainable transport	3. Protecting and enhancing the Natural and Historic Environment, and support an increase in biodiversity and ecological networks	4. Ensuring sustainable patterns of development and protecting the Green Belt	5. Meeting the needs for new homes	6. Fostering growth and investment and providing new jobs	7. Creating well designed and attractive places, and promoting the health and social well-being of communities	8. Delivering new and improved strategic and local infrastructure	9. Encouraging resilience in retail, leisure, commercial and cultural development
10. Air: To improve air quality.	+	+	+	+	?	0	?	-	0
11. Climate Change: To minimise greenhouse gas emissions and adapt to the effects of climate change.	+	+	+	+	?	?	+	-	0
12. Waste and Natural Resources: To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	+	0	0	0	-	0	?	0	0
13. Cultural Heritage: To conserve and enhance the historic environment, cultural heritage, character and setting.	0	0	+	+	-	?	+	?	0
14. Landscape and Townscape: To conserve and enhance landscape character and townscapes.	+	0	+	+	-	?	+	?	0

Key

+	Compatible	?	Uncertain	0	Neutral	-	Incompatible
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The key findings of this assessment are as follows:

- Interactions between Strategic Priorities and the IIA Objectives are predominantly compatible or neutral in character.
- 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.

- 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.
- 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).

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.

HOUSING REQUIREMENT

In order to meet the transitional arrangements for plan-making contained within the revised NPPF (December 2024), provision is made for a minimum of 22,990 net new homes at an average annual rate of 1,210 net new homes per year. This equates to 83% of the housing need identified in the revised Standard Method (December 2024).

The findings of the Gypsy and Traveller Accommodation Assessment that covers the period 2023 to 2041 identifies a requirement for 40 permanent Gypsy and Traveller pitches and 38 permanent Travelling Showpeople plots to be developed by 2041 within Chelmsford for households that meet the definition of Gypsies and Travellers in the PPTS.

In order to meet identified need, a total of 30 permanent pitches for Gypsies and Travellers as defined by national planning policy for the period 2022-2041 will be provided.

In order to meet identified need, a total of 28 permanent plots will be provided for Travelling Showpeople as defined by national planning policy in the period 2022- 2041.

The remainder of the need to be met through windfall applications using the criteria of Policy DM3.

ASSESSMENT

The Proposed Housing Requirement has been assessed against the IIA objectives, using the qualitative scoring system in **Table NTS2**. **Table NTS5** summarises the assessment.

Table NTS5 Assessment of the Proposed Housing Allocation

Assessment Objective	1. Biodiversity	2. Housing	3. Economy	4. Sustainable Living and Revitalisation	5. Health and Wellbeing	6. Transport	7. Land Use	8. Water	9. Flood Risk	10. Air Quality	11. Climate Change	12. Waste and Natural Resources	13. Cultural Heritage	14. Landscape and Townscape
Housing Requirement	+/-	++	++	+/-	+/-	+/- /?	+/-	-/?	-/?	-/?	-/?	-/?	+/-	+/-

The key likely significant sustainability effects associated with the Housing Requirement relate to:

- **Housing (Objective 2):** 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.
- **Economy (Objective 3):** 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.
- **Land use (Objective 7):** whilst brownfield land will be used through windfall sites, a significant area of greenfield land will be required.

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.

EMPLOYMENT LAND REQUIREMENT

Whilst the Adopted Local Plan employment policies are still relevant and site allocations for new employment development are also progressing in line with projections, some policies will require updating and additional policies may be required in the light of changes to national planning policy and new legislation. Changes are also required to ensure that the plan continues to meet future employment needs to 2041.

The Pre-Submission Consultation Document proposes a continuation of the existing approach to employment land provision, i.e. a flexible rolling employment land supply across the plan period to 2041). Consequently, it is proposed that development sites to accommodate a minimum of 162,646 sqm of new employment business floorspace (Use Classes E(g)(i-iii), B2 and-B8) in addition to existing commitments over the Plan period.

ASSESSMENT

The proposed approach to the Employment Land Requirement has been assessed against the IIA objectives using the qualitative scoring system in **Table NTS2**. The emerging findings of the assessment are summarised in **Table NTS6**.

Table NTS6 Assessment of the Proposed Approach to the Employment Allocation

Assessment Objective	1. Biodiversity	2. Housing	3. Economy	4. Sustainable Living and Revitalisation	5. Health and Wellbeing	6. Transport	7. Land Use	8. Water	9. Flood Risk	10. Air Quality	11. Climate Change	12. Waste and Natural Resources	13. Cultural Heritage	14. Landscape and Townscape
Proposed employment allocation (162,646sqm)	-/?	0	++/?	+	+/?	+/?	+/?	-/?	-/?	+/?	+/?	-	+/?	+/?

The key likely significant sustainability effects associated with the Employment Land Requirement relate to:

- **Economy (Objective 3):** The provision of employment land will support economic growth across Chelmsford, delivering deliver jobs and supporting regeneration and investment.
- **No significant negative effects** on the IIA objectives have been identified.

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.

PROPOSED SPATIAL STRATEGY

The Proposed Spatial Strategy for the delivery of the proposed housing and employment growth is presented in **Table NTS7** and **Figure NTS1**. The Proposed Spatial Strategy draws on aspects of the

five spatial approaches set out in the Issues and Options Consultation Document¹. The Assessment of the Proposed Spatial Strategy is set out in **Table NTS8**.

Table NTS7 Summary of the Proposed Spatial Strategy

Development allocations to 2041		New Homes	Traveller Pitches	Travelling Showpeople Plots	Net New Employment Floorspace
Growth Area 1 – Central and Urban Chelmsford					
Site/Location					
1	Previously developed sites in Chelmsford Urban Area	3,013			4,000sqm Use Class Eg(i-iii)
2	West Chelmsford	880		5	
3a	East of Chelmsford - Manor Farm	360			
3b	East of Chelmsford - Land North of Maldon Road				5,000sqm Office/Business Park
3c	East of Chelmsford - Land North of Maldon Road	109			
3d	East of Chelmsford - Land North of Maldon Road	65			
4	Land North of Galleywood Reservoir	24			
5	Land surrounding Telephone Exchange, Ongar Road, Writtle	25			
Development allocations to 2041		New Homes	Traveller Pitches	Travelling Showpeople Plots	Net New Employment Floorspace
Area Total		4,476		5	9,000sqm
Growth Area 2 – North Chelmsford					
Site/Location					
6	North East Chelmsford (Chelmsford Garden Community)	5,569	10		56,946sqm Office/Business Park
7a	Great Leighs - Land at Moulsham Hall	750		5	

¹ Approach A: Growing Existing Strategy; Approach B: Growth in Urban Areas; Approach C: Wider Strategy; Approach D: Growth Along Transport Corridors; Approach E: New Settlement

Development allocations to 2041		New Homes	Traveller Pitches	Travelling Showpeople Plots	Net New Employment Floorspace
7b	Great Leighs - Land East of London Road	250			
7c	Great Leighs - Land North and South of Banters Lane	100			
8	North of Broomfield	512			
9a	Waltham Road Employment Area				3,500sqm B2/B8
14b	Land south of Ford End Primary School, Ford End	20			
15	Little Boyton Hall Farm Rural Employment Area				6,000sqm B2/B8
Area Total		7,201	10	5	66,446sqm
Development Allocations to 2041		New Homes	Traveller Pitches	Travelling Showpeople Plots	Net New Employment Floorspace
Growth Area 3 – South and East Chelmsford					
Site/Location					
16a	East Chelmsford Garden Community (Hammonds Farm)	3,000	20	13	43,000sqm Business Space
16b	Land adjacent to A12 Junction 18				43,000sqm Business Space
10	North of South Woodham Ferrers	1,220		5	1,200sqm Business Space
11b	Land at Kingsgate, Bicknacre	20			
11c	Land west of Barbrook Way, Bicknacre	20			
12	St Giles, Bicknacre	32			
13	Danbury	100			
17a	Land North of Abbey Fields, East Hanningfield	11			
17b	Land east of Highfields Mead, East Hanningfield	20			
Area Total;		4,423	20	18	87,200sqm
Total Local Plan Allocations		16,100	30	28	162,646 sqm
Windfall Allowance 2026-2041		2,373			
TOTAL		18,473	30	28	162,646 sqm

Figure NTS1 Proposed Spatial Distribution of Growth Locations



Table NTS8 Summary of the sustainability effects of the Proposed Spatial Strategy

Assessment Objective	1. Biodiversity	2. Housing	3. Economy	4. Sustainable Living and Revitalisation	5. Health and Wellbeing	6. Transport	7. Land Use	8. Water	9. Flood Risk	10. Air Quality	11. Climate Change	12. Waste and Natural Resources	13. Cultural Heritage	14. Landscape and Townscape
Proposed Spatial Strategy	+/-/?	++	++	+/-	+/-	+/-/?	-/?	-/?	0	0/?	0/?	+/-	+/-/?	+/-/?

The likely significant sustainability effects associated with the Proposed Spatial Strategy relate to:

- **Housing (Objective 2):** Realising the delivery of homes to help meet local and sub-regional needs, including affordable housing.
- **Economy (Objective 3):** The provision of employment land will support economic growth across Chelmsford, delivering deliver jobs and supporting regeneration and investment.
- **Health and Well-Being (Objective 5):** The provision of more and a wider range of services associated with population growth.
- Significant negative effects associated with **Land Use (Objective 7)** and **Landscape (Objective 14)**, reflecting the permanent loss of these resources to urban development.

The negative (and uncertain) effects identified across a range of IIA objectives reflects the potential for development to result in adverse environmental impacts. These potential effects will require further consideration in the development of policies for the Review of the Adopted Local Plan and will require particular attention in the identification of site location, design and mitigation measures. There is the potential for new development to deliver benefits in respect of, for example, sustainable travel, health and enhancements to townscapes.

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.

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.

Overall, the Proposed Spatial Strategy draws on elements of the five spatial approaches previously presented and in so doing meets the housing and employment needs of the City Area. The limitations and opportunities associated with all five approaches are acknowledged in the suite of policies supporting the proposed spatial strategy and attendant allocations, based on experience in bringing forward strategic site allocations such as the North East Chelmsford Garden Community.

HABITATS REGULATIONS ASSESSMENT

Regulation 105 of the *Conservation of Habitats and Species Regulations 2017* (as amended) states that if a land-use plan is “(a) is likely to have a significant effect on a European site or a European offshore marine site (either alone or in combination with other plans or projects); and (b) is not directly connected with or necessary to the management of the site” then the plan-making authority must “...make an appropriate assessment of the implications for the site in view of that site’s conservation objectives” before the plan is given effect. The process by which Regulation 105 is met is known as Habitats Regulations Assessment (HRA). The Council has a statutory duty to prepare the Local Plan and is therefore the Competent Authority for an HRA.

Regulation 105 essentially provides a test that the final plan must pass; there is no statutory requirement for HRA to be undertaken on draft plans or similar developmental stages (e.g. issues and options; preferred options). However, it is accepted best-practice for the HRA of strategic planning documents to be run as an iterative process alongside plan development.

Appendix N of this report provides guidance on the HRA-related issues that will be relevant to both the plan development and the HRA. It includes:

- an outline of the proposed approach and scope of the Local Plan HRA;
- a summary of the environmental and European site baseline, as currently understood, and any known data gaps or environmental aspects subject to future studies;
- informal guidance for the Council on any HRA-related issues or risks that may be relevant to the Options selection process, and/or which may need to be considered when reviewing the Local Plan.

The proposed approach will not create fundamental systematic effects that cannot be avoided or mitigated irrespective of how the objectives and options are defined through allocation and policy.

HEALTH IMPACT ASSESSMENT AND EQUALITIES IMPACT ASSESSMENT

The Proposed Spatial Strategy has been subject to Equalities Impact Assessment (EqIA) and Health Impact Assessment (HIA) and presented in Appendices I and J respectively. The principal results from the assessments are presented in Table NTS9.

Table NTS9 Principal Results from the HIA and EqIA

HIA	EqIA
<p>Strategic Policies</p> <p>Overall, the strategic policies will help to support and progress the HIA objectives by improving access to new homes, employment opportunities and associated infrastructure.</p> <p>The policies encourage high quality design and active travel, the protection and enhancement of the environment, community facilities and the delivery of multi-functional open spaces and green infrastructure. Strategic Policy S14 (Health and Wellbeing) is likely to significantly progress all of the objectives as it directly relates to health and wellbeing. It sets out a commitment to improving the health and wellbeing of residents and communities, promoting more active and healthier lifestyles, creating healthy living environments and reducing health inequalities through high-quality placemaking.</p>	<p>The Strategic Policies do not directly affect a number of the protected characteristics considered under the EqIA, reflecting the intention and scope of the plan as a land use document. All of the Strategic Policies and Site Allocations are assessed as having either a positive, mixed or neutral outcome in respect of the protected characteristics; consequently, the Pre-Submission Document is considered to be generally compatible with the duties of the Equality Act 2010.</p> <p>In respect of gender reassignment, marriage and civil partnership, sex and sexual orientation there are no identified effects included in policy options or site options that are considered to</p>

While the delivery of the new infrastructure can have temporary negative effects on the health and well-being of existing communities; through increased disturbance (noise), reduced local air quality as a result of increased traffic emissions and dust, and the loss of existing open/ green spaces, the strategic policies in conjunction with other Local Plan policies provide sufficient mitigation to ensure that there are no residual significant negative effects on the HIA objectives.

Growth Area Policies

The growth area policies propose the delivery of housing, employment and associated infrastructure across a number of sites.

The delivery of strategic scale infrastructure will significantly progress the HIA objectives through improved access to good quality homes (including affordable homes), employment opportunities, community facilities (including education and health services) and greater opportunities for active travel. The policies also require the provision of accessible and multi-functional open/ green spaces and the provision or contributions to new or enhanced recreational facilities.

While the delivery of the new infrastructure can have temporary negative effects on the health and well-being of existing communities; through increased disturbance (noise), reduced local air quality as a result of increased traffic emissions and dust, and the loss of existing open/ green spaces, the growth area policies in conjunction with other Local Plan policies provide sufficient mitigation to ensure that there are no residual significant negative effects on the HIA objectives. There is the opportunity to strengthen the growth area policies in relation to HIA objective 5, through the requirement for the delivery of communal food growing opportunities in strategic scale development, such as allotments or community orchards. The policies relating to Special Policy Areas (SPA) are likely to progress HIA objectives 2, 4 and 6 as they allow for the continued operation and function of key facilities, including Broomfield Hospital.

Development Management Policies

The development management policies often relate to a specific issue and therefore progress a particular HIA objective. In general, the majority of them are not likely to progress or hinder the HIA objectives given the nature of the policies. Policies DM1, DM2 and DM24 are likely to significantly progress HIA objective 1 relating to design of homes. The policies require an appropriate mix of dwelling types and sizes, the delivery of affordable homes and high quality built form and urban design. None of the policies were identified as having the potential to have significant negative effects on the HIA objectives.

have a direct effect on these four protected characteristics. For the remaining five protected characteristics – age, disability, religion or belief, pregnancy and maternity and race - the options considered as part of the Local Plan Pre-Submission document are likely to have some positive effects as follows:

- policies which seek to provide and enhance community services and facilities will benefit the young, old and those with accessibility issues such as the disabled and pregnant women (Strategic Policies S1, S5, S9, S12, S15, S16, S17).
- the provision of accessible greenspace and enhancement of accessibility (Strategic Policies S1, S2, S5, S9, S13, S15) is likely to directly benefit those with relatively limited accessibility.
- Those vulnerable to air pollution (the young, old and pregnant women) are also likely to directly benefit from the provision of more open space which is accessible, as well as improvements in air quality as a result of modal shift in transport use, notably through the provision of walking and cycling routes and EV charging infrastructure (Strategic Policies S1, S2, S5, S9, S12, S13, S15).
- The provision of high quality community infrastructure including meeting spaces is likely to benefit those vulnerable to social isolation (notably the elderly, disabled and pregnant women) through offering opportunities for socialising in accessible places (Strategic Policies S1, S5, S9, S12, S15, S16, S17)
- The provision of a wide range of housing types and affordable options will help to ensure greater equality of access, meeting the needs of specific groups, notably the elderly, disabled and young).

The Proposed Spatial Strategy is likely to yield overall positive effects, reflecting the provision of greater opportunities for access to services and employment.

Overall, no negative effects have been identified across the two analyses, although there are a wide range of uncertainties associated with policy implementation and the requirement for ongoing monitoring and evaluation to determine the success of policy implementation and any unintended consequences.

Consideration of Options and Reasonable Alternatives

Throughout the plan preparation process, growth level and spatial options have been prepared and consulted upon to help prepared a balanced and reasoned plan. As part of the preparation of the Pre-submission IIA, the proposed strategy (Option 2a) is compared to a no change scenario (Option 1) and four reasonable alternatives which present different configurations of growth and its spatial distribution. The six reasonable alternatives comprise:

- Option 1: Lower Growth includes existing adopted Local Plan allocations.
- Option 2a: 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.
- Option 2b: 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.
- Option 2c: 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.
- Option 2d: 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.
- Option 3: Higher growth includes the sites outlined under Option 2a and Option 2c. Also includes an increased number of dwellings on East Chelmsford Garden Community (Hammonds Farm) and West and North West Chelmsford.

The likely significant effects of these reasonable alternatives are analysed, followed by the presentation of the outline reasons for the selection of the preferred approach and rejection of alternatives which explains why the preferred spatial strategy option is selected in light of alternatives.

The analysis of Reasonable Alternatives demonstrates that overall, the alternatives perform no better, and in many instances worse than the Proposed Spatial Strategy (Option 2a).

The lower growth option (Option 1a) performs better than Option 2a in respect of Objective 7 Land Use and soils; and Objective 8 Water, reflecting lower inherent resource use. By contrast, Option 1a performs more poorly against Option 2a in respect of Objective 2 Housing and Objective 3 Employment, reflecting more limited opportunities for meeting housing and associated employment needs.

Central variants, Options 2b – 2d all offer similar types of performance, generally poorer than the Proposed Spatial Strategy, particularly in respect of Objective 4 Sustainable Living and Revitalisation and Objective 6 Transport, reflecting housing-led developments without established sustainable infrastructure connections and consequent reliance on use of the private car, at least in the short and medium term. Whilst relatively large-scale developments could in principle over time deliver a relatively high degree of self-sufficiency, there is a risk that this will not be achieved.

The higher growth option (Option 3) performs more poorly overall reflecting greater resource use with greater uncertainty overall such as potential oversupply of housing in the plan period disrupting co-ordinated delivery against identified need.

OVERALL EFFECTS OF THE PROPOSED SPATIAL STRATEGY

Throughout the evolution of the Local Plan Review, a range of options in respect of amount of development and spatial distribution and site delivery options have been tested and assessed, taking into account:

- The current pattern of development including commitments to future growth on certain sites, as well as learning from the successes and lessons of recent developments.
- The scale of required development which will in the case of housing, both help to meet existing demand (notably for affordable housing) but also the planned growth of the City.
- Environmental protection constraints including biodiversity, Green Belt, Green Wedge and flood risk.
- Using a balance of large, medium and smaller sites which provide for opportunities for higher degrees of self-containment of both new development and that associated with existing settlements where service provision can be vulnerable.
- Commitments to the regeneration of the Chelmsford City urban area through the recycling of brownfield land in preference to greenfield, where possible, maintaining and enhancing service provision, green infrastructure and accessibility using non-car forms of transport.
- Maintaining and enhancing the City's economic dynamism and potential through a proportionate employment land supply and balancing housing development with job creation such that a higher degree of self-containment is achievable than was previously the case.
- Taking opportunities to introduce higher and challenging standards for matters such as green infrastructure (notably on larger sites, but also City-wide), addressing climate change through flood risk mitigation strategies, energy efficiency in building design and implementing best practice on place-making such as the Essex Design Guide.

The proposed quantum of development reflects realistic delivery of supporting community infrastructure as part of a balanced portfolio of development sites, from a new large-scale garden community to proportionate additions to existing settlements, whilst ensuring brownfield redevelopment as a priority.

The scale of development proposed (and across all options) means that there will be significant greenfield land-take and which cannot be mitigated in itself but through the introduction of biodiversity enhancement and wider green infrastructure, particularly on larger sites, creates new resources and enhances health and wellbeing through greater access to these important facets of high quality places. In addition, there will be disruption to existing landscape character associated with the land-take of significant scale new communities.

Whilst higher growth options are more likely to deliver and/or contribute to significant new infrastructure such as road and junction enhancements, this has to be balanced with the wider aspiration to minimise the need to travel and encourage a modal shift away from the private car to 'sustainable' modes of transport (walking, cycling, public transport, electric vehicles). Similarly, the introduction of low-carbon energy generation (such as through ground source heat pumps/networks, battery storage) along with class-leading standards of sustainable design and construction could be presented through the economies of scale associated with high development quanta, in addition to planned communities.

The proposed configuration of growth across the Plan area matches aspirations for housing and employment development with opportunities for a greater degree of self-containment within new and existing communities, reducing the need to travel, accessing local jobs and services and providing an attractive environment for recreation and leisure.

In light of the above, the Pre-Submission Local Plan is likely to have significant positive effects across a number of the IIA Objectives, including:

- Meeting the housing needs of the City both now and in the future through the delivery of a minimum of 22,990 homes (1,210 per year) to 2041, including housing for older people and other specialist needs and demand-led affordability targets, contributing to Objective 2: Housing and Objective 4: Sustainable Living & Revitalisation.
- Expanding and creating sustainable neighbourhoods through City-centre regeneration, expanding existing urban extensions, a new garden community, and proportionate increases to smaller, free-standing communities, creating a well-connected and communities with access to services, contributing to Objective 2: Housing, Objective 4: Sustainable Living & Revitalisation and Objective 5: Health and Wellbeing.
- Expanding and strengthening the City's successful economy through the provision of a flexible rolling employment land supply across the plan period to 2041 to accommodate a minimum of 162,646 sqm of new employment business floorspace (Use Classes E(g)(i-iii), B2 and-B8), contributing to Objective 3: Economy, Skills and Employment; Objective 4. Sustainable Living and Revitalisation and Objective 5: Health and Wellbeing.
- Protecting and enhancing local centres contributing to Objective 3. Economy, Skills and Employment, Objective 4. Sustainable Living and Revitalisation and Objective 5: Health and Wellbeing.
- Achieving high quality design contributing to Objective 4. Sustainable Living and Revitalisation: Objective 13: Cultural Heritage, 14. Landscape and Townscape.
- Providing social, health and education facilities which will support progression towards sustainable communities contributing to Objective 4. Sustainable Living and Revitalisation and Objective 5: Health and Wellbeing.
- Protecting and enhancing Green and Blue Infrastructure resources, including biodiversity resources, recreational amenity, air and water quality, contributing to Objective 1: Biodiversity and Geodiversity, Objective 5: Health and Wellbeing, Objective 7: Land Use and Soils, Objective 8: Water, Objective 9: Flood Risk and Coastal Erosion: Objective 10: Air.
- Encouraging more sustainable forms of transport contributing to Objective 5: Health and Wellbeing and Objective 6: Transport.
- Managing waste and natural resources contributing to Objective 12: Waste and Natural Resources.
- Responding to the challenge of climate change through mitigation measures such as energy efficiency in buildings and on-site energy generation contributing to Objective 2: Housing, Objective 4. Sustainable Living and Revitalisation and Objective 11: Climate Change.

MITIGATION AND ENHANCEMENT

The assessment contained in this Report has identified (see **Section 5.12**) a range of measures to help address potential negative effects and enhance positive effects associated with the implementation of the approaches contained in the Pre-Submission Consultation Document. These measures are highlighted within the detailed assessment matrices and will be considered by the Council in refining the approaches and developing the policies that will comprise the Review of the Adopted Local Plan.

NEXT STEPS

This Pre-Submission IIA Report is being issued for consultation alongside the Pre-Submission Consultation Document. The consultation will run from 04 February to 18 March 2025.

The findings of the Pre-submission IIA Report, together with consultation responses and further evidence base work, will accompany the Submission Local Plan Document.

This Consultation: How to Give Us Your Views

We would welcome your views on any aspect of the IIA Report. In particular, we would like to hear your views as to whether the effects which are predicted are likely and whether there are any significant effects which have not been considered.

Please provide your comments by 18 March 2025. The Council encourages people to submit comments via its consultation portal at:
www.chelmsford.gov.uk/planningpolicyconsult

Alternatively, comments can be sent:

- **By email – planning.policy@chelmsford.gov.uk**
- **By post – Spatial Planning Services, Chelmsford City Council, Civic Centre, Duke Street, Chelmsford, CM1 1JE**
- **You can comment on as much or as little as you wish but please ensure you clearly mark which paragraph/figure/table/policy your comments relate to.**
- **Please note we are unable to accept anonymous representations and any comments received after the closing date cannot be accepted.**
- **Full details of how to make comments can be found in the Consultation Statement available at: www.chelmsford.gov.uk/lp-review**



1. BACKGROUND TO THE INTEGRATED IMPACT ASSESSMENT

1.1 OVERVIEW

- 1.1.1 Chelmsford City Council (the Council) is currently preparing a Review of the Adopted Local Plan (the Local Plan) for Chelmsford City Council's Administrative Area (the City Area). The Local Plan will replace the current Local Plan that was adopted in May 2020, setting out the vision, objectives, planning policies and site allocations that will guide development in the local authority area to 2041. WSP UK Limited (hereafter 'WSP') has been commissioned by the Council to undertake an Integrated Impact Assessment (IIA) of the Review of the Local Plan.
- 1.1.2 The IIA appraises the environmental, social and economic performance of the Review of the Local Plan and any reasonable alternatives. In doing so, it helps to inform the selection of the approaches for the Local Plan concerning (in particular) the quantum, distribution and location of future development in Chelmsford and associated policies. The IIA process also identifies measures to avoid, minimise or mitigate any potential negative effects that may arise from the Local Plan's implementation as well as opportunities to improve the contribution of the Local Plan towards sustainability.
- 1.1.3 The IIA brings together into a single framework five different strands of assessment, Sustainability Appraisal (SA) and Strategic Environmental Assessment (SEA) (considered as a single assessment), Health Impact Assessment (HIA), Equalities Impact Assessment (EqIA), and Habitats Regulations Assessment (HRA) in order to assess the socio-economic and environmental effects of the Review of the Adopted Local Plan.
- 1.1.4 As part of the preparation of the Local Plan, the Council has prepared the Chelmsford Local Plan Pre-Submission Consultation Document (the Regulation 19 Pre-Submission Consultation Document)². This document sets out the planning issues that face Chelmsford over the next 15 years and the proposed strategy for the way they could be addressed. It is being published for consultation from 04 February to 18 March 2025.
- 1.1.5 This report presents the findings of the IIA of the Pre-Submission Consultation Document.

1.2 PURPOSE OF THIS REPORT

- 1.2.1 Under Section 19(5) of the Planning and Compulsory Purchase Act 2004, the Council is required to carry out a SA of the Local Plan to help guide the selection and development of policies and proposals in terms of their potential social, environmental and economic effects. In undertaking this requirement, local planning authorities must also incorporate

² www.chelmsford.gov.uk/new-local-plan

the requirements of the Environmental Assessment of Plans and Programmes Regulations 2004 (statutory instrument 2004 No. 1633)³.

- 1.2.2 The SEA Regulations seek to provide a high level of protection of the environment by integrating environmental considerations into the process of preparing certain plans and programmes, specifically *“to contribute to the integration of environmental considerations into the preparation and adoption of plans and programmes with a view to promoting sustainable development, by ensuring that an environmental assessment is carried out of certain plans and programmes which are likely to have significant effects on the environment.”*
- 1.2.3 The National Planning Policy Framework (NPPF) (2023) sets out that local plans are key to delivering sustainable development (para 32) and that they must be prepared with the objective of contributing to the achievement of sustainable development, as follows: *“Local plans and spatial development strategies should be informed throughout their preparation by a sustainability appraisal that meets the relevant legal requirements. This should demonstrate how the plan has addressed relevant economic, social and environmental objectives (including opportunities for net gains). Significant adverse impacts on these objectives should be avoided and, wherever possible, alternative options which reduce or eliminate such impacts should be pursued. Where significant adverse impacts are unavoidable, suitable mitigation measures should be proposed (or, where this is not possible, compensatory measures should be considered).”*
- 1.2.4 Planning Practice Guidance makes clear that SA plays an important role in demonstrating that a local plan reflects sustainability objectives and has considered reasonable alternatives. In this regard, IIA will help to ensure that a local plan is “justified”, a key test of soundness that concerns the extent to which a plan is the most appropriate strategy, when considered against the reasonable alternatives and available and proportionate evidence.
- 1.2.5 IIA is therefore an integral part of the preparation of the Local Plan. In accordance with paragraph 32 of the NPPF, IIA of the Local Plan will help to ensure that the likely social, economic and environmental effects of the Plan are identified, described, appraised and communicated. Where negative effects are identified, measures will be proposed to avoid, minimise or mitigate such effects. Where any positive effects are identified, measures will be considered that could enhance such effects.
- 1.2.6 This IIA Report supports the development and refinement of the Local Plan by appraising the sustainability strengths and weaknesses of the approaches that comprise the Pre-Submission Consultation Document. This will help promote sustainable development through the early integration of sustainability considerations into the preparation of the Local Plan and selection of approaches. More specifically, this IIA Report sets out:
- an overview of the Review of the Adopted Local Plan;

³ Under the Withdrawal Act, EU-derived domestic legislation (such as existing environmental regulations that implement EU Directives) and Direct EU legislation (such as EU regulations and decisions) which were in force immediately prior to the end of the transition period continued to form part of UK domestic law after 31 December 2020. After 31 December 2020, however, Parliament is at liberty to introduce future changes to the existing legislation since, after 31 December 2020, the UK will no longer be bound by EU legislation.

- a review of relevant international, national, regional, sub-regional and local plans, policies and programmes;
- baseline information for the Local Plan area across key sustainability topics;
- key economic, social and environmental issues relevant to the assessment of the Local Plan;
- the approach to undertaking the assessment of the Pre-Submission Consultation Document;
- the findings of the assessment of the Pre-Submission Consultation Document;
- reasonable alternatives considered as part of the preparation of the Plan; and
- conclusions and an overview of the next steps in the IIA process.

1.3 THE CHELMSFORD REVIEW OF THE ADOPTED LOCAL PLAN – AN OVERVIEW

REQUIREMENT TO PREPARE A LOCAL PLAN

1.3.1 The NPPF⁴ determines that each local planning authority should prepare a local plan for its area. Local plans should set out the strategic priorities and policies to deliver:

- the homes and jobs needed in the area;
- the provision of retail, leisure and other commercial development;
- the provision of infrastructure for transport, telecommunications, waste management, water supply, wastewater, flood risk and coastal change management, and the provision of minerals and energy (including heat);
- the provision of health, security, community and cultural infrastructure and other local facilities; and
- climate change mitigation and adaptation and conservation and enhancement of the natural and historic environment, including landscape.

1.3.2 Planning Practice Guidance (2021)⁵ clarifies (at paragraph 002 ‘Local Plans’) that local plans “*should make clear what is intended to happen in the area over the life of the plan, where and when this will occur and how it will be delivered*”.

PREPARATION OF THE REVIEW OF THE ADOPTED LOCAL PLAN

1.3.3 The Council’s Local Development Scheme (LDS) was updated in November 2023⁶. The LDS sets out the timetable for production of the Local Plan in accordance with the

⁴ Department for Communities and Local Government (2021) National Planning Policy Framework. Available from: https://assets.publishing.service.gov.uk/media/65829e99fc07f3000d8d4529/NPPF_December_2023.pdf

⁵ Department for Communities and Local Government (2021) Planning Practice Guidance. Available from: <https://www.gov.uk/government/collections/planning-practice-guidance>

⁶ Available from [chelmsford-local-development-scheme-2023-2028.pdf](https://www.chelmsford.gov.uk/media/65829e99fc07f3000d8d4529/chelmsford-local-development-scheme-2023-2028.pdf)

requirements for plan production set out in The Town and Country Planning (Local Planning) (England) Regulations 2012).

- 1.3.4 The Council has a statutory duty to review the Local Plan at least every five years under Regulation 10A of the Town and Country Planning (Local Planning) (England) Regulations 2012. The NPPF (2023) sets out in paragraph 33 that policies in local plans and spatial development strategies should be reviewed to assess whether they need updating at least once every five years and should then be updated as necessary. It also states that reviews should be completed no later than five years from the adoption date of a plan (which would be 28th May 2025) and should take into account changing circumstances affecting the area, or any relevant changes in national policy. Relevant strategic policies will need updating at least once every five years if their applicable local housing need figure has changed significantly; and they are likely to require earlier review if local housing need is expected to change significantly in the near future. The adopted Local Plan committed to a full or partial review of the Plan in Policy S13 to commence in 2022. The key plan preparation milestones are detailed in **Table 1.1**.

Table 1.1 Local Plan Preparation Milestones

Stage	Date
Evidence gathering and public participation – Scoping Consultation (Regulation 18) (Issues and Options)	August – October 2022
Preferred Options Consultation (Regulation 18)	Spring/Summer 2024
Consultation on Draft Local Plan (Regulation 19)	Early 2025
Submission (Regulation 22)	Summer 2025
Examination in Public (Regulation 24)	Autumn 2025
Adoption (Regulation 26)	Spring 2026

- 1.3.5 Adoption of the Review of the Adopted Local Plan is due to take place in Spring 2026. This is being preceded by three principal periods of consultation during which the Local Plan will be developed and refined taking into account (*inter-alia*) national planning policy and guidance, the Council’s evidence base, the outcomes of consultation and the findings of the IIA.
- 1.3.6 Further information in respect of the review of the Adopted Local Plan is available via the Council’s website at: www.chelmsford.gov.uk/lp-review

1.4 THE PRE-SUBMISSION CONSULTATION DOCUMENT

SCOPE OF THE PRE-SUBMISSION CONSULTATION DOCUMENT

- 1.4.1 The Pre-Submission Consultation Document sets out the planning issues that face the City Area over the next 15 years and the proposed strategy for the way they could be addressed. The key elements of the document, and which are the subject of assessment in this IIA Report, include:
- Strategic Priorities;



- Housing Requirements;
- Employment Land Requirements; and
- Spatial Strategy.

1.4.2 These key elements of the Pre-Submission Consultation Document are discussed in-turn below.

STRATEGIC PRIORITIES

1.4.3 The Pre-Submission Consultation Document sets out Strategic Priorities that are the key priorities that the Local Plan is based on. These priorities set the overall policy direction for all the strategic policies, site allocations and development management policies in the Local Plan.

1.4.4 The proposed Strategic Priorities are set out in **Table 1.2**.

Table 1.2 Proposed Strategic Priorities

Priorities for climate
<p>1. Addressing the Climate and Ecological Emergency</p> <ul style="list-style-type: none"> • Mitigate the impacts of climate change and adapt to its consequences • Ensure new development moves towards delivering net-zero carbon emissions (energy efficiency, sustainable construction, renewable energy, infrastructure for active and sustainable travel) • Ensure development adapts to minimise adverse impacts that create climate and ecological change, including managing flood risk and reducing carbon emissions • Encourage tree planting and an increase in woodland expansion • Ensure sustainable drainage systems in developments
<p>2. Promoting smart, active travel and sustainable transport</p> <ul style="list-style-type: none"> • Promote/prioritise active travel and sustainable transport, for example in new developments creating walkable neighbourhoods, where everyday facilities such as schools, shops, workplaces, community and sports facilities, and open spaces are easily accessible by foot or cycle in 15-20 minutes • Reduce reliance on fossil fuelled vehicles • Support the provision of strategic and local transport infrastructure to enable a future for alternatives to fossil fuelled vehicles • Create the conditions for active and sustainable travel locally, such as electric charging points for all new houses, accessible cycle and footpaths, multi-functional greenways, secure cycle parking, and provision of or subscription to car clubs • Promote innovations in transport including smart technology
<p>3. Protecting and enhancing the Natural and Historic Environment, and support an increase in biodiversity and ecological networks</p> <ul style="list-style-type: none"> • Plan positively for biodiversity net gain and green infrastructure including high quality green spaces • Protect and enhance local distinctiveness and plan positively for the creation, protection, enhancement and management of multi-functional green/blue infrastructure networks and habitats to ensure a net gain for biodiversity and green infrastructure in line with the Council's Green Infrastructure Strategic Plan • Minimise the loss of the best and most versatile agricultural land to ensure future food production • Protect/enhance the River Valleys and increase opportunities for sustainable travel • Use high quality green infrastructure to protect, enhance and create wildlife corridors to maintain ecological connectivity when greenfield land will be lost
Priorities for growth

4. Ensuring sustainable patterns of development and protecting the Green Belt

- Plan positively to meet identified development needs and ensure that new development takes place in a sustainable way by balancing the key economic, social and environmental dimensions
- Promote development of previously developed land in Chelmsford's Urban Area
- Use the Settlement Hierarchy to identify most sustainable existing locations
- Locate development in locations that are close to existing or proposed local facilities so people can walk/cycle and be less reliant on the car
- Protect the Green Belt from inappropriate development
- Ensure accordance with the Minerals Local Plan, Waste Local Plan and South East Inshore Marine Plan

5. Meeting the needs for new homes

- Provide high quality new homes that meet people's needs (market, affordable, starter, supported, specialist, Gypsies and Travellers)
- Address the imbalance between the supply and need for affordable housing for rent
- Meet identified targets/needs for numbers and types of homes required to be built each year
- Maintain a good supply of homes throughout the Local Plan period

6. Fostering growth and investment and providing new jobs

- Ensure Chelmsford's businesses thrive, continue to innovate and can be even more productive and resilient
- Foster new economic growth and new jobs to meet forecast local needs generated by the growing population.
- Ensure a flexible rolling supply of employment land over the Local Plan period
- Support the retention of existing designated employment and rural employment areas to maintain supply and choice of employment floorspace and rural employment development opportunities, and support the growing green economy and creative sector
- Promotion of a circular economy

Priorities for place

7. Creating well designed and attractive places, and promoting the health and social well-being of communities

- Promote the health and wellbeing of communities
- Encourage healthy lifestyles and living environments for all residents for example by requiring development to contribute to creating an inclusive built and natural environment, to provide new green spaces including high quality green infrastructure and access to the countryside, sport and recreation facilities and to promote active and healthy lifestyles through the enhancement of sustainable and active travel routes
- Ensure that the integrity of communities is maintained, and social cohesion is promoted in new development
- Ensure that all new development meets the highest standards of design
- Require the use of masterplans and encourage design codes where appropriate for strategic scale developments
- Ensure new development helps provide new primary health services
- Promote community involvement in the long-term management and stewardship of new strategic residential development
- Encourage development to be future-proofed and as sustainable and energy efficient as possible

8. Delivering new and improved strategic and local infrastructure

- Address city-wide infrastructure needs
- Maximise the efficient use of existing infrastructure capacities
- Explore opportunities for new sustainable infrastructure
- Ensure that necessary new or upgraded local infrastructure is provided alongside new development when it is needed

<ul style="list-style-type: none"> • Ensure appropriate and timely strategic infrastructure to support new development
<p>9. Encouraging resilience in retail, leisure, commercial and cultural development</p> <ul style="list-style-type: none"> • Promote the vitality and viability of Chelmsford City Centre, South Woodham Ferrers Town Centre and Principal Neighbourhood Centres • Promote a range of functions which contribute to the vibrancy of Chelmsford City Centre and maintain its position as a leading destination. • Enhance the retail, leisure, commercial and cultural development offer of South Woodham Ferrers Town Centre • Protect existing and support new/enhanced leisure, sports, arts, cultural and recreation facilities to ensure that all parts of the City Council area are vibrant and successful • Implementation of the Plan for Improving Rivers and Waterways in and around Chelmsford, to improve the appearance, attractiveness and recreational use of Chelmsford's rivers and waterways, and some of its ambitions have been translated into policy

1.4.5 The findings of the compatibility assessment of the Strategic Priorities and the Assessment Objectives are presented in Section 5.2.

HOUSING REQUIREMENT

1.4.6 In order to meet the transitional arrangements for plan-making contained within the revised NPPF (December 2024), provision is made for a minimum of 22,990 net new homes at an average annual rate of 1,210 net new homes per year. This equates to 83% of the housing need identified in the revised standard method (December 2024).

1.4.7 The findings of the Gypsy and Traveller Accommodation Assessment that covers the period 2023 to 2041 identifies a requirement for 40 permanent Gypsy and Traveller pitches and 38 permanent Travelling Showpeople plots to be developed by 2041 within Chelmsford for households that meet the definition of Gypsies and Travellers in the PPTS.

1.4.8 In order to meet identified need, a total of 30 permanent pitches for Gypsies and Travellers as defined by national planning policy for the period 2022-2041 will be provided. In order to meet identified need, a total of 28 permanent plots will be provided for Travelling Showpeople as defined by national planning policy in the period 2022- 2041.

1.4.9 The remainder of the need to be met through windfall applications using the criteria of Policy DM3.

EMPLOYMENT LAND REQUIREMENT

1.4.10 Whilst the adopted Local Plan employment policies are still relevant and site allocations for new employment development are also progressing in line with projections, some policies will require updating and additional policies may be required in the light of changes to national planning policy and new legislation. Changes are also required to ensure that the Local Plan continues to meet future employment needs to 2041.

1.4.11 The Pre-Submission Consultation Document proposes a continuation of the existing approach to employment land provision, i.e. a flexible rolling employment land supply across the plan period. Development sites will be allocated to accommodate a minimum of 162,646 sqm of new employment business floorspace (Use Classes E(g)(i-iii), B2 and-B8) in addition to existing commitments over the Plan period.

1.5 PROPOSED SPATIAL STRATEGY

1.5.1 The Proposed Spatial Strategy draws on aspects of the five spatial options set out in the Issues and Options Consultation Document, which comprised: Approach A: Growing

Existing Strategy; Approach B: Growth in Urban Areas; Approach C: Wider Strategy; Approach D: Growth Along Transport Corridors; Approach E: New Settlement. (see **Appendix K** and the Issues and Options IIA (2022)). The Proposed Spatial Strategy for the delivery of the proposed housing and employment growth is presented in **Figure 1.1** and the proposed allocations listed in **Table 1.2**.

Figure 1.1 Summary of the Proposed Spatial Strategy



Table 1.2 Summary of the Proposed Spatial Strategy

Development allocations to 2041		New Homes	Traveller Pitches	Travelling Showpeople Plots	Net New Employment Floorspace
Growth Area 1 – Central and Urban Chelmsford					
Site/Location					
1	Previously developed sites in Chelmsford Urban Area	3,013			4,000sqm Use Class Eg(i-iii)
2	West Chelmsford	880		5	
3a	East of Chelmsford - Manor Farm	360			
3b	East of Chelmsford - Land North of Maldon Road				5,000sqm Office/Business Park
3c	East of Chelmsford - Land North of Maldon Road	109			
3d	East of Chelmsford - Land North of Maldon Road	65			
4	Land North of Galleywood Reservoir	24			
5	Land surrounding Telephone Exchange, Ongar Road, Writtle	25			
Development allocations to 2041		New Homes	Traveller Pitches	Travelling Showpeople Plots	Net New Employment Floorspace
Area Total		4,476		5	9,000sqm
Growth Area 2 – North Chelmsford					
Site/Location					
6	North East Chelmsford (Chelmsford Garden Community)	5,569	10		56,946sqm Office/Business Park
7a	Great Leighs - Land at Moulsham Hall	750		5	
7b	Great Leighs - Land East of London Road	250			
7c	Great Leighs - Land North and South of Banters Lane	100			
8	North of Broomfield	512			
9a	Waltham Road Employment Area				3,500sqm B2/B8

Development allocations to 2041		New Homes	Traveller Pitches	Travelling Showpeople Plots	Net New Employment Floorspace
14b	Land south of Ford End Primary School, Ford End	20			
15	Little Boyton Hall Farm Rural Employment Area				6,000sqm B2/B8
Area Total		7,201	10	5	66,446sqm
Development Allocations to 2041		New Homes	Traveller Pitches	Travelling Showpeople Plots	Net New Employment Floorspace
Growth Area 3 – South and East Chelmsford					
Site/Location					
16a	East Chelmsford Garden Community (Hammonds Farm)	3,000	20	13	43,000sqm Business Space
16b	Land adjacent to A12 Junction 18				43,000sqm Business Space
10	North of South Woodham Ferrers	1,220		5	1,200sqm Business Space
11b	Land at Kingsgate, Bicknacre	20			
11c	Land west of Barbrook Way, Bicknacre	20			
12	St Giles, Bicknacre	32			
13	Danbury	100			
17a	Land North of Abbey Fields, East Hanningfield	11			
17b	Land east of Highfields Mead, East Hanningfield	20			
Area Total;		4,423	20	18	87,200sqm
Total Local Plan Allocations		16,100	30	28	162,646 sqm
Windfall Allowance 2026-2041		2,573			
TOTAL		18,473	30	28	162,646 sqm

1.6 SUMMARY OF PROPOSED CHANGES TO THE PRE-SUBMISSION DOCUMENT

Development Requirements - Housing

1.6.1 The revised NPPF (December 2024) makes the standard method for calculating housing numbers mandatory and changes the formula to increase housing in areas of high demand/low affordability across a wider range of urban areas such as Chelmsford. This significantly increases the Council's housing requirement from 1,000 dwellings per annum

(dpa) to 1,454 dpa. The transitional arrangements contained within the revised NPPF state that to proceed under the existing plan system, local plans need to meet a minimum of 80% of the new housing number. It is proposed to meet this new target using the existing 20% supply buffer within the preferred options site allocations and the following revisions to the Spatial Strategy:

- Increasing the **windfall allowance** from 100 dpa to 150 dpa as analysis of past trends demonstrates that there is a strong track record of this amount of windfall sites being delivered (an average of 196 windfall homes built per year over the past 12 years)
- Allocating a **new site** at Andrews Place, off Waterhouse Lane which is now being activity promoted by Chelmer Housing partnership (CHP) for redevelopment and considered deliverable in the plan period
- **Increasing the capacity** of Meadows Shopping Centre (Strategic Growth Site 1w) in line with recent pre-application discussions and the assessment of representations submitted by the applicant to the Local Plan
- Significantly **reducing the supply buffer** from around 20% proposed in the Preferred Options Local Plan to around 1.5% by using all the preferred allocations to meet the potential revised minimum housing requirement (except for sites that are now built out such as Woodhall Road (Growth Site 1o) and Rivermead (Growth Site 1u) and sites which are either no longer available or suitable such as the former Kay Metzeler site (Strategic Growth Site 1x) and Land West of Back Lane, Ford End (Growth Site 14a)).

Pre-Submission Spatial Strategy

1.6.2 Overall, the Pre-Submission Spatial Strategy shown in Table 1.2 represents a refinement of that set out in the Preferred Options consultation document. Other key changes include:

- **Amending site capacities** for some allocations to reflect new information and further assessment including Granary Car Park, Victoria Road (Growth Site 1z)
- **Amending the Build-out Rate** for Chelmsford Garden Community within the plan period to align with the outline planning applications showing that 681 of the overall 6,250 units will be delivered post-2041
- **Replacing the Travelling Showpeople Allocation** of 9 plots in the adopted Local Plan with 10 Gypsy & Traveller pitches at Chelmsford Garden Community (Strategic Growth Site 6)
- **Relocating the allocation of 10 Travelling Showpeople Plots** from Chelmsford Garden Community (Strategic Growth Site 6) to East Chelmsford Garden Community – Hammonds Farm (Strategic Growth Site 16a).

1.6.3 Other elements of the Spatial Strategy are not proposed for any change including requirements for employment and Travelling Showpeople plots, the Settlement Hierarchy, three Growth Areas, protection of the Green Belt and Green Wedge, and Special Policy Areas.

1.7 SUPPORTING POLICIES

1.7.1 The Local Plan will include new and amended policies to reflect changes in legislation, wider policies and implementation of the adopted Local Plan. Table 1.3 sets out, by strategic priority, where new or amended policies are proposed.

Table 1.3 Proposed Strategic Policies

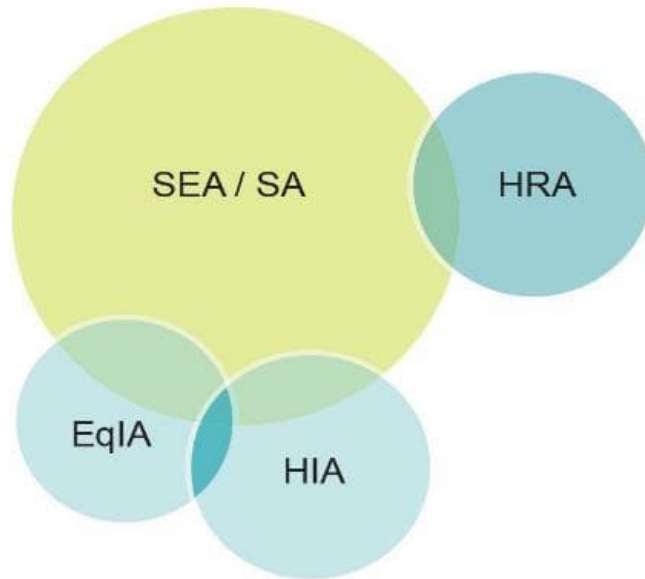
Strategic Priority	Proposed Strategic Policies
Strategic Priority 1 – Addressing the Climate and Ecological Emergency	S1 – Spatial Principles
	S2 – Addressing Climate Change and Flood Risk
Strategic priority 2 – Promoting smart, active travel and sustainable transport	S14 – Health and Wellbeing NEW
Strategic Priority 3 - Protecting and enhancing the Natural and Historic Environment, and support an increase in biodiversity and ecological networks	S15 – Creating Successful Places NEW
	S3 – Conserving and Enhancing the Historic Environment
	S4 – Conserving and Enhancing the Natural Environment
Strategic Priority 4 - Ensuring sustainable patterns of development and protecting the Green Belt	S5 – Protecting and Enhancing Community Assets
	S6 – Housing and Employment Requirements
Strategic Priority 5 - Meeting the needs for new homes	S7 – The Spatial Strategy
Strategic Priority 6 - Fostering growth and investment and providing new jobs	S8 – Delivering Economic Growth
	S16 – Connectivity and Travel NEW
Strategic Priority 7 - Creating well designed and attractive places, and promoting the health and social wellbeing of communities	S9 – Infrastructure Requirements
	S10 – Securing Infrastructure and Impact Mitigation
Strategic Priority 8 - Delivering new and improved strategic and local infrastructure	S11 – The Role of the Countryside
Strategic Priority 9 – Encouraging resilience in retail, leisure commercial, and cultural development	S12 – Role of City, Town and Neighbourhood Centres
	S17 – Future of Chelmsford City Centre NEW
	S13 – Monitoring and Review

1.8 INTEGRATED IMPACT ASSESSMENT

WHAT IS INTEGRATED IMPACT ASSESSMENT?

1.8.1 The IIA brings together into a single framework four different strands of assessment, Sustainability Appraisal (SA) and Strategic Environmental Assessment (SEA) (considered as a single assessment), Health Impact Assessment (HIA), Equalities Impact Assessment (EqIA) and Habitats Regulations Assessment (HRA) (**Figure 1.2**), in order to assess the socio-economic and environmental effects of the Review of the Adopted Local Plan.

Figure 1.2 Overlaps between the components of the Integrated Impact Assessment



SUSTAINABILITY APPRAISAL (SA) AND STRATEGIC ENVIRONMENTAL ASSESSMENT (SEA)

1.8.2 SA is an iterative, evidence based and qualitative process that appraises the environmental, social and economic performance of the Local Plan against a set of sustainability objectives in order to identify, describe and evaluate the likely significant social, economic and environmental effects. Where appropriate, the SA will highlight areas where measures to avoid, minimise or mitigate any potential negative effects could be required. Similarly, and where appropriate, opportunities to enhance the contribution that the Local Plan could make to sustainability should be identified. In undertaking this requirement, local planning authorities must⁷ also incorporate the requirements of the Environmental Assessment of Plans and Programmes Regulations 2004⁸ (SEA Regulations). The SEA Regulations seek to provide a high level of protection of the environment by integrating environmental considerations into the process of preparing certain plans and programmes.

EQUALITIES IMPACT ASSESSMENT (EQIA)

1.8.3 EqlA is a tool to assist the Council in complying with requirements under the UK Equality Act 2010 and Public Sector Equality Duty, which require public bodies to have due regard to the need to eliminate discrimination, advance equality of opportunity and foster good relations between different people when carrying out their activities. Legislation identifies nine protected characteristics (age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex and sexual orientation) and the EqlA considers the potential for effects on these.

⁷ Paragraph 32 of the National Planning Policy Framework (2021)

⁸ Statutory Instrument 2004 No. 1633 *The Environmental Assessment of Plans and Programmes Regulations 2004*. Available from [SEA Regulations](#)

1.8.4 **Appendix I** presents the EqlA of the Pre-Submission Local Plan.

HEALTH IMPACT ASSESSMENT (HIA)

- 1.8.5 HIA assesses the main health and wellbeing impacts of policies and proposals in order to identify any opportunities for the emerging planning policies to maximise the benefits and avoid any potential adverse impacts. The HIA process looks at the positive and negative health and wellbeing impacts of development as well as assessing the indirect implications for the wider community. Essex County Council, as part of the Essex Design Guide⁹, has produced the Essex Healthier Places Guidance which together with the Livewell Development Accreditation provides the criteria for the specific consideration of health-related issues.
- 1.8.6 The specification of policies within the Review of the Adopted Local Plan, along with locationally-specific allocations as part of the Pre-Submission stage, have enabled the detailed assessment of the likely impacts against detailed health and equalities measures.
- 1.8.7 **Appendix J** presents an HIA of the Pre-Submission Local Plan.

HABITATS REGULATIONS ASSESSMENT (HRA)

- 1.8.8 Regulation 105 of the Conservation of Habitats and Species Regulations 2017 (the 'Habitats Regulations') states that if a land-use plan is *“(a) is likely to have a significant effect on a European site¹⁰ or a European offshore marine site^{11 12} (either alone or in combination with other plans or projects); and (b) is not directly connected with or necessary to the management of the site”* then the plan-making authority must *“... make an appropriate assessment of the implications for the site in view of that site’s*

⁹ <https://www.essexdesignguide.co.uk/supplementary-guidance/health-impact-assessments/process-method/>

¹⁰ 'European sites' are: any Special Area of Conservation (SAC) from the point at which the European Commission and the UK Government agreed the site as a 'Site of Community Importance' (SCI) (if this was before 31 Jan 2020); any classified Special Protection Area (SPA); and any candidate SAC (cSAC). However, the term is also commonly used when referring to potential SPAs (pSPAs), to which the provisions of Article 4(4) of Directive 2009/147/EC (the 'new wild birds directive') apply; and to possible SACs (pSACs) and listed Ramsar Sites, to which the provisions of the Habitats Regulations are applied a matter of Government policy (NPPF para. 187) when considering development proposals that may affect them. "European site" is therefore used in this report in its broadest sense, as an umbrella term for the above designated sites

¹¹ 'European offshore marine sites' are defined by Regulation 15 of *The Offshore Marine Conservation (Natural Habitats, &c.) Regulations 2007* (as amended); these regulations cover waters (and hence sites) over 12 nautical miles from the coast.

¹² The Conservation of Habitats and Species Regulations 2017 were amended by the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019 to reflect the UK's exit from the EU. These largely carried forward the provisions and terminology of the 2017 Regulations (so, for example, the term 'European site' is currently retained and for all practical purposes the definition is essentially unchanged). However, the UK European sites are no longer legally part of the 'Natura 2000' network of protected sites, with this being replaced in the UK by the 'national site network' which comprises all existing SACs and SPAs and any new SACs and SPAs designated under the 2019 Regulations (Ramsar sites do not form part of the network). This also has relevance if compensation measures are required for an adverse effect, as the relevant metric is the overall coherence of the 'national site network'. The 2019 Regulations establish management objectives for the 'national site network' which contribute to the conservation of UK habitats and species that are also of pan-European importance, and to the achievement of their favourable conservation status within the UK.



conservation objectives” before the plan is given effect. The process by which Regulation 105 is met is known as Habitats Regulations Assessment (HRA)¹³.

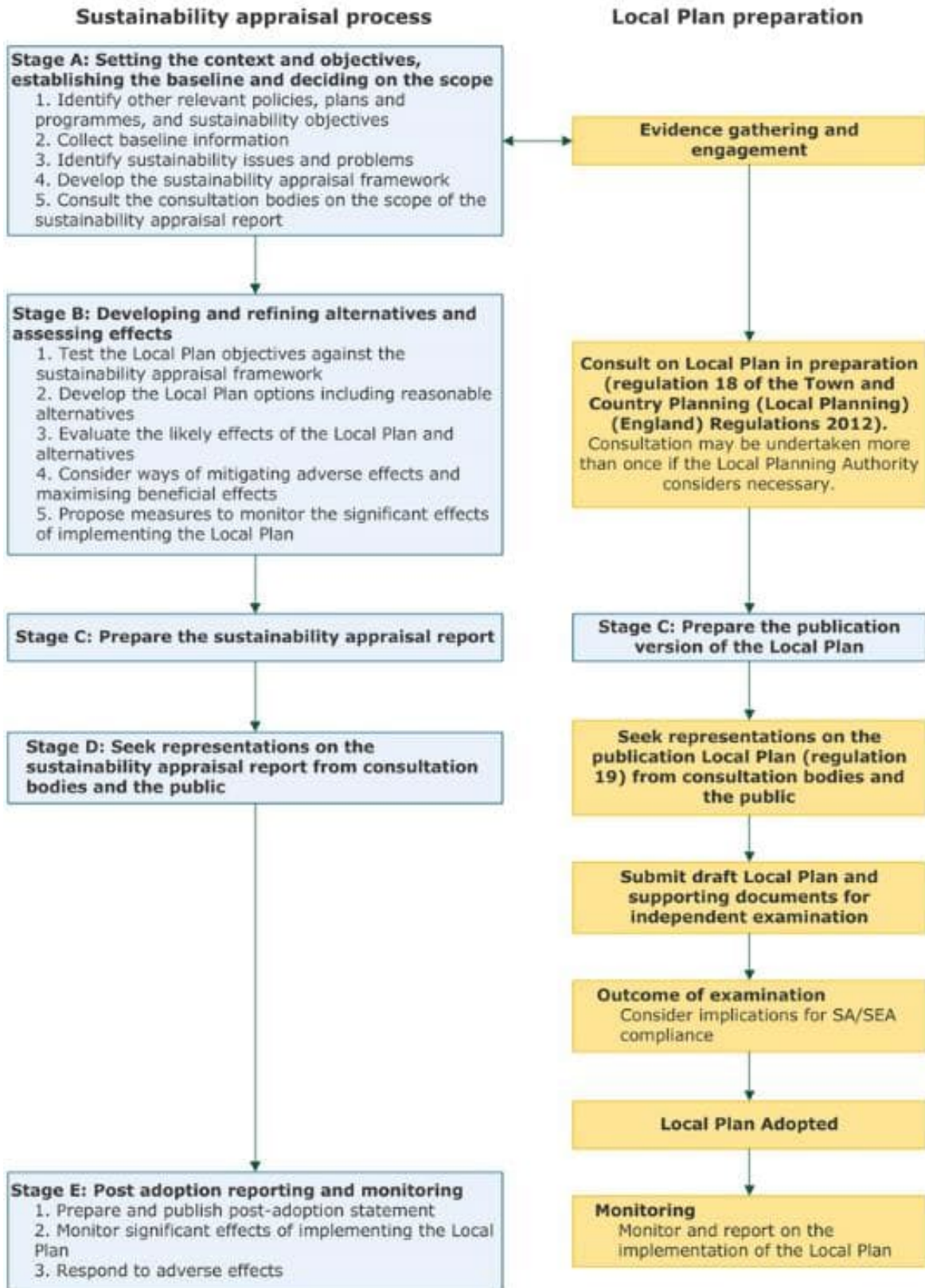
- 1.8.9 An HRA determines whether there will be any ‘likely significant effects’ (LSE) on any European site (now referred to as National Site Network (NSN) sites) as a result of a plan’s implementation (either on its own or ‘in combination’ with other plans or projects) and, if so, whether these effects will result in any adverse effects on site integrity. The Council has a statutory duty to prepare the Local Plan and is therefore the Competent Authority for an HRA. **Appendix N** presents an HRA of the Pre-Submission Local Plan.

STAGES IN THE IMPACT ASSESSMENT PROCESS

- 1.8.10 There are five key stages in the SA process and these are highlighted in **Figure 1.3** together with links to the development of the Local Plan. The stages for the IIA preparation process mirror those of SA.

¹³ The term ‘Appropriate Assessment’ has been historically used to describe the process of assessment; however, the process is more accurately termed ‘Habitats Regulations Assessment’ (HRA), with the term ‘Appropriate Assessment’ limited to the specific stage within the process.

Figure 1.3 The Sustainability Appraisal (IIA) Process and Linkages with Local Plan Preparation



Source: Department for Levelling Up, Housing and Communities (updated 2023) *Planning Practice Guidance*.

- 1.8.11 The first stage (Stage A) led to the production of a SA Scoping Report¹⁴. Informed by a review of other relevant policies, plans and programmes as well as baseline information and the identification of key sustainability issues affecting the Chelmsford City Area, the Scoping Report set out the proposed framework for the assessment of the Local Plan (the Assessment Framework).
- 1.8.12 The Scoping Report was subject to consultation that ran from Thursday 14th April until Friday 20th May 2022. A total of 11 responses were received to the consultation from the statutory SEA consultation bodies (Natural England, the Environment Agency and Historic England) as well as a range of other stakeholders. Responses related to all aspects of the Scoping Report and have resulted in amendments to the Assessment Framework. **Appendix B** contains a schedule of the consultation responses received to the Scoping Report, the Council's response and the subsequent action taken and reflected in this IIA Report.
- 1.8.13 Stage B is an iterative process involving the appraisal and refinement of the Local Plan with the findings presented in a series of interim IIA Reports published alongside the Local Plan Issues and Options Consultation Document and Preferred Options Consultation Document.
- 1.8.14 This report is the second formal output of Stage B and is intended to support the development and refinement of the Local Plan by testing the sustainability strengths and weaknesses of the proposals contained within the Pre-Submission Consultation Document. This will help promote sustainable development through the early integration of sustainability considerations (including health and equality) into the preparation of the Local Plan. This IIA Report has been issued for consultation alongside the Pre-Submission Consultation Document.
- 1.8.15 The Issues and Options stage of the Review of the Local Plan was subject to consultation from Thursday 11th August 2022 for ten weeks until Thursday 20th October 2022. Responses were received to the consultation from the statutory SEA consultation bodies (Natural England, the Environment Agency and Historic England) as well as a range of other stakeholders. Responses to the Issues and Options IIA Report have resulted in amendments to the Assessment Framework. The Preferred Options was subject to consultation from Thursday 8th May 2024 for six weeks until Thursday 19th June 2024. **Appendix B** contains a schedule of the consultation responses received, the Council's response and the subsequent action taken and reflected in this IIA Report.
- 1.8.16 At Stage C, this IIA Report is being prepared to accompany the Pre-Submission draft Local Plan. This will be prepared to meet the reporting requirements of the SEA Regulations and will be available for consultation alongside the draft Local Plan itself prior to consideration by an independent planning inspector (Stage D).
- 1.8.17 Following Examination in Public (EiP), and subject to any significant changes to the draft Local Plan that may require appraisal as a result of the EiP, the Council will issue a Post Adoption Statement as soon as reasonably practicable after the adoption of the Local Plan. This will set out the results of the consultation and IIA process and the extent to

¹⁴ Wood (2022) Integrated Impact Assessment of the Review of the Adopted Chelmsford Local Plan

which the findings of the IIA have been accommodated in the adopted Local Plan. During the period of the Local Plan, the Council will monitor its implementation and any significant social, economic and environmental effects (Stage E).

1.9 STRUCTURE OF THIS REPORT

1.9.1 This Report is structured as follows:

- **Non-Technical Summary** - Provides a summary of the IIA Report including the findings of the assessment of plan approaches;
- **Section 1: Background** - Includes a summary of the Local Plan and the Pre-Submission Consultation Document, an overview of IIA, report contents and an outline of how to respond to the consultation;
- **Section 2: The Approach to Assessment** - Provides an overview of the review of those plans and programmes relevant to the Local Plan and IIA that is contained at **Appendix C**;
- **Section 3: Baseline Information** - Presents the baseline analysis of the City Area's social, economic and environmental characteristics and identifies the key sustainability issues that have informed the Assessment Framework and IIA;
- **Section 4: IIA Assessment Framework and Methodology** - Outlines the approach to the IIA of the Pre-Submission Consultation Document including the Assessment Framework;
- **Section 5: Assessment of Effects** - Presents the findings of the assessment of the Pre-Submission Consultation Document;
- **Section 6: Assessment of Alternatives** - explains how alternatives have been identified at the Pre-Submission stage of the Local Plan Review and presents the findings of the IIA of any reasonable alternatives;
- **Section 7: Cumulative, Synergistic and Secondary Effects** - Outlines effects from the Pre-Submission Local Plan and from other plans and programmes; and
- **Section 8: Conclusions and Next Steps** - Presents the conclusions of the IIA of the Pre-Submission Consultation Document and details the next steps in the assessment process.

1.9.2 This IIA Report has been prepared in accordance with the reporting requirements of the SEA Regulations. A Quality Assurance Checklist is presented at **Appendix A**.

1.10 HOW TO COMMENT ON THIS IIA REPORT

1.10.1 This IIA Report has been issued for six weeks consultation alongside the Pre-Submission Consultation Document from 04 February to 18 March 2025. Details of how to respond to the consultation are provided below.

This Consultation: How to Give Us Your Views

We would welcome your views on any aspect of the IIA Report. In particular, we would like to hear your views as to whether the effects which are predicted are likely and whether there are any significant effects which have not been considered. Please provide your comments by 18 March 2025. The Council encourages people to submit comments via its consultation portal at: www.chelmsford.gov.uk/planningpolicyconsult

Alternatively, comments can be sent:

- **By email – planning.policy@chelmsford.gov.uk**
- **By post – Spatial Planning Services, Chelmsford City Council, Civic Centre, Duke Street, Chelmsford, CM1 1JE**

Please include your name, address, and where available an e-mail address.

You can comment on as much or as little as you wish but please ensure you clearly mark which paragraph/figure/table/policy your comments relate to.

Please note we are unable to accept anonymous representations and any comments received after the closing date cannot be accepted.

Full details of how to make comments can be found in the Consultation Statement available at: www.chelmsford.gov.uk/lp-review

2. THE APPROACH TO ASSESSMENT

2.1 INTRODUCTION

2.1.1 This section describes the approach to the IIA of the Pre-Submission Consultation Document. In particular, it sets out the Assessment Framework and how this has been used to appraise the key components of the Pre-Submission Consultation Document. It also documents the difficulties encountered during the assessment process including key uncertainties and assumptions.

2.2 REVIEW OF PLANS AND PROGRAMMES

2.2.1 One of the first steps in undertaking the IIA is to identify and review other relevant plans and programmes that could influence, or be influenced by, the Local Plan. The requirement to undertake a plan and programme review and identify the environmental and wider sustainability objectives relevant to the plan being assessed is set out in the SEA Regulations.

2.2.2 Plans and programmes relevant to the Local Plan may be those at an international/ European, UK, national, regional, sub-regional or local level, as relevant to the scope of the document. The review of relevant plans and programmes aims to identify the relationships between the Local Plan and these other documents, i.e. how the Local Plan could be affected by the other plans' and programmes' aims, objectives and/or targets, or how it could contribute to the achievement of their sustainability objectives. The review also ensures that the relevant environmental protection and sustainability objectives are integrated into the IIA. Additionally, reviewing plans and programmes can provide appropriate information on the baseline for the plan area and help identify the key sustainability issues.

2.2.3 The completed review of plans and programmes has been used to provide the policy context for the subsequent appraisal process and help to inform the development of objectives and guide questions that comprise the Assessment Framework (see Section 4).

2.3 OBJECTIVES AND POLICY MESSAGES

2.3.1 The review of plans and programmes presented in **Appendix C** has identified a number of objectives and policy messages relevant to the Local Plan and scope of the IIA across the following topic areas:

- Biodiversity and Green Infrastructure
- Population and Community
- Health and Wellbeing
- Transport and Accessibility
- Land Use, Geology and Soils
- Water
- Air Quality
- Climate Change
- Material Assets
- Cultural Heritage
- Landscape and Townscape

2.3.2 These messages are summarised in **Table 2.1** together with the key sources and implications for the Assessment Framework. Only the key sources are identified; however, it is acknowledged that many other plans and programmes could also be included.

Table 2.1 Key Messages Arising from the Review of Plans and Programmes

Key Objectives and Policies	Key Source(s)	Implications for the Assessment Framework
Biodiversity and Green Infrastructure		
<ul style="list-style-type: none"> Protect and enhance biodiversity, including designated sites, species of principal importance, habitats and ecological networks. Identify opportunities for green infrastructure provision. 	<p>Environment Act: The Natural Choice: Securing the Value of Nature; Biodiversity 2020: A Strategy for England's Wildlife and Ecosystem Services; UK post 2010 Biodiversity Framework; NPPF; Realising the Benefits of trees, woods and forests in the East of England, Essex Biodiversity Action Plan 2010-2020, Chelmsford City Council Biodiversity Action Plan, Chelmsford City Council Parks and Green Spaces Strategy.</p>	<p>The IIA Framework should include a specific objective relating to the protection and enhancement of biodiversity including green infrastructure provision.</p>
Population and Community		
<ul style="list-style-type: none"> Address deprivation and reduce inequality through regeneration. Ensure social equality and prosperity for all. Provide high quality services, community facilities and social infrastructure that are accessible to all. Meet the full affordable and private market housing need for Chelmsford within the administrative boundary where possible. Consider any requests from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development. Make appropriate provision for Gypsies, Travellers and Travelling Showpeople. Ensure that there is an adequate supply of employment land to meet local needs and to attract inward investment. Encourage economic diversification including growth in high value, high growth, high knowledge economic sectors. Encourage rural diversification and support rural economic growth. Create local employment opportunities. 	<p>NPPF; Planning Policy for Traveller Sites; The London Plan; The future of Essex; Chelmsford City Council Economic Strategy, Chelmsford Local Plan 2013-2036, Making Places SPD; Essex Prosperity and Productivity Plan</p>	<p>The IIA Framework should include objectives and/or guide questions relating to:</p> <ul style="list-style-type: none"> addressing deprivation and promoting equality and inclusion; the provision of high quality community facilities and services; the provision of high quality housing; the enhancement of education and skills; delivery of employment land that supports economic diversification and the creation of high quality, local jobs; enhancing Chelmsford City Centre; enhancing the area's town and other centres.

Key Objectives and Policies	Key Source(s)	Implications for the Assessment Framework
<ul style="list-style-type: none"> Enhance skills in the workforce to reduce unemployment and deprivation. Improve educational attainment and ensure the appropriate supply of high quality educational facilities. Promote the vitality of the City Centre and support retail and leisure sectors. Promote the vitality of other centres. 		
Health and Wellbeing		
<ul style="list-style-type: none"> Promote improvements to health and wellbeing. Promote healthier lifestyles. Minimise noise pollution. Reduce crime including the fear of crime. Reduce anti-social behaviour. Ensure that there are appropriate facilities for the disabled and elderly. Deliver safe and secure networks of green infrastructure and open space. 	<p>NPPF; Joint Essex Health and Wellbeing Strategy 2022-2026, Be Moved – Chelmsford’s Sport and Art Strategy 2012-2016, Parks and Green Spaces Strategy and Public Health Strategy, Chelmsford Air Quality Management Plan, Chelmsford Local Plan 2013-2036, Essex Children and Young People’s Plan.</p>	<p>The IIA Framework should include a specific objective and/or guide questions relating to:</p> <ul style="list-style-type: none"> the promotion of health and wellbeing; the delivery of health facilities and services; the provision of open space and recreational facilities; reducing crime, the fear of crime and anti-social behaviour.
Transport and Accessibility		
<ul style="list-style-type: none"> Encourage sustainable transport and reduce the need to travel. Reduce traffic and congestion. Improve public transport provision. Encourage walking and cycling. Enhance accessibility to key community facilities, services and jobs for all. Ensure timely investment in transportation infrastructure to accommodate new development. Promote sustainable freight movement. Locate new housing development in sustainable locations or in locations that can be made sustainable. 	<p>NPPF; Essex Transport Strategy - The Local Transport Plan for Essex; Essex Cycling Strategy; Essex Walking Strategy; Essex Sustainable Modes of Travel Strategy</p>	<p>The IIA Framework should include objectives and/or guide questions relating to:</p> <ul style="list-style-type: none"> reducing the need to travel, particularly by car; the promotion of sustainable forms of transport; encouraging walking and cycling; maintaining and enhancing accessibility to key facilities, services and jobs; reducing congestion and enhancing road safety; investment in transportation infrastructure to meet future needs.

Key Objectives and Policies	Key Source(s)	Implications for the Assessment Framework
Land Use, Geology and Soils		
<ul style="list-style-type: none"> Encourage the use of previously developed (brownfield) land. Promote the re-use of derelict land and buildings. Reduce land contamination. Protect soil quality and minimise the loss of Best and Most Versatile agricultural land. Promote high quality design. Avoid damage to, and protect, geologically important sites. Encourage mixed use development. 	Safeguarding Our Soils: A Strategy for England; Making Places SPD, Chelmsford Local Plan 2013-2036.	<p>The IIA Framework should include objectives and/or guide questions relating to:</p> <ul style="list-style-type: none"> encouraging the use of previously developed land and buildings; reducing land contamination; avoiding the loss of Best and Most Versatile agricultural land; promoting high quality design including mixed use development; protecting and avoiding damage to geologically important sites.
Water		
<ul style="list-style-type: none"> Protect and enhance surface and groundwater quality. Improve water efficiency. Avoid development in areas of higher flood risk. Reduce the risk of flooding arising from new development. Ensure timely investment in water management infrastructure to accommodate new development. Promote the use of Sustainable Urban Drainage Systems. 	Water Framework Directive; Drinking Water Directive; Floods Directive; Flood and Water Management Act 2010; Water for Life, White Paper; NPPF; Essex and Suffolk Water Final Water Resources Management Plan, Water Resource Strategy – Regional Action Plan for the Anglian Region, Anglian River Basin District Management Plan and Essex Local Flood Management Strategy.	The IIA Framework should include specific objectives relating to the protection and enhancement of water quality and quantity and minimising flood risk.
Air Quality		
<ul style="list-style-type: none"> Ensure that air quality is maintained or enhanced and that emissions of air pollutants are kept to a minimum. 	Air Quality Directive; Air Quality Strategy for England, Scotland, Wales and Northern Ireland; NPPF and Army and Navy Air Quality Management Area Action Plan.	The IIA Framework should include a specific objective and/or guide question relating to air quality.
Climate Change		

Key Objectives and Policies	Key Source(s)	Implications for the Assessment Framework
<ul style="list-style-type: none"> Minimise the effects of climate change. Reduce emissions of greenhouse gases that may cause climate change. Encourage the provision of renewable energy. Move towards a low carbon economy. Promote adaptation to the effects of climate change. 	Climate Change Act 2008; Carbon Plan: Delivering our Low Carbon Future; UK Renewable Energy Strategy; NPPF, Essex Design Guide, Levelling up Essex – An Essex White Paper, Making Places SPD, Solar Farm SPD.	The IIA Framework should include a specific objective relating to climate change mitigation and adaptation.
Material Assets		
<ul style="list-style-type: none"> Promote the waste hierarchy (reduce, reuse, recycle, recover). Ensure the adequate provision of local waste management facilities. Promote the efficient and sustainable use of mineral resources. Promote the use of local resources. Avoid the sterilisation of mineral reserves. Promote the use of substitute or secondary and recycled materials and minerals waste. Ensure the timely provision of infrastructure to support new development. Support the delivery of high quality communications infrastructure. Promote the maximum recovery of minerals from construction, demolition and excavation wastes by segregating, reusing and recycling minerals generated as a result of development/ redevelopment. 	Waste Framework Directive; Landfill Directive; Waste Management Plan for England; NPPF; National Planning Policy for Waste; Joint Municipal Waste Management Strategy for Essex, Essex Minerals Local Plan, Essex County Council and Southend-on-Sea Borough Council Waste Local Plan.	The IIA Framework should include objectives and/or guide questions relating to: <ul style="list-style-type: none"> promotion of the waste hierarchy; the sustainable use of minerals; investment in infrastructure to meet future needs.
Cultural Heritage		
<ul style="list-style-type: none"> Conserve and enhance cultural heritage assets and their settings. Maintain and enhance access to cultural heritage assets. Respect, maintain and strengthen local character and distinctiveness. Improve the quality of the built environment. 	NPPF; Historic Environment Characterisation Project and Making Places SPD, Essex Design Guide.	The IIA Framework should include a specific objective relating to the conservation and enhancement of cultural heritage.
Landscape and Townscape		



Key Objectives and Policies	Key Source(s)	Implications for the Assessment Framework
<ul style="list-style-type: none">• Protect and enhance the quality and distinctiveness of natural landscapes and townscapes.• Promote access to the countryside.• Promote high quality design that respects and enhances local character.• Avoid inappropriate development in the Green Belt.• Ensure that the Green Belt endures beyond the plan period.• Conserve and enhance the undeveloped coastline.	NPPF; Public Realm Strategy, Village Design Statement, Making Places SPD, and Chelmsford, Maldon and Uttlesford Council's Landscape Character Assessments, Essex Design Guide.	The IIA Framework should include a specific objective relating to the protection and enhancement of landscape and townscapes.

3. BASELINE INFORMATION

3.1 INTRODUCTION

3.1.1 An essential part of the IIA process is the identification of current baseline conditions and their likely evolution. It is only with a knowledge of existing conditions, and a consideration of their likely evolution, can the effects of the Local Plan be identified and appraised and its subsequent success or otherwise be monitored. The SEA Regulations also requires that the evolution of the baseline conditions of the plan area (that would take place without the plan or programme) is identified, described and taken into account.

3.1.2 This section identifies and characterises current socio-economic (including health and equality) and environmental baseline conditions for Chelmsford, along with how these are likely to change in the future. The baseline analysis is presented for the following topic areas:

- Biodiversity and Green Infrastructure;
- Population and Community;
- Health and Wellbeing;
- Transport and Accessibility;
- Land Use, Geology and Soils;
- Water;
- Air Quality;
- Climate Change;
- Material Assets;
- Cultural Heritage; and
- Landscape and Townscape.

3.1.3 Additionally, this section presents a high level overview of the City Area.

3.1.4 To inform the analysis, data has been drawn from a variety of sources, including: the 2021 Census; Nomis; Chelmsford City Council's Authority Monitoring Report; the emerging Local Plan evidence base; Environment Agency; Historic England; Essex County Council; Index of Multiple Deprivation 2019; Department for Environment, Food and Rural Affairs (Defra) and the Department for Business, Energy and Industrial Strategy (BEIS). Information from the Local Government Association has been used, especially its benchmarking tool at: <https://lginform.local.gov.uk/>

3.1.5 The key sustainability issues arising from the review of baseline conditions are summarised at the end of each topic.

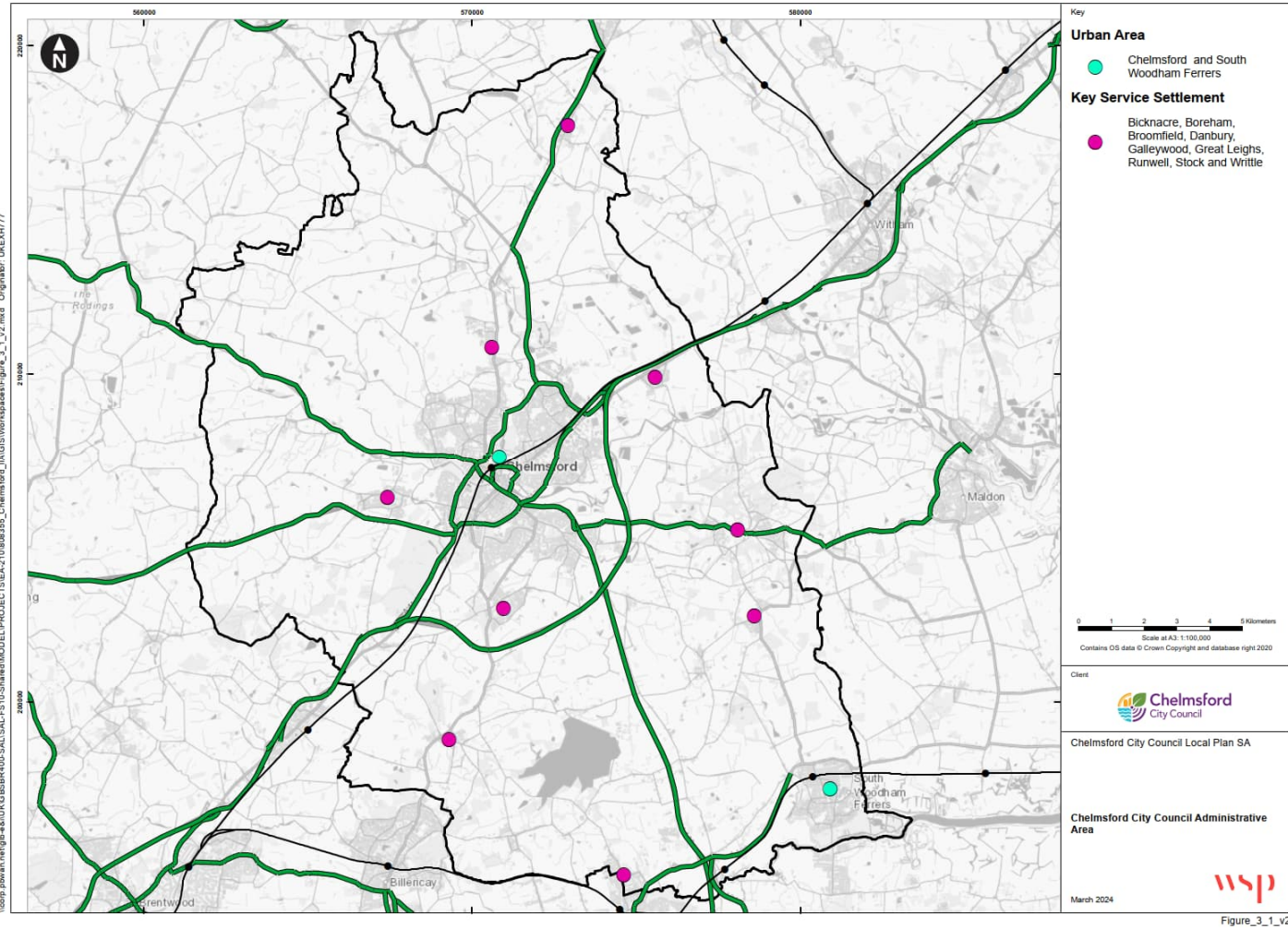
3.2 THE CITY AREA: AN OVERVIEW

3.2.1 The Chelmsford City Area is located centrally within Essex in the East of England and is approximately 30 miles to the north east of London (see **Figure 3.1**). It covers an area of approximately 130 square miles and is one of three cities in Essex (Chelmsford was awarded city status on 1st June 2012) in addition to the town of South Woodham Ferrers, villages and open countryside. Chelmsford is bordered by seven local authorities:

Braintree and Uttlesford to the north; Maldon to the east; Brentwood, Basildon and Rochford to the south; and Epping Forest to the west.

- 3.2.2 The Chelmsford City Area is connected by a number of rail links, with frequent services operating between Chelmsford, London Liverpool Street, Ipswich and Norwich and between South Woodham Ferrers and London. There are several primary road routes within the local authority area including the A12 linking with London and the M25. The A12 also offers direct links into East Anglia.
- 3.2.3 Chelmsford has two major centres; the principal settlement of Chelmsford City in the centre of the local authority area and the town of South Woodham Ferrers to the south east. Beyond these centres, the local authority area is characterised by a number of villages surrounded by open countryside. The Chelmsford Local Plan identifies Chelmsford's other 'Key Service Settlements' as including: Bicknacre; Boreham; Broomfield; Danbury; Galleywood; Great Leighs; Runwell; Stock; and Writtle. There are a large number of Service Settlements and Small Settlements across the City Council area.
- 3.2.4 The Chelmsford City Area has a large number of key strengths, not least its good connectivity to London, a strong economy boasting particular strengths in the financial and business services sectors and ready access to the countryside. However, there are also issues which need to be addressed to ensure the area's long term sustainability including, in particular, a rapidly growing population, pockets of deprivation, high commuting levels and environmental constraints including Green Belt and flood risk. These strengths and issues are discussed further in the sections that follow.

Figure 3.1 The Chelmsford City Council Administrative Area and Service Centres



3.3 BIODIVERSITY AND GREEN INFRASTRUCTURE

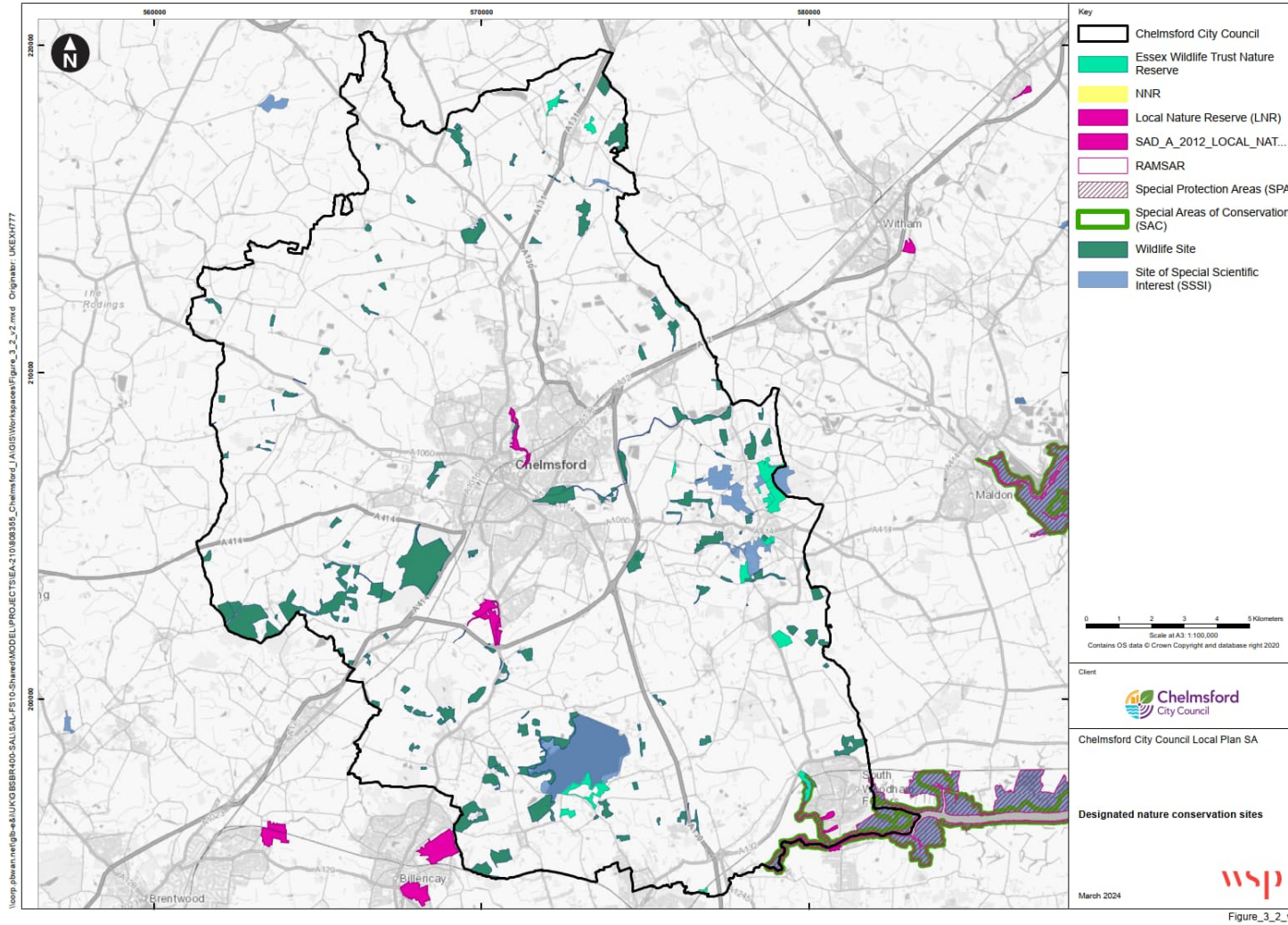
BIODIVERSITY

- 3.3.1 Biodiversity is defined as the variety of plants (flora) and animals (fauna) in an area, and their associated habitats. The importance of preserving biodiversity is recognised from an international to a local level. Biodiversity is important in its own right and has value in terms of quality of life and amenity.
- 3.3.2 The Chelmsford City Area has a rich and varied natural environment including a range of sites designated for their habitat and conservation value. **Figure 3.2** shows designated nature conservation sites within and in close proximity to the local authority area.
- 3.3.3 Sites of European importance (Special Protection Areas (SPAs), Special Areas of Conservation (SACs) and RAMSARs) are designated to conserve natural habitats and species of wildlife which are rare, endangered or vulnerable in the European Community (EC). In the UK, these formally formed part of the 'Natura 2000' network of sites protected under the Habitats Directive (92/43/EEC) and now form part of the UK national site network following the UK's departure from the European Union. There are three European sites within the Chelmsford City Area: Crouch and Roach Estuaries (Mid-Essex Coast Phase 3) SPA; Crouch and Roach Estuaries Ramsar; and the Essex Estuaries SAC together with four additional sites within approximately 10km.
- 3.3.4 The conservation objectives for all of the sites have been revised by Natural England in recent years to increase consistency of assessment and reporting. As a result, the high-level conservation objectives for all sites are effectively the same.
- 3.3.5 The objectives for SACs are:

“With regard to the SAC and the natural habitats and/or species for which the site has been designated (the ‘Qualifying Features’...), and subject to natural change; ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the Favourable Conservation Status of its Qualifying Features, by maintaining or restoring [as applicable to each site];

- the extent and distribution of the qualifying natural habitats;*
- the extent and distribution of the habitats of qualifying species;*
- the structure and function (including typical species) of the qualifying natural habitats;*
- the structure and function of the habitats of qualifying species;*
- the supporting processes on which the qualifying natural habitats rely;*
- the supporting processes on which the habitats of qualifying species rely;*
- the populations of qualifying species; and,*
- the distribution of qualifying species within the site.”*

Figure 3.2 Designated Nature Conservation Sites



3.3.6 For SPAs the objectives are:

“With regard to the SPA and the individual species and/or assemblage of species for which the site has been classified (the ‘Qualifying Features’...), and subject to natural change; ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the aims of the Wild Birds Directive, by maintaining or restoring:

- *the extent and distribution of the habitats of the qualifying features;*
- *the structure and function of the habitats of the qualifying features;*
- *the supporting processes on which the habitats of the qualifying features rely;*
- *the population of each of the qualifying features; and,*
- *the distribution of the qualifying features within the site.”*

3.3.7 Natural England has prepared a Site Improvement Plan (SIP) for Essex Estuaries¹⁵ which covers (inter alia) the Crouch and Roach Estuaries (Mid-Essex Coast Phase 3) SPA and the Essex Estuaries SAC. The SIP provides a high level overview of the issues (both current and predicted) affecting the condition of features on the sites and outlines the priority measures required to improve the condition of the features.

3.3.8 In response to visitor pressures from an increased population, the Essex Coast Recreational Disturbance Avoidance and Mitigation Strategy 2018-2038 (Essex RAMS)¹⁶ has been developed in partnership with Natural England and 12 councils in Essex. The strategy sets out a long-term strategic approach to lessen the impact of local housing development on protected birds along the Essex coast. The Essex RAMS aims to prevent bird and habitat disturbance from recreational activities. It does this through a series of mitigation measures, which encourage all coastal visitors to enjoy their visits responsibly.

3.3.9 Within the Chelmsford City Area there are eight Sites of Special Scientific Interest (SSSI) covering an area of 2,412.77 hectares (ha):

- River Ter;
- Newney Green Pit;
- Blake’s Wood & Lingwood Common;
- Woodham Walter Common;
- Danbury Common;
- Thrift Wood, Woodham Ferrers;
- Hanningfield Reservoir; and
- Crouch and Roach Estuaries.

¹⁵ Natural England (2015) *Site Improvement Plan: Essex Estuaries*. Available at: <http://publications.naturalengland.org.uk/publication/5459956190937088>

¹⁶ <https://www.chelmsford.gov.uk/planning-and-building-control/essex-coast-rams/>

3.3.10 The conditions of each SSSI, as assessed by Natural England, are summarised in **Table 3.1**.

Table 3.1 Condition of SSSIs within the Chelmsford City Area

Site	Area (ha)	Condition (% of area)
River Ter	6.41	100% favourable
Newney Green Pit	0.08	100% favourable
Blake's Wood & Lingwood Common	87.33	100% favourable
Woodham Walter Common	79.65	100% favourable
Danbury Common	70.96	48.26% favourable; 51.74% unfavourable but recovering
Thrift Wood, Woodham Ferrers	19.45	100% favourable
Hanningfield Reservoir	402.91	100% favourable
Crouch and Roach Estuaries	1,729.13	23.08% favourable; 76.25% unfavourable but recovering; 0.67% unfavourable no change

Source: Natural England (various) *Designated Sites Condition Summaries*.

3.3.11 In addition to the above European and nationally designated nature conservation sites, there are six Local Nature Reserves (LNRs) (Admirals Park, Marconi Ponds, Chelmer Valley Riverside, Galleywood Common, Fenn Washland, and Frankland Fields) and 171 Local Wildlife Sites (LoWS) which are non-statutory sites of importance for nature conservation value but which play a fundamental role in the conservation of the area's biodiversity.

3.3.12 There are a number of core areas of biodiversity and ecological importance within the Chelmsford City Area which include:

- Danbury/Little Baddow - a large concentration of heathland, woodland and grassland sites, many of which are already managed by conservation organisations;
- Writtle Forest/Hylands - a concentration of ancient woodlands that form a key part of an ancient landscape;
- Hanningfield - Billericay border - a number of ancient woodlands;
- The River corridors - the river valleys running through the local authority area contain LoWSs along their length;
- South Woodham Ferrers - the Crouch Estuary is part of a large SSSI and SPA linking to sites in Maldon and Rochford Districts;
- The Green Wedge - in the vicinity of the Chelmsford Urban Area, the Green Wedge contains a number of LoWSs as well as publicly owned land (see **Figure 3.10**).

- 3.3.13 The Chelmsford City Council Local Wildlife Sites Review, 2016 (and focused update)¹⁷ updates the previous review undertaken in 2004 that ratified 150 Local Wildlife Sites (then referred to as 'Wildlife Sites'). The 2016 review identified a net increase of 21 Sites to give a new total of 171 Local Wildlife Sites. This increase in number belies many significant changes within the LoWS network, with numerous additions and amalgamations, and a few deletions.
- 3.3.14 The Chelmsford Biodiversity Action Plan (BAP) 2013-2018¹⁸ highlights that the Chelmsford City Area has a diverse biodiversity and contains examples of 14 of the 20 habitats included in the Essex BAP (EBAP)¹⁹. Action Plans have been developed for the following habitats: hedgerows; traditional orchards; lowland meadows; lowland dry acid grassland and heathland; lakes and ponds; rivers; lowland raised bog; reed beds; lowland mixed deciduous woodland; wet woodland; wood pasture and parkland; and urban.

GREEN INFRASTRUCTURE

- 3.3.15 Green infrastructure encompasses all “green” assets in an authority area, including parks, river corridors, street trees, managed and unmanaged sites and designed and planted open spaces. Chelmsford City Council’s Open Space Study²⁰ has identified the existing provision of open space within Chelmsford as set out in **Table 3.2**.

Table 3.2 Existing Open Space Provision

Open space typology		Number of sites	Total amount (hectares) ²¹
Allotments		48	42
Amenity greenspace		162	96
Cemeteries/churchyards		38	37
Natural & semi-natural greenspace	Accessible	83	1,778
	Limited access	135	1,002
Outdoor sports		42	350
Park and recreation		223	223
Provision for children & young people		171	10
TOTAL		902	3,538

¹⁷ Chelmsford City Council (2016) *Local Wildlife Sites Review*. Available at: <https://www.chelmsford.gov.uk/resources/assets/attachment/full/0/72699.pdf>

¹⁸ Chelmsford Biodiversity Forum (2013) *Chelmsford Biodiversity Action Plan for the City of Chelmsford 2013-2017*. Available at: www.chelmsford.gov.uk/media/wdcg4uu4/eb-114-chelmsford-biodiversity-action-plan-2013-17.pdf

¹⁹ Essex Biodiversity Project (2012) *The Essex Biodiversity Action Plan 2010 – 2020*. Available at: www.chelmsford.gov.uk/media/n2rmlujv/eb-113-essex-biodiversity-action-plan-2010-2020.pdf

²⁰ Chelmsford City Council (2024) *Chelmsford Open Space Study*

²¹ Rounded to the nearest whole number

3.3.16 The Council has been awarded 17 Green Flag awards for nineteen of its parks with the Cemetery and Crematorium gaining a Green Flag Award in its own right (see **Table 3.3**). Three parks, Admirals Park, Tower Gardens and West Park, combine to form one award and Brookend Gardens and Chancellor Park combine to form another. Chelmer Park and Jubilee Park also combine to form one award as do Boleyn Gardens the Grand Vista and Beaulieu Park Recreation Ground, Melbourne Park and Andrews Park. Springfield Hall Park has a Green Flag award in its own right.

Table 3.3 Chelmsford City Area Parks with Green Flag Awards

Parks with Green Flag Awards	Size (ha)
Oaklands Park, Moulsham Street, Chelmsford	4.8
Boleyn Gardens the Grand Vista and Beaulieu Park, Chelmsford	9.12
Admirals Park, Tower Gardens and the adjoining West Park, Chelmsford	29.4
Chelmer Park and Jubilee Park	16.99
Hylands Estate	232
Coronation Park	5.72
Compass Gardens and Saltcoats Park	10.08
Melbourne Park and Andrews Park	25.77
Brook End Gardens and Chancellor Park	8.11
Central Park	14.87
Lionmede Recreation Ground	2.0
Chelmsford Cemetery & Crematorium	7.8
Springfield Hall Park	14.40
Chelmer Valley Local Nature Reserve	18.1
Total	444.06

Source: https://loveyourchelmsford.co.uk/green-spaces/green_flag/

3.3.17 In addition to those identified above, Andrews Park on Patching Hall Lane achieved Green Flag Award in its own right in 2020 and in 2021, 17 parks were awarded Green Flag status with Galleywood Common and Frankland Fields also awarded this status²². The Council has also committed itself to continuing to positively manage its parks to ensure it can earn even more of these rewards and continue to have many high quality parks. In 2021, the parks of Admirals Park/Tower Gardens including the adjoining West Park, Hylands Estate and Oaklands Park all received Green Heritage Site awards for their excellence.

²² Love Your Chelmsford (2021) Green Flag. Available online https://loveyourchelmsford.co.uk/green-spaces/green_flag/

3.3.18 The adopted Local Plan contains a Green Wedge designation for its river valleys and policies that seek to protect them to ensure these important natural resources are conserved. These are the basis of Chelmsford's green infrastructure network and are, therefore, an important resource and amenity for the residents of the urban area of Chelmsford. Key objectives are to maximise public enjoyment of the river valleys, protect and enhance ecological health and diversity, preserve local landscape and wildlife links between the countryside and Chelmsford's urban area and recognise the Sandford Mill Special Policy Area.

LIKELY EVOLUTION OF THE BASELINE WITHOUT THE LOCAL PLAN

3.3.19 Information in respect of the condition of SSSIs and the extent of the habitat network indicates that biodiversity in the Chelmsford City Area is being well managed and protected. Notwithstanding, common threats to biodiversity have been identified in the Chelmsford BAP which include:

- Many sites are now small and isolated. This makes it difficult for specialist plants and animals to move between sites and hence more vulnerable to damage. They are also more difficult to manage.
- The biodiversity value for many habitats has developed as a result of human management over centuries. If this management stops, natural succession will take place and the wildlife value will decline as those features that are important for specialist species are lost.
- In grassland and heathland sites, neglect leads to scrub and eventually woodland colonising, in woods this can result in the loss of age structure when coppicing stops. Ponds and lakes might become full of vegetation and eventually silt up.
- The changes in agricultural practices over the past century have led to significant changes in the landscape. Larger machinery requires larger fields which have resulted in the loss of hedges and ditches. Better drainage results in fewer wetlands and ponds. Traditional orchards are no longer considered to be economically viable and many of the traditional fruit varieties are hard to store or are difficult to transport. The most significant impacts, however, arose from the introduction of chemical fertilisers and pesticides; this has resulted in substantial declines in plant diversity and associated fauna.
- Nutrient enrichment usually arises due to run-off from agricultural land or sewerage discharges. This is particularly an issue for rivers and other water bodies but can also affect grassland within the floodplain and heathlands.
- New development can result in the direct loss of habitats (e.g. building on a site) or indirect damage (e.g. increased recreational pressure or more intensive management of grassland and ponds).
- Introduced species of plants and animals can cause significant problems to native species.
- Climate change, particularly with more extreme weather events, will place more stresses on a range of habitats.

3.3.20 There are a number of ongoing initiatives and projects that together will help to conserve and enhance biodiversity and which would be expected to continue without the Local Plan. These include the delivery of the Chelmsford BAP and the emerging Nature

Recovery Networks. With specific regard to green infrastructure, the Council's Parks and Green Spaces Strategy²³ sets out a collective vision for improved green spaces and which includes an objective to support the Chelmsford BAP.

- 3.3.21 It is reasonable to assume that without the Review of the Adopted Local Plan, existing trends would continue. National planning policy contained in the NPPF and existing Development Plan policy (such as Strategic Policy S4 – Conserving and Enhancing the Natural Environment) would help to ensure that new development protects and enhances biodiversity.
- 3.3.22 The Council has also expressed a desire to improve its parks further in order to ensure it receives further national awards.

SUMMARY OF KEY SUSTAINABILITY ISSUES

- The need to conserve and enhance biodiversity including sites designated for their nature conservation value.
- The need to provide net gains in biodiversity where possible.
- The need to maintain, restore and expand Biodiversity Action Plan habitats.
- The need to safeguard existing green infrastructure assets.
- The need to enhance the multifunctional green infrastructure network, addressing deficiencies and gaps, improving accessibility for all users and encouraging multiple uses where appropriate.

3.4 POPULATION AND COMMUNITY

DEMOGRAPHICS

- 3.4.1 As of 2021²⁴, the Chelmsford City Area had a population of 181,500 an increase of 7.8% since 2011 (168,300) and 13.5% since the 2001 Census when the population stood at 157,072. Approximately half of Chelmsford's population resides in the Chelmsford Urban Area and South Woodham Ferrers. Of the total resident population, 49.0% are male and 51.0% female.
- 3.4.2 The over 65's account for some 19.4% of the population, compared to 18.6% in England.
- 3.4.3 Chelmsford is the fourth most populated authority district in the east of England, with only the local authority areas of East Suffolk, Colchester and Basildon being more populated²⁵.

²³ Chelmsford City Council (2013) *Parks and Green Spaces Strategy 2004-2014*. Available at:

http://consult.chelmsford.gov.uk/portal/preferred_options/local_plan_preferred_options_document?pointId=s1490092140850

²⁴ <https://www.ons.gov.uk/visualisations/customprofiles/build/>

²⁵ LG Inform (2020), Total resident population (2020) for All local authority districts East. Available at: Total resident population in Chelmsford | LG Inform (local.gov.uk)

DIVERSITY

Ethnicity

3.4.4 Using ONS category descriptions²⁶, the population of Chelmsford is predominantly White (88.5% of the population) with the second largest ethnic group being Asian/Asian British (5.3%, [9.6% in England]), followed by Black (2.6% [4.2% in England]) followed by mixed/multiple ethnic groups (2.6% [3.0% in England]).

Religious Belief

3.4.5 Christianity is the predominant religion in Chelmsford (48.0%) similar to the England figure (46.3%), followed by Muslim (2.0%), compared to England (6.7%). Those with no religion was 41.2%, compared to 36.7% for England.

Civil Partnerships, Marriage and Sexual Orientation

3.4.6 For the Chelmsford population, aged 16 or over, in the 2021 Census, 34.0% are single (never married) [37.9% for England], 49.1% are married or in a civil partnership [44.7% for England], 0.2% are in a registered same-sex civil partnership, 3.4% are separated (but still legally married or in a registered same-sex civil partnership), 9.6% are divorced or dissolved civil partnership [9.1% for England] and 6.0% are widowed or surviving civil partnership partner [6.1% for England].²⁷

Gypsy, Travellers and Travelling Showpeople

3.4.7 There are two main longstanding publicly funded Travelling Showpeople sites in the Chelmsford City Area which provide 22 pitches in total with capacity for 44 caravans, 92 authorised private Traveller caravans and 47 authorised private Travelling Showpeople caravans²⁸.

DEPRIVATION

3.4.8 The English Index of Multiple Deprivation (IMD) measures relative levels of deprivation in small areas of England called Lower Layer Super Output Areas (LSOA). Deprivation refers to an unmet need, which is caused by a lack of resources including for areas such as income, employment, health, education, skills, training, crime, access to housing and services, and living environment.

3.4.9 The 2015 IMD ranked the Chelmsford City Area 253rd out of 317 local authorities (where a rank of 1 is the most deprived in the country and a rank of 326 is the least deprived) placing Chelmsford in the top 20% least deprived local authority areas nationally²⁹.

3.4.10 By 2019, the City Area had continued to improve on the whole, scoring 260th out of 317 local authorities³⁰. Chelmsford performs particularly well in respect of crime, employment and health and disability with the local authority area being within the 20% least deprived nationally for these domains. However, there are pockets of deprivation across the

²⁶ ONS (2022) [How life has changed in Chelmsford: Census 2021 \(ons.gov.uk\)](https://www.ons.gov.uk/census/2021-census-reports/how-life-has-changed-in-chelmsford-census-2021)

²⁷ ONS (2022) [Build a custom area profile - Census 2021. ONS](https://www.ons.gov.uk/census/2021-census-reports/build-a-custom-area-profile-census-2021)

²⁸ Department for Levelling Up, Housing and Communities (2021) Traveller caravan count: July 2021. Available at: <https://www.gov.uk/government/statistics/traveller-caravan-count-july-2021>

²⁹ DCLG (2015) *English indices of deprivation*. Available at: <https://www.gov.uk/government/collections/english-indices-of-deprivation>

³⁰ Indices of Deprivation 2015 and 2019. Available at: http://dclgapps.communities.gov.uk/imd/ioid_index.html#.

Chelmsford City Area with some LSOAs, such as those within the wards of Marconi, Patching Hall and St Andrews, being within the most deprived in the country and this remained the case in 2019.

HOUSING

3.4.11 In December 2023 the average house price for all properties in Chelmsford was £372,048 compared to England: £302,164³¹. House prices for the following types of property in Chelmsford were as follows:

- detached: £658,140
- semi-detached: £410,501
- terraced: £319,255
- flats: £216,093

3.4.12 Housing affordability in the Chelmsford City Area, as in other areas of the County and Country, is a significant issue. Responding to this issue, the Chelmsford Housing Strategy³² recognises that Chelmsford faces a housing crisis (the City Council made that declaration on 22 February 2022) including in respect of:

- ever-growing numbers of Chelmsford residents (no longer just young people) being unable to afford to buy or rent privately a property that meets their needs;
- over 460 families and individuals being homeless, requiring the City Council to provide expensive and often unsuitable temporary accommodation; and
- a growing need for various kinds of specialised housing that, along with all affordable housing, is in very short supply.

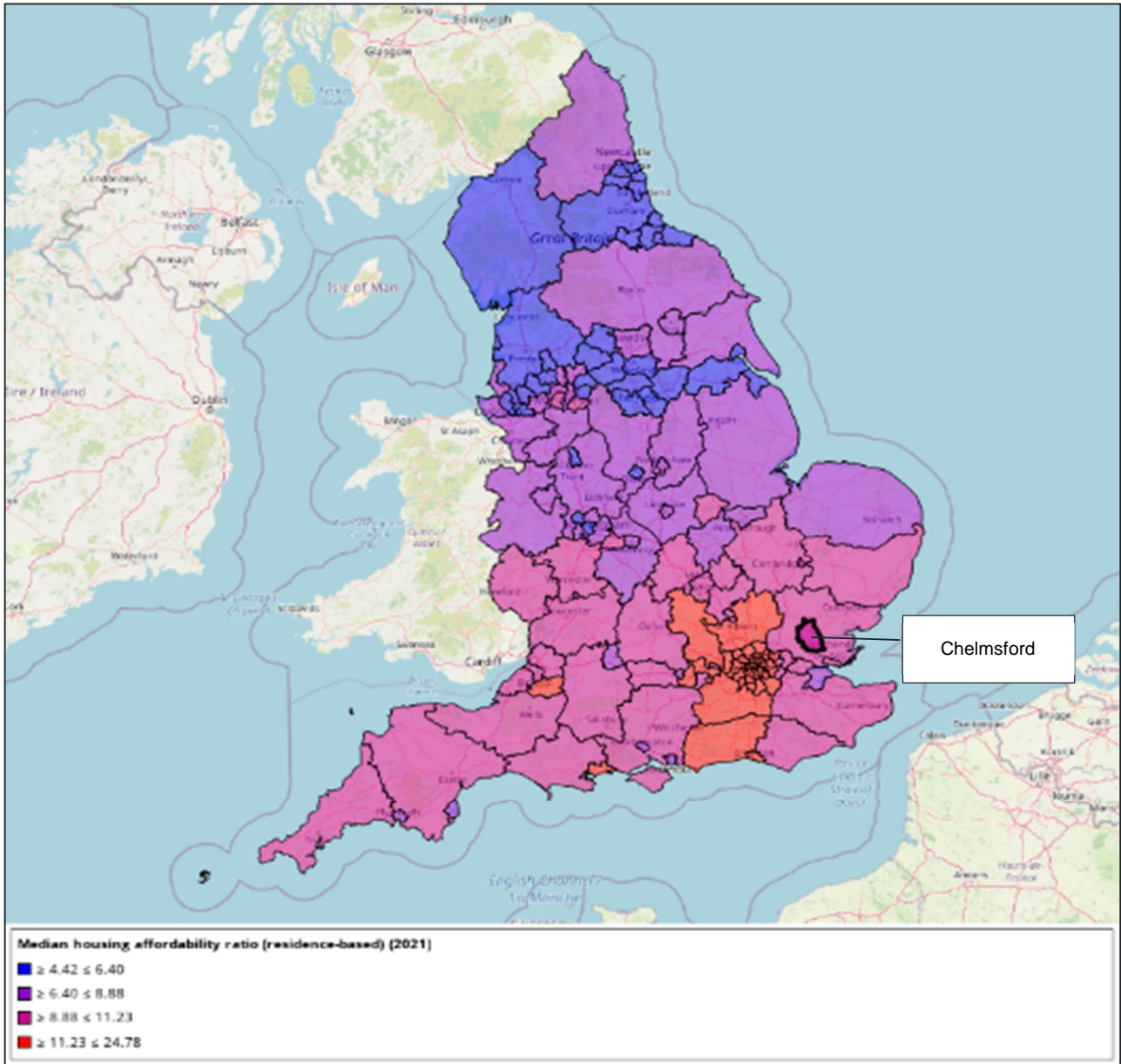
3.4.13 The strategic priorities identified in the Housing Strategy are:

1. Increasing the supply of affordable homes with a focus on larger units
2. Increasing the supply of affordable homes from the existing housing stock
3. Supporting landlords and tenants of privately rented homes
4. Enabling the right supply of specialist housing to meet local need
5. Developing effective partnerships
6. Monitoring trends and performance to inform future actions.

³¹ Land Registry (2023) Land registry UK House Price Index. Available at: [UK House Price Index \(data.gov.uk\)](https://data.gov.uk)

³² Chelmsford City Council (March 2022) Chelmsford Housing Strategy, 2022 – 2027 at: www.chelmsford.gov.uk/media/fzeis02v/chelmsford-housing-strategy-2022-to-2027.pdf

Figure 3.3 Housing Affordability Ratios



Source: LG Inform

ECONOMY

3.4.14 The Council's Economic Strategy (2017)³³ provides an overview of the economy of the Chelmsford City Area. It highlights that Chelmsford has been a major driver of growth within the Heart of Essex sub-region, which comprises the local authority areas of Chelmsford, Brentwood and Maldon. The City contributes over £4.5 billion per year to the Essex economy through some 103,000 jobs and 9,335 businesses, with particular strengths in the financial and business services sectors, research and development, and

³³ Chelmsford City Council (2017) *Chelmsford Economic Strategy*. Available at: [A3 Chelmsford Economic Strategy](#)

advanced manufacturing. The Council's Employment Land Review³⁴ provides an overview of the economy of the Chelmsford City Area. The report highlights the size of the office market and the prominence of Chelmsford City Centre, connections to Central London but a lack of good quality office accommodation coupled with a lack of recent office development and the need for flexibility as a result of new hybrid working patterns. The report identifies that the industrial market has remained buoyant and active, with demand currently outperforming the existing supply of available industrial space. Despite this increase in demand, Chelmsford is not likely to become a sizeable logistics or industrial hub like other neighbouring authorities over the course of the next 5 years. The demand seen for industrial premises in Chelmsford is primarily for small to medium sized units (up to 5,000sqm) that aim to fulfil indigenous industrial needs, as opposed to larger scale distribution floorspace.

- 3.4.15 The Chelmsford City Council Authority Monitoring Report (2023-2024)³⁵ notes that: some 83.9% (100,600) of the population within the Chelmsford City Administrative area are economically active. Of the 100,600 Chelmsford residents who are economically active, 92,700 (76.8%) are in employment. This is 10.5% higher than the national average. The largest employment sectors in Chelmsford are human health and social work activities (13,000 people are employed within this sector), wholesale retail trade (13,000), education (7,000), professional, scientific and technical activities (7,000) and administrative and support services (6,000). The average gross weekly earning of a full-time worker in the Chelmsford administrative area is £682/80. This is 3.3% higher than the current East of England average.
- 3.4.16 Skills levels in Chelmsford are above the national and local average, with some 87% of residents having a recognised qualification (NVQ Level 1 and above) and 33.5% of the population are educated to NVQ Level 4 or higher. As a result, many Chelmsford residents are engaged in higher level occupations, with nearly half working in managerial, professional and technical roles, which is higher than regional and national averages. Conversely, employment in process plant, machine operative and elementary occupations is lower than regional and national averages.
- 3.4.17 New employment space has been consistently allocated through the Local Plan process. The City Centre has an office floorspace stock of approximately 4.7m sqft (437,000sqm), the largest stock anywhere in Essex³⁶ and it is recognised that the future growth of Chelmsford's economy will be dependent upon the provision of high quality development opportunities, including high quality office space and industrial unit space, in order to attract new investors.
- 3.4.18 There is a significant amount of business activity taking place within the parishes and rural areas of the Chelmsford City Area.

³⁴ Chelmsford City Council (December 2023) Employment Land Review available at: [econ002-chelmsford-city-council-employment-land-review-2023.pdf](#)

³⁵ Chelmsford City Council (November 2024) Annual Monitoring Report available at: [www.chelmsford.gov.uk/media/ossimjqc/annual-monitoring-report-2023-to-2024.pdf](#)

³⁶ Chelmsford City Council (December 2023) Employment Land Review available at: [econ002-chelmsford-city-council-employment-land-review-2023.pdf](#)

SKILLS AND EDUCATION

- 3.4.19 Skills levels in Chelmsford are above the national and local average, with some 82% of residents having a recognised qualification (NVQ Level 1 and above) and 33.9% of the population are educated to NVQ Level 4 or higher³⁷. As a result, many Chelmsford residents are engaged in higher level occupations, with nearly half working in managerial, professional and technical roles, which is higher than regional and national averages. Conversely, employment in process plant, machine operative and elementary occupations is lower than regional and national averages.
- 3.4.20 Chelmsford is home to Anglia Ruskin University (ARU), one of the fastest growing universities in the UK. Chelmsford also hosts ARU Writtle, which delivers land-based degrees. Both campuses provide a range of research and consultancy services to businesses, working in partnership to add value to their business and are therefore important drivers of the local economy. In addition, Chelmsford College is developing its specialism in engineering, science and technology.
- 3.4.21 Essex County Council provides updated figures on the school places demand within the Chelmsford City Area in its 10 Year Plan – Meeting the demand for school places in Essex 2024-2033³⁸. There is a need for new schools or the expansion of existing schools in order to meet the future demand for school places associated with population growth, at all levels, across the Chelmsford City Area which will be met through proposed new school proposals identified in the Local Plan, particularly associated with new communities.

COMMUNITY FACILITIES AND SERVICES

- 3.4.22 Larger services such as schools and health facilities are predominantly focused within the two main urban areas of Chelmsford and South Woodham Ferrers. There is a high concentration of services and facilities within Chelmsford City Centre with a more limited range available at the five Principal Neighbourhood Centres which are Beaulieu, Chelmer Village, Gloucester Avenue, The Vineyards and Newlands Spring. In the rural areas beyond the Green Belt, the settlements of Bicknacre, Boreham, Broomfield, Danbury and Great Leighs have access to a good range of facilities and are located on important public transport corridors. These services may include primary schools, local employment opportunities, shops, community facilities, good public transport links, surgeries and green spaces. Other rural settlements have a more limited range of facilities and public transport services.
- 3.4.23 Chelmsford has a strong retail sector led by the City Centre. Chelmsford performs well against other towns in the sub-region³⁹ and is attractive to new investors given its socio-economic and demographic composition. This will continue to be a strong sector in Chelmsford and important to the local economy. The Retail Study update confirms that current allocations for comparison shopping in the City will meet future demand although there is evidence of reducing market shares across Chelmsford's retail centres.

³⁷ ONS (2021) Census Data [Build a custom area profile - Census 2021](#). ONS

³⁸ <https://www.essex.gov.uk/sites/default/files/2024-01/School%20organisation%2010%20Year%20Plan%202024%20to%202033%20-%2030.01.24.pdf>

³⁹ Chelmsford City Council (2023) Retail Capacity Study Update. Available at: [retail-capacity-study-update-july-23.pdf](#) ([chelmsford.gov.uk](#))

LIKELY EVOLUTION OF THE BASELINE WITHOUT THE LOCAL PLAN

- 3.4.24 The latest projections⁴⁰ estimate that the population of the Chelmsford City Area will increase by 15.25% between 2018 and 2043 requiring the provision of additional housing.
- 3.4.25 An ageing population of the Chelmsford City Area and wider Essex region means that the demand for specialist housing will increase.
- 3.4.26 There is a need for new schools or the expansion of existing schools in order to meet the future demand for school places associated with population growth, at all levels, across the Chelmsford City Area.
- 3.4.27 The size of the office market and the prominence of Chelmsford City Centre will continue. However, there is a lack of good quality office accommodation coupled with a lack of recent office development, along with a need for flexibility as a result of new hybrid working patterns.
- 3.4.28 The role of Chelmsford City Centre as the principal retail and business centre will continue and be attractive to new investors given its socio-economic and demographic composition, although there is evidence of a reducing market share.

KEY SUSTAINABILITY ISSUES

- Overall, the need to create sustainable places where people want to live, work and relax.
- The need to enable housing growth, using the standard method to identify the minimum number of homes to be planned for and planning for a mix of accommodation to suit all household types.
- The need to make best use and improve the quality of the existing housing stock.
- The need to support the delivery of independent living housing for older people and people with disabilities.
- The need to deliver a range of employment sites to support economic growth.
- The need to ensure a flexible supply of land for employment development.
- The need to address the surplus of unsuitable office space in the City Centre.
- The need to support economic development in the rural areas of Chelmsford.
- The need to support the growth of new sectors linked to the growth of Anglia Ruskin University, such as medical technologies.
- The need to raise incomes and especially for those whose incomes are in the lowest quartile.

⁴⁰ ONS (2018) Subnational Population Projections for England: 2018-based projections. Available at: [Population projections for local authorities: Table 2 - Office for National Statistics](#)

- The need to reduce out-commuting to London for work by encouraging businesses to invest and set up within Chelmsford.
- The need to tackle pockets of deprivation that exist in the area.
- The need to maintain and raise educational attainment and skills in the local labour force.
- The need to maintain and enhance the vitality of the City Centre and South Woodham Ferrers as well as the area's larger villages.
- The need to strengthen the convenience shopping role in Chelmsford City Centre and ensure that the neighbourhood and local centres continue to perform a strong convenience goods role which serves local needs.
- The need to address forecast deficits in, in particular, school places and early years and childcare provision.
- The need to support the City Area's educational establishments including Anglia Ruskin University and ARU Writtle.
- The need to safeguard existing community facilities and services and ensure the timely delivery of new facilities to meet needs arising from new development.
- The need to safeguard the identity of existing communities.
- The need to safeguard and maintain and enhance access to cultural and community facilities which benefit and support sustainable communities.

3.5 HEALTH AND WELLBEING

Physical Health

- 3.5.1 The 2019 Health Profile for Chelmsford produced by Public Health England⁴¹ identifies that the health of the people in Chelmsford is generally better than the England average and that the life expectancy of men and women in this area is higher than the England average. However, it was also identified that approximately 11.8% (3,550) children live in low income families within the area. It was also identified that the life expectancy for men in the most deprived areas of Chelmsford was 5.3 years lower (better than 2017) and 4.8 years lower for women (worse than 2017) than the areas of least deprivation.
- 3.5.2 Estimated levels of adult physical activity were higher than the England average in 2016, though by 2019 this has changed, with the levels of estimated activity being slightly lower in the Chelmsford City Area than the England average.
- 3.5.3 The rate of people killed and seriously injured on roads are higher than average in 2016 and this trend has continued in 2019 and is expected to continue to worsen, meaning more people are expected to die on the roads of the Chelmsford City Area than the average for England.

⁴¹ Public Health England (2019) Chelmsford District Health Profile 2019. Available at: [Local Authority Health Profiles - Data - OHID \(phe.org.uk\)](https://www.localauthorityhealthprofiles.org.uk/)

- 3.5.4 Rates of sexually transmitted infections and TB were better than the average for England, which is a trend that has continued into 2019. Rates of statutory homelessness in 2016 was lower than the England average. However, there has been a considerable change in both trends as of 2019, with the Chelmsford City Area now having a higher case of homelessness than the England average and this trend seems set to continue.
- 3.5.5 Rates of violent crime, long term unemployment, early deaths from cardiovascular diseases and early deaths from cancer are lower than or in keeping with the average for England in 2016 and these trends have continued to 2019.

Mental Health

- 3.5.6 The rate of alcohol-related harm hospital stays is 560 per 100,000 population, lower than the average for England. This represents 942 stays per year. By 2019, this figure had risen to 582 alcohol specific hospital stays among those under 18, representing 1,008 admissions per year, which is still lower than the England average⁴².
- 3.5.7 The rate of self-harm hospital stays is 183 per 100,000 population. This represents 312 stays per year. By 2019, this figure has fallen to 150 per 100,000 population, representing 260 admissions per year to hospital and remains lower than the England average.
- 3.5.8 The estimated dementia diagnosis rate (for those aged 65 and over) in 2020 stands at 55.2% which is below that for England as whole (61.6%) reflecting that many people predicted to be suffering from dementia may not be being diagnosed.⁴³
- 3.5.9 The suicide rate within the Chelmsford area (12.2 per 100,000) in 2020 is higher than that for the region (10.8 per 100,00) and England as a whole (10.4 per 100,000) and suicide rates have been increasing in recent years and have been above the England average since 2015⁴⁴.

Children's Health

- 3.5.10 In Year 6, 16.1% of children were classified as obese, which was lower than the average for England. By 2019 this has increased to 16.8% of children being classed as obese, a 0.7% increase since 2017⁴⁵.
- 3.5.11 The rate of alcohol specific hospital stays among those under 18 was 19 per 100,000 population, lower than the average for England (2017). By 2019, this figure has dropped to 9 per 100,000 population, which has ensured Chelmsford is considerably lower than the average for England⁴⁶.
- 3.5.12 Levels of teenage pregnancy, GCSE attainment, breastfeeding and smoking at time of delivery are also lower than the England average and this trend has continued to 2019⁴⁷.

⁴² Ibid.

⁴³ Office for Health Improvement & Disparities (2022) Fingertips Local Authority Health Profiles. Available at:

https://fingertips.phe.org.uk/profile/health-profiles/area-search-results/E07000070?place_name=Chelmsford&search_type=parent-area

⁴⁴ Office for Health Improvement & Disparities (2022) Fingertips Local Authority Health Profiles. Available at:

https://fingertips.phe.org.uk/profile/health-profiles/area-search-results/E07000070?place_name=Chelmsford&search_type=parent-area

⁴⁵ Public Health England (2019) Chelmsford District Health Profile 2019. Available at: <https://fingertips.phe.org.uk/static-reports/health-profiles/2019/e07000070.html?area-name=chelmsford>

⁴⁶ Ibid.

⁴⁷ Ibid.

Disability

- 3.5.13 It is predicted that there are 3,286 people (2.35% of the population) aged 18 plus in Chelmsford with a learning disability in 2019 which is very similar to Essex (2.34%), East region (2.34%) and England (2.36%)⁴⁸. The number of people predicted to have a moderate or severe learning disability is 682 (0.49%) which is also the same as Essex (0.48%), East region (0.48%) and England (0.49%)⁴⁹.
- 3.5.14 With regards to physical impairments, it is predicted that 11,287 people (10.01% of the population) aged 18 plus in Chelmsford have a physical impairment in 2019 which is very similar to Essex (10.13%) as a whole. The percentage of people considered to have day-to-day activities limited a little (24.3%) is similar to Essex as a whole (24.6%). However, the percentage of people who considered to have day-to-day activities limited a lot (18.4%) is lower than the Essex figure (21.5%)⁵⁰.

Healthcare Provision

- 3.5.15 Healthcare provision in the Chelmsford City Area includes Broomfield Hospital and a range of private and NHS health care providers. There are also four private hospitals in Chelmsford and new GP surgeries at Danbury and South Woodham Ferrers and new healthcare facilities proposed as part of the major new development to the north-east of the City Centre. GP-patient ratio data for the NHS Mid Essex Clinical Commissioning Group highlights that, as at 2014, ratios were 1,654.3 patients per Full Time Equivalent (FTE) GP. This is above the UK average of 1,580 patients per FTE⁵¹.
- 3.5.16 Local priorities in Chelmsford include reducing obesity, reducing alcohol-related harm, helping people to age well, tackling homelessness and reducing suicide rates.

OPEN SPACE

- 3.5.17 The provision of open space, sports and recreational facilities can play a significant role in the promotion of healthy lifestyles. As highlighted in Chelmsford City Council's 2024 Open Space Study⁵², there are 1,778 ha of accessible natural green space within the Chelmsford City Area. The Open Space study maps in detail current levels provision by quantity and quality, and by implication deficits by individual settlement. Provision standards are set out and surpluses/deficits are calculated (**Table 3.11**).

⁴⁸ Essex County Council (2019) Joint Strategic Needs Assessment 2019 and District Profile Reports. Available at: <https://data.essex.gov.uk/dataset/exwyd/essex-jsna-and-district-profile-reports-2019>

⁴⁹ Ibid.

⁵⁰ Ibid.

⁵¹ GP Online (2014) Huge variation in GP-patient ratio across England revealed. Available at: <http://www.gponline.com/exclusive-huge-variation-gp-patient-ratio-across-england-revealed/article/1327390>

⁵² Chelmsford City Council (2024) Chelmsford Open Space Study 2024.

Table 3.11 Open Space Surpluses/Deficits

Analysis area	Parks and rec		Natural & Semi-natural		Amenity greenspace		Allotments		Play provision	
	1.23		9.80		0.53		0.23		0.05	
	Current provision	+ / -	Current provision	+ / -	Current provision	+ / -	Current provision	+ / -	Current provision	+ / -
City Centre	1.08	-0.15	0.95	-8.85	0.28	-0.25	0.33	+0.10	0.04	-0.01
Rural North	0.97	-0.26	6.83	-2.97	1.06	+0.53	0.17	-0.06	0.15	+0.10
Rural South	1.43	+0.20	34.49	+24.69	0.44	-0.09	0.14	-0.09	0.05	Level
Rural West	1.65	+0.42	52.58	+42.78	0.79	+0.26	0.38	+0.15	0.08	+0.02
South Woodham Ferrers	1.42	+0.19	10.47	+0.67	0.17	-0.36	0.04	-0.19	0.05	Level
Urban Areas	1.28	+0.05	5.36	-4.44	0.86	+0.33	0.20	-0.03	0.06	-0.01

Source: Chelmsford Open Space Study Table 2024

- 3.5.18 The importance of access to high quality open space is increasingly recognised as fundamental to quality of life and, as such, is likely to secure a higher profile in the future, and consequently currently detailed plan policies seek to remedy deficiencies through protection, enhancement and new provision, via open space standards.
- 3.5.19 For new development, principles of good design should be applied in respect of the standards of provision for different types of open space, in turn contributing to the achieving the aims of the City’s Green Infrastructure Strategic Plan⁵³. This document sets out in detail access to natural greenspace across the City Area.

CRIME

- 3.5.20 As of 2021, the overall crime rate in Chelmsford was 83 crimes per 1,000 people, which is 2.5% higher than the rate of Essex (81 per 1,000 residents)⁵⁴. However, Chelmsford is considered to be the 53rd safest major town in England, Wales and Northern Ireland⁵⁵. **Table 3.12** and **Figure 3.4** illustrate the historic crime rates for Chelmsford and the types and total crimes committed within the City Area as compared to Essex, respectively.

Table 3.12 Historic Crime Rates for Chelmsford

Year	Crime rate per 1,000 people	Total Crimes
2021	83	9,883
2020	79	9,390
2019	90	10,664

⁵³ Chelmsford City Council (2018) Chelmsford Green Infrastructure Strategic Plan available at:

www.chelmsford.gov.uk/media/52fj1wk0/eb-021a-chelmsford-green-infrastructure-strategic-plan.pdf

⁵⁴ CrimeRate (2021) Crime and Safety Chelmsford. Available at:

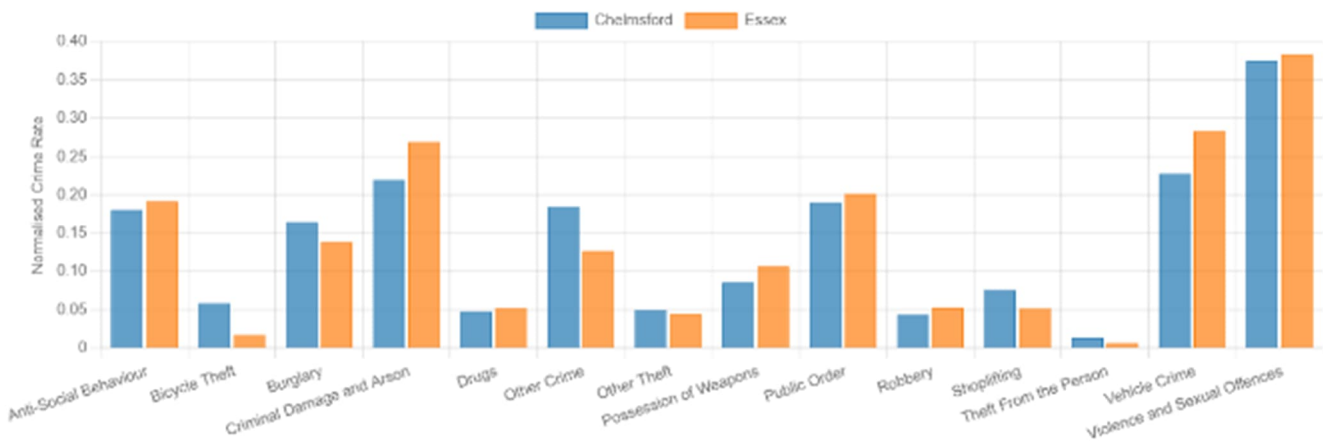
<https://crimerate.co.uk/essex/chelmsford#:~:text=The%20overall%20crime%20rate%20in,of%2081%20per%201%2C000%20residents.&text=This%20is%204.5%25%20higher%20than,2020%20s%20crime%20rate%20of%2037,> accessed 15.02.2022.

⁵⁵ Ibid.

Year	Crime rate per 1,000 people	Total Crimes
2018	82	9,750
2017	70	8,273
2016	57	6,808

Source: CrimeRate⁵⁶

Figure 3.4 Crime in Chelmsford Compared to Essex



LIKELY EVOLUTION OF THE BASELINE WITHOUT THE REVIEW OF THE ADOPTED LOCAL PLAN

3.5.21 Chelmsford City Council’s vision for health and wellbeing is⁵⁷ *“to work with communities and residents to reduce health inequalities and improve the opportunities for adults and children so that they can enjoy a healthy, safe, and fulfilling life.”* This vision is supported by the overarching principles of:

- Partnership working;
- A focus on prevent of ill-health and early intervention;
- Increase communication and making use of technology;
- Improve mental health and wellbeing; and
- Effective health service and self-care.

3.5.22 Chelmsford City Council’s contribution to delivering better health outcomes, as set out above, is delivered within the context of a much wider local coalition of partners under the

⁵⁶ CrimeRate (2021) Crime and Safety Chelmsford. Available at: <https://crimerate.co.uk/essex/chelmsford#:~:text=The%20overall%20crime%20rate%20in,of%2081%20per%201%2C000%20residents.&text=This%20is%204.5%25%20higher%20than,2020's%20crime%20rate%20of%2037>

⁵⁷ Chelmsford City Council (2019) Health & Wellbeing Plan. Available at: [7-health-and-wellbeing-plan.pdf \(chelmsford.gov.uk\)](https://www.chelmsford.gov.uk/7-health-and-wellbeing-plan.pdf)

new public health arrangements. The Essex Joint Health and Wellbeing Strategy 2022 - 2026 (2022)⁵⁸ sets out the following vision:

“To improve the health and wellbeing of all people in Essex by creating a culture and environment that reduces inequalities and enables residents of all ages to live healthier lives.”

3.5.23 The Essex Joint Health & Wellbeing Strategy 2022-2026 sets out five key priorities:

- Improving mental health and wellbeing
- Physical activity and healthy weight
- Supporting long term independence
- Alcohol and substance misuse
- Health inequalities & the wider determinants of Health

3.5.24 The life expectancy of males within the most deprived area of Chelmsford has improved in recent years; however, the life expectancy of women in these areas has considerably worsened. Whilst the NPPF and existing Development Plan policies will be expected to help protect health and promote healthy lifestyles, the Review of the Adopted Local Plan will provide an opportunity to facilitate further the promotion of healthy lifestyles including through safeguarding existing open space and recreational facilities and addressing deficiencies. The Local Plan could also help to ensure the future provision of health facilities and services to meet local needs.

3.5.25 The latest data from Essex Police shows that in the year up to January 2022⁵⁹, antisocial behaviour had reduced substantially, which may reflect the impact of the Covid 19 pandemic, but all crime had increased. Overall, the picture was mixed with, for example, 10 types of victim-based crime showing a reduction on the previous year but the majority (29) showing an increase. The baseline illustrates that Chelmsford continues to manage to keep its crime rates against various types of crime lower than or keeping with the average for Essex.

3.5.26 The Police and Crime Plan for Essex 2024-2028⁶⁰ has the following six policing priorities:

- More local, visible and accessible policing
- Drive down anti-social behaviour and crime
- Beat knife crime and drug gangs and protect young people
- Tackle violence against women and girls and domestic abuse
- Ensure vulnerable people are protected

⁵⁸ Essex Health and Wellbeing Board (2022) *Essex Joint Health and Wellbeing Strategy 2022 – 2026* Available at: [Essex Joint Health and Wellbeing Strategy 2022 - 2026](#)

⁵⁹ Police, Fire and Crime Commissioner for Essex (2022) *Essex Police Performance*. Available at: <https://www.essex.pfcc.police.uk/essex-police-performance-2-2/>

⁶⁰ Police, Fire and Crime Commissioner for Essex (2024) *Police and crime plan 2024-2028*. Available at: <https://www.essex.pfcc.police.uk/wp-content/uploads/2024/10/1122-EPFCC-Police-and-Crime-Plan-2024-R19-230924.-WEB-single.pdf?x93363>

- Improve road safety and reduce road deaths in Essex to zero

KEY SUSTAINABILITY ISSUES

- The need to protect the health and wellbeing of Chelmsford's population.
- The need to promote healthy lifestyles and in particular reduce obesity and increase levels of physical activity.
- The need to plan for an ageing population.
- The need to address health inequalities, especially for those in the most deprived areas.
- The need to combat suicide and its causes.
- The need to protect and enhance open space provision across the Chelmsford City Area.
- The need to support high quality design that creates safe and secure communities.
- The need to safeguard existing health care facilities and services and ensure the timely delivery of new facilities and services to meet needs arising from new development.

3.6 TRANSPORT AND ACCESSIBILITY

TRANSPORT INFRASTRUCTURE

- 3.6.1 There are several primary road routes within the Chelmsford City Area. The A12 is a trunk road and runs from London and the M25, centrally in a north-easterly direction onwards to Suffolk and Norfolk. Two other significant primary routes are the A130, which runs north-south across Essex, and the A414, which begins in Harlow and terminates in Maldon.
- 3.6.2 Chelmsford has two Park and Ride facilities (Chelmer Valley and Sandon) with frequent connections to the City Centre for commuters and shoppers.
- 3.6.3 Chelmsford rail station is one of the busiest in the East of England, accommodating around 6.5 million passenger trips per year in 2023-2024⁶¹. **Table 3.13** illustrates the estimated usage of the rail stations within the Chelmsford City Area. As can be seen, Chelmsford railway station remains, and will continue to be, the principal station for Chelmsford and the surrounding area.

⁶¹ Office of Rail and Road (2023) Estimates of Station Usage. Available at: <https://dataportal.orr.gov.uk/statistics/usage/estimates-of-station-usage>.

Table 3.13 Stations within Chelmsford and their estimated usage 2017-2024

Station Name	Entries and Exits (2023-24)	Entries and Exits (2022-23)	Entries and Exits (2021-22)	Entries and Exits (2020-21)	Entries and Exits (2019-20)	Entries and Exits (2018-19)	Entries and Exits (2017-18)
Chelmsford	6,538,092	5,784,584	4,595,710	1,716,828	8,606,294	8,619,942	8,536,968
South Woodham Ferrers	288,570	250,598	237,966	71,784	473,240	510,558	546,564
Battlesbridge	21,852	19,086	18,712	5,580	19,848	21,108	16,804

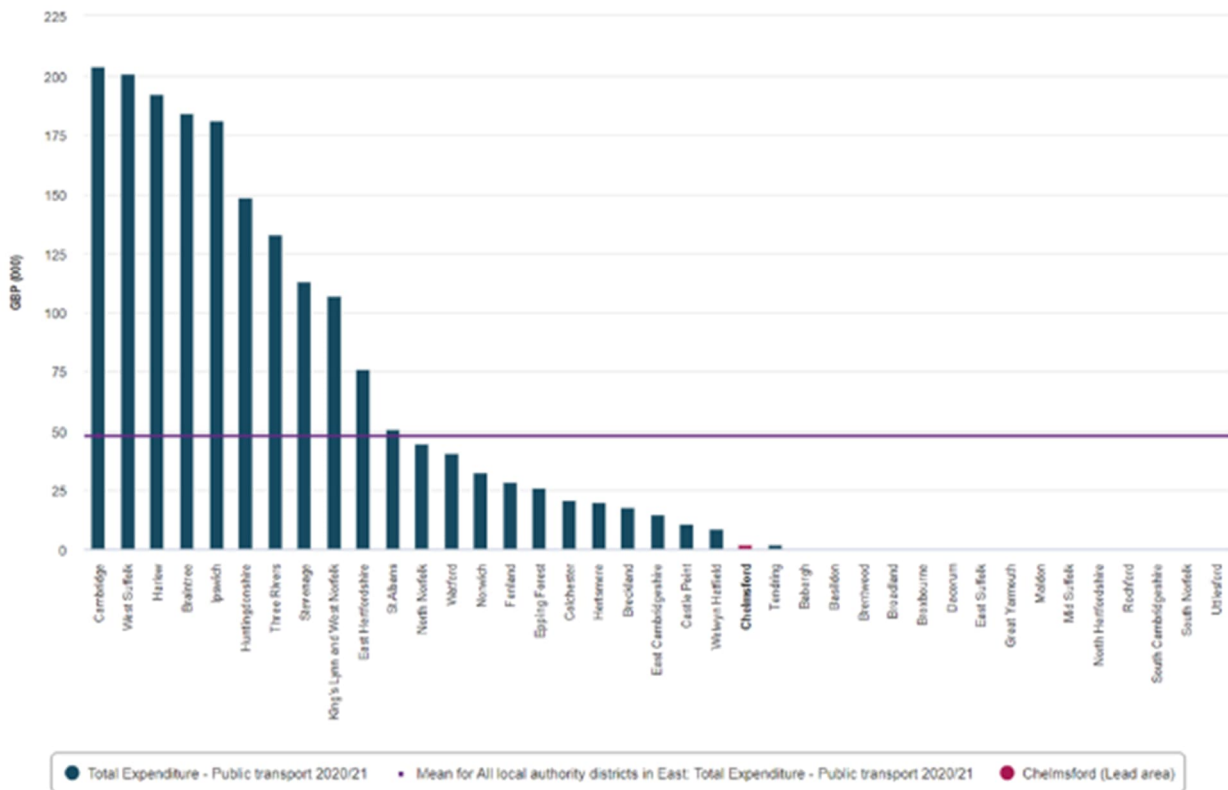
Source: Office of Rail and Road⁶²

- 3.6.4 Regular services connect Chelmsford with London Liverpool Street (with up to ten trains per hour), Ipswich and Norwich. A recently completed programme of upgrade works, including train capacity, has enhanced the accessibility and usability of Chelmsford Station. Work on a new North East Chelmsford railway station (Beaulieu Park Rail Station) has commenced and is expected to be opened in 2025. This will be a key element of the City’s planning strategy for the area, and will help to remove traffic from the outskirts of the city as part of the ‘Chelmsford future transport network – strategic zonal focus’. The station and Boreham Interchange together will comprise an important transport hub, which in turn, will help stimulate investment and development in the area north east of the station. Park and ride facilities are an important aspect of this approach.
- 3.6.5 Chelmsford is around 25 to 30 minutes' drive from London Stansted Airport (via the A131/A120), and London Heathrow, London Gatwick, London City, Luton and Southend airports are all within a 1-1.5hrs drive time.
- 3.6.6 The Global Commuting Index as reported on Uswitch, highlights that the UK as a whole has quite poor public transport and that the Chelmsford area scored 4.19/10 due to high public transportation costs and long commuting times⁶³.
- 3.6.7 As illustrated in **Figure 3.5**, the Chelmsford City Area has limited spend on public transport/general transport perhaps reflecting relatively high costs facing residents/commuters.

⁶² Office of Rail and Road (2023) Estimates of Station Usage. Available at: <https://dataportal.orr.gov.uk/statistics/usage/estimates-of-station-usage>.

⁶³ Uswitch (2021) The best and worst area in the UK for commuting. Available at: <https://uswitchwidgets.rvupartners.co.uk/global-commuting-index/uk-ranked/index.html#>

Figure 3.5 Total Expenditure – Public Transport (2020/21) for All local authority districts in East England



Source: LG Inform⁶⁴

MOVEMENT

3.6.8 According to the 2011 Census, the average distance travelled to work by Chelmsford residents was 18.9 km in 2011 which represents an increase of approximately 4 km compared to 2001. **Table 3.14** compares the distance travelled to work by residents in 2001 and 2011 and highlights that the proportion of people travelling less than 10km has decreased marginally whilst the proportion travelling over 10km has increased. The 2011 Census also illustrates that the primary means of travelling to work is by car or van (40.63%) with 9.18% of residents travelling by train.

⁶⁴ LG Inform (2021) Total Expenditure – Public transport in Tower Hamlets. Available at: https://lginform.local.gov.uk/reports/lgastandard?mod-metric=8201&mod-area=E09000030&mod-group=AllUnitaryLainCountry_England&mod-type=namedComparisonGroup.

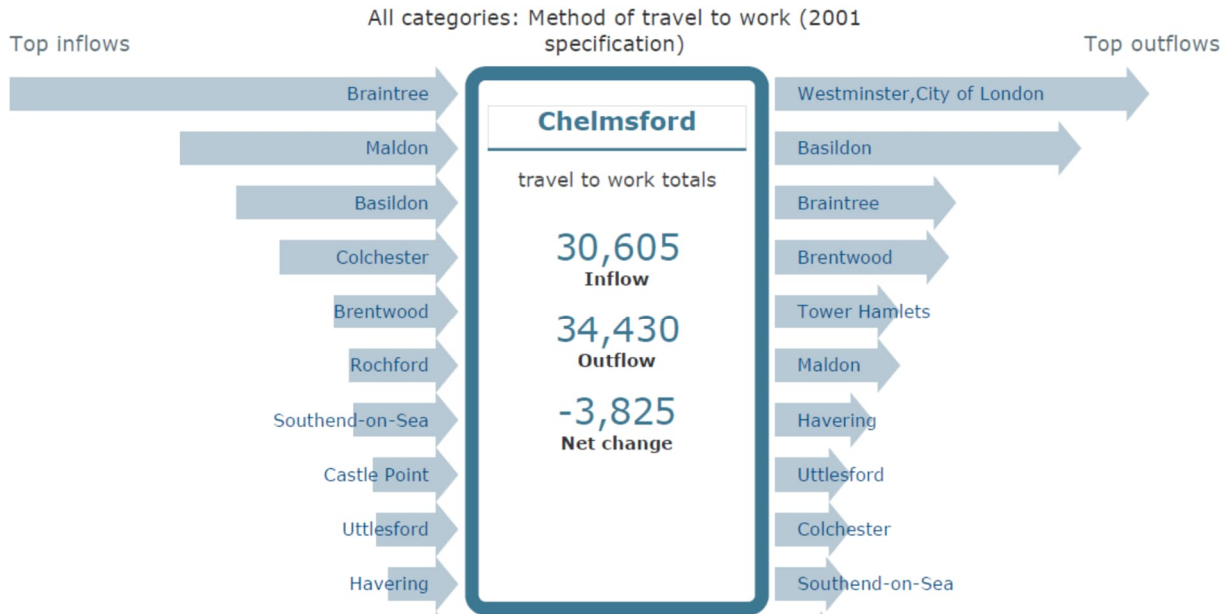
Table 3.14 Distance Travelled to Work

Distance Travelled to Work	Number of People (2001)	% of People in Employment (2001)	Number of People (2011)	% of People in Employment (2011)
Less than 2 km	14,069	17.03	14,061	16.26
2 km to less than 5 km	14,051	17	14,068	16.27
5 km to less than 10 km	7,630	9.23	7,708	8.91
10 km to less than 20 km	16,242	19.66	12,168	14.08
20 km to less than 30 km	7,138	8.64	5,357	6.2
30 km to less than 40 km	3,715	4.5	3,584	4.8
40 km to less than 60 km	2,143	2.59	11,698	13.53
60 km and over	1,556	1.88	1,569	1.81
Working from home	8,857	10.72	8,857	10.25
Other	7,220	8.73	7,381	8.54

Source: ONS (2001) *Census 2001*; ONS (2011) *Census 2011*.

- 3.6.9 Commuting flows indicate that there is a significant outflow of commuters from the Chelmsford City Area alongside a significant inflow. In 2011, a total of 30,605 workers commuted into Chelmsford from other local authorities whilst 34,430 residents commuted out of Chelmsford. This represents a net outflow of 3,825 workers.
- 3.6.10 **Figure 3.6** shows the workplace destinations of the Chelmsford City Area’s workforce for 2011. It demonstrates that the majority of residents commuted to Westminster, City of London (5,702 people) followed by the neighbouring authorities of Basildon, Braintree and Brentwood. Braintree, meanwhile, was the origin of the most in-commuters to the local authority area (6,854 people).

Figure 3.6 Workplace Destinations

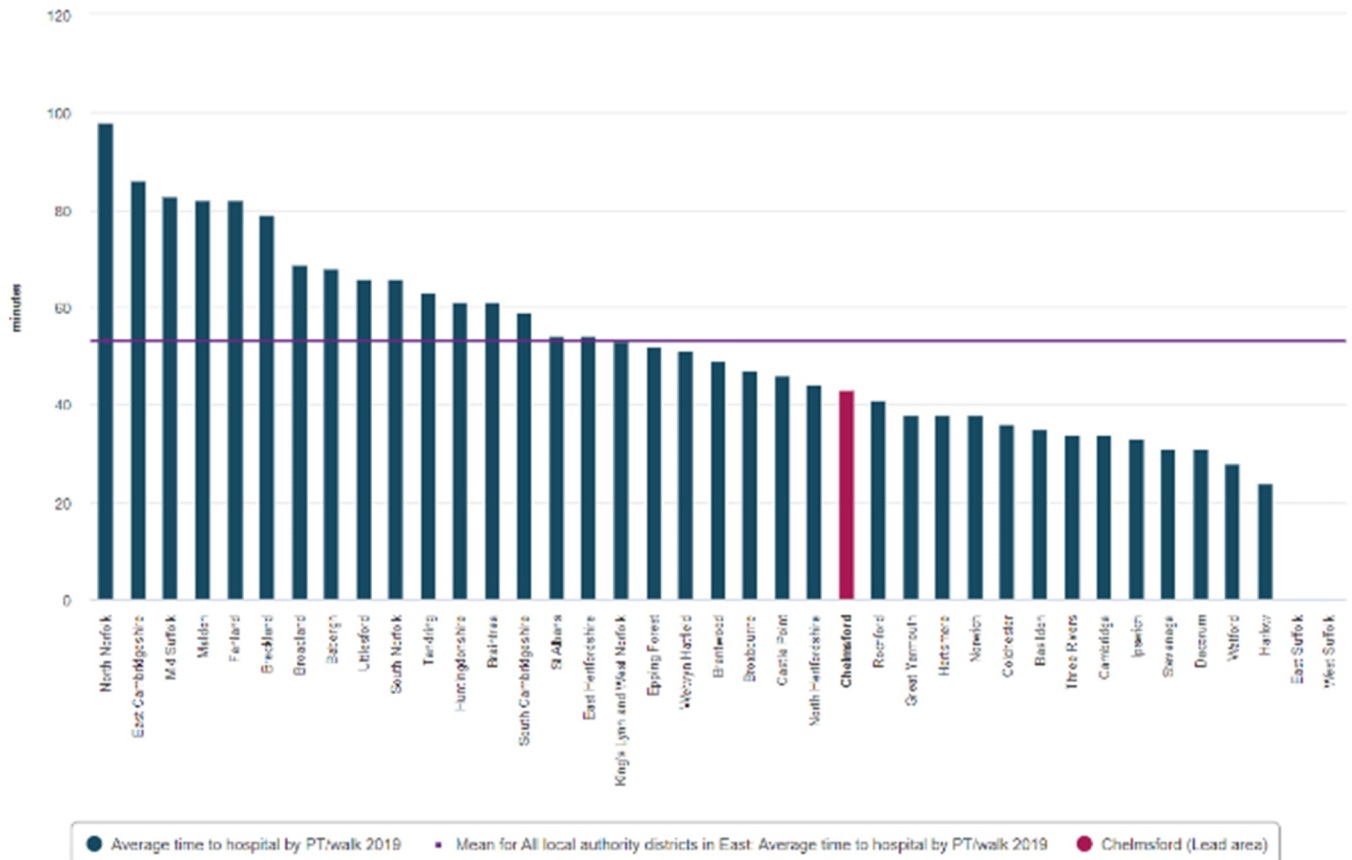


Source: NOMIS (2014) *Location of usual residence and place of work by method of travel to work*. Available at: <http://www.nomisweb.co.uk/census/2011/WU03UK/chart/1132462182>

- 3.6.11 Roads are considered to be operational when running at up to 90% capacity; the remaining 10% provides flexibility, resilience and reliability. Chelmsford’s road network is operating at 96% capacity during peak times, so sheer volume of traffic can lead to delays. There is not the available space in the City Centre to increase capacity on the existing roads, or to build new roads⁶⁵.
- 3.6.12 The Chelmsford City Area benefits from having, relative to all other local authorities in the East, low travel times to a hospital through public transport or walking. The average time taken for such a journey by these transportation methods is 43 minutes in 2019 and **Figure 3.7** highlights how this compares favourably against the other local authorities in the East. The time of 43 minutes in 2019 is consistent with the times such a trip would take⁶⁶.

⁶⁵ Essex County Council (2016) *Chelmsford's future transport network*. Available at: <http://www.essexhighways.org/highway-schemes-and-developments/major-schemes/chelmsford-future-transport-network.aspx>
⁶⁶ Ibid.

Figure 3.7 Travel time in minutes to nearest hospital by public transport/walking (2019) for all local authority districts in East England



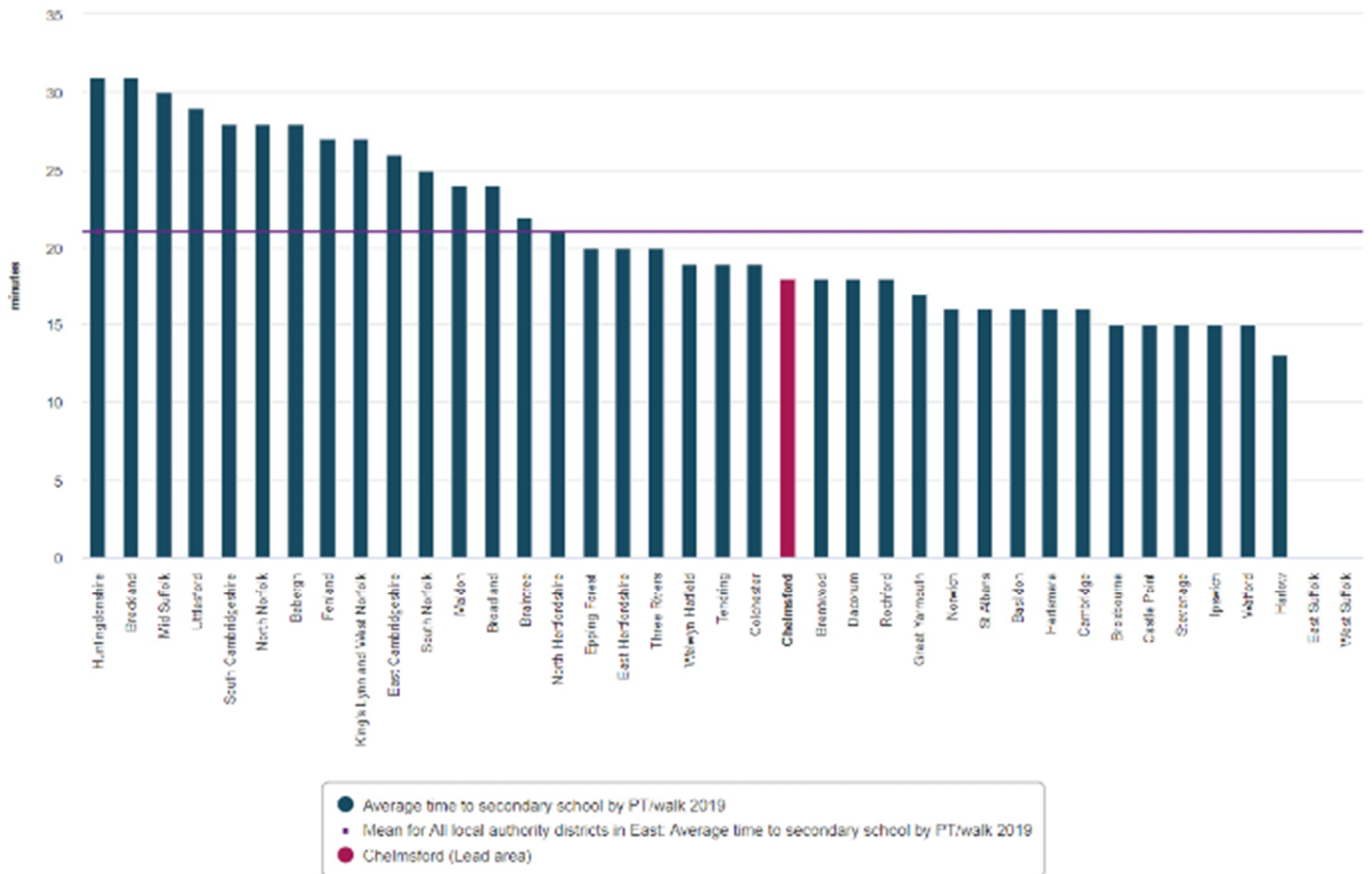
Source: LG Inform⁶⁷

3.6.13 The Chelmsford City Area benefits from having accessible secondary schools by public transport or walking, with the average journey using these methods taking only 18 minutes. This compares favourably to the other local authorities in the East and compares well against the combined average for the East of England of 21 minutes, which can be seen in **Figure 3.8**. As there are usually a higher density of primary schools in an area when compared to secondary schools, Chelmsford also scored well against the accessibility of primary schools by walking or public transport as the average travel time of these journeys is nine minutes⁶⁸.

⁶⁷ LG Inform (2021) Travel time in minutes to nearest hospital by public transport/walking in Chelmsford. Available at: https://lginform.local.gov.uk/reports/lgastandard?mod-metric=10238&mod-area=E07000070&mod-group=AllDistrictInRegion_East&mod-type=NamedComparisonGroup.

⁶⁸ LG Inform (2021) Travel time in minutes to nearest primary school by public transport/walking in Chelmsford. Available at: https://lginform.local.gov.uk/reports/lgastandard?mod-metric=10226&mod-area=E07000070&mod-group=AllDistrictInRegion_East&mod-type=NamedComparisonGroup.

Figure 3.8 Travel time in minutes to nearest secondary school by public transport/walking (2019) for all local authority districts in East England



Source: LG Inform⁶⁹

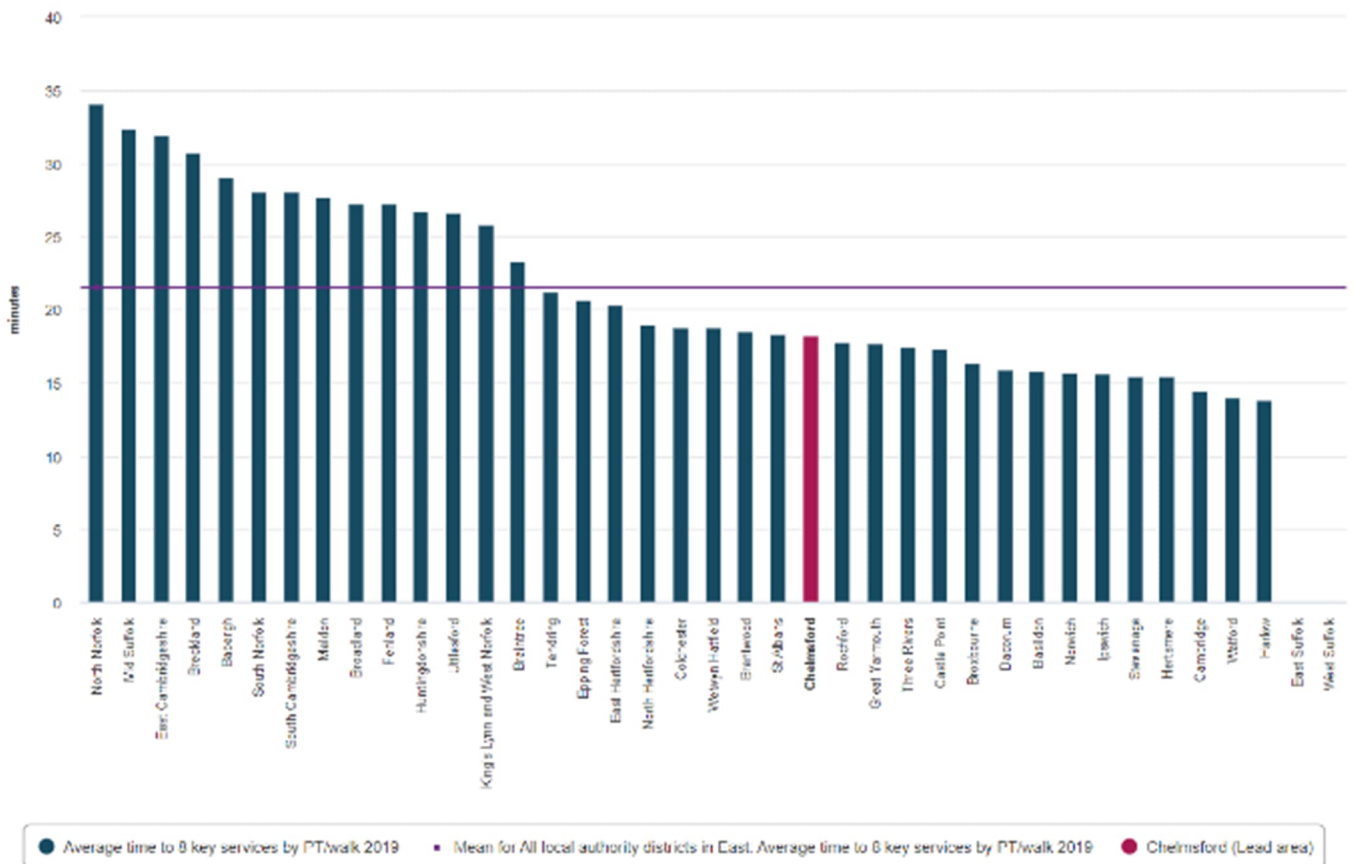
3.6.14 The Chelmsford City Area additionally benefits from low travel times by walking and public transport to 8 key services⁷⁰ (18.2 minutes), being below the average for such trips within the local authorities of the East (21.5 minutes), which is illustrated in **Figure 3.9**. Chelmsford also benefits from a good score with regard to travel time by cycling to 8 key services of 15.9 minutes, whilst the average for local authorities in the East is 19.5 minutes⁷¹.

⁶⁹ LG Inform (2021) Travel time in minutes to nearest secondary school by public transport/walking in Chelmsford. Available at: https://lginform.local.gov.uk/reports/lgastandard?mod-metric=10229&mod-area=E07000070&mod-group=AllDistrictInRegion_East&mod-type=namedComparisonGroup.

⁷⁰ The 8 key services are the average of minimum journey times to medium sized centres of employment (500-4999 jobs), primary schools, secondary schools, further education, GPs, hospitals, food stores and town centres.

⁷¹ LG Inform (2021) Travel time in minutes to 8 key services by cycle in Chelmsford. Available at: https://lginform.local.gov.uk/reports/lgastandard?mod-metric=10250&mod-area=E07000070&mod-group=AllDistrictInRegion_East&mod-type=namedComparisonGroup.

Figure 3.9 Travel time in minutes to 8 key services by public transport/walking in (2019) for all local authority districts in East England



Source: LG Inform⁷²

LIKELY EVOLUTION OF THE BASELINE WITHOUT THE REVIEW OF THE ADOPTED LOCAL PLAN

3.6.15 An increase in population and households within the Chelmsford City Area will in-turn generate additional transport movements. Based on existing trends, the majority of these movements are likely to be by car with a continuation of (net) out-commuting but also substantial in-commuting. This could result in increased pressure on the local road network and public transport infrastructure with congestion on key trunks roads including the A12, A130 and A414 east and west of Chelmsford. In this regard, a number of junctions on the strategic highway network have capacity constraints and pinch points. Demand for rail transport is also expected to increase.

3.6.16 Essex County Council's vision for Chelmsford's future transport network is follows⁷³:

⁷² LG Inform (2021) Travel time in minutes to 8 key services by public transport/walking in Chelmsford. Available at: https://lginform.local.gov.uk/reports/lgastandard?mod-metric=10249&mod-area=E07000070&mod-group=AllDistrictInRegion_East&mod-type=namedComparisonGroup.

⁷³ Ibid

“For Chelmsford's transport system to become 'best in class' rivalling similar cities across the UK offering enhanced connectivity, and access to opportunities for residents, visitors and businesses to support the sustainable economic growth of the city.”

- 3.6.17 To ensure the delivery of this vision, funding from planning obligations has been secured⁷⁴ to deliver a variety of schemes following a zonal approach. The central zone will focus on improving the quality of the public realm, managing traffic efficiently and providing alternative sustainable transport options. The mid zone focuses on journeys within the City limits, 56% of which are currently made by private car. Sustainable alternatives to the private car will be identified and walking and cycling will be promoted. In the outer zone, which targets journeys from outside Chelmsford, schemes will focus on encouraging rail use, removing traffic from the outskirts of the City and using signage to direct drivers to the most appropriate routes.
- 3.6.18 The adopted Local Plan 2020 also includes a number of policies and proposals to enhance transport in the local authority area. Specific developments include the Chelmsford North East Bypass (with Section 1 expected to open in 2026) and the new Beaulieu Park Rail Station (referenced above), in addition to capacity improvements at the existing station, transport links between new neighbourhoods and Chelmsford City Centre, consideration of additional Park and Ride sites, bus priority and bus-based rapid transit (ChART). Improvements to the A12: junction 19 (Chelmsford North) to junction 25 (A120 interchange) are also planned by National Highways with widening to provide three lanes between Chelmsford and Colchester. In this context, it would be expected that some transport improvements would be delivered independently of the Review of the Adopted Local Plan. Chelmsford City Council has also been involved with developing transport improvements for north/west Chelmsford, including initiatives such as DigiGo which is a fully electric shared public transport service offering on-demand or pre-bookable travel.⁷⁵
- 3.6.19 The adopted Local Plan 2020 provides within its Strategic Policy S9 a long list of infrastructure requirements it will try to attain throughout its lifetime in order to improve the infrastructure of Chelmsford, especially in places where it is desperately needed⁷⁶. The Local Plan also seeks to encourage the use of Park and Ride facilities and encourage the creation of new Park and Ride facilities and to improve the pedestrianisation of the area. Strategic Policy S10 supports Policy S9 by trying to ensure the financial contributions required in order to implement needed infrastructure and to ensure new infrastructure is in the best/most suitable places possible.
- 3.6.20 The Chelmsford City Area does benefit from accessible educational facilities, with travel times to primary schools and secondary schools being relatively low. Travel times to 8 key services by cycling, walking and public transport, showing that such services are currently well positioned across the area to ensure they are accessible.

⁷⁴ Chelmsford City Council (March 2022) Infrastructure Funding Statement 2020/21

⁷⁵ See: <https://www.essexhighways.org/digigo>

⁷⁶ Ibid.

KEY SUSTAINABILITY ISSUES

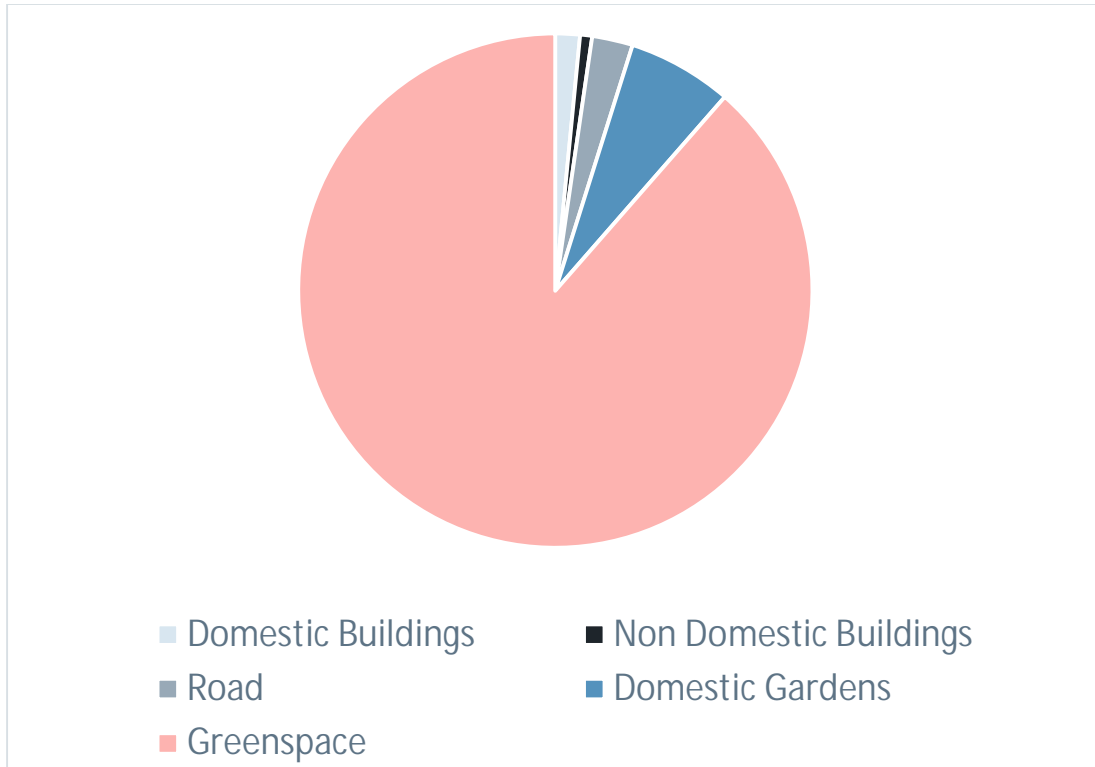
- The need to ensure timely investment in transport infrastructure and services through securing developer funded works or contributions and other sources of funding.
- The need to address congestion, particularly on and around the main A12, A130 and A414 transport corridors.
- The need to address existing junction capacity issues.
- The need to enhance the connectivity of more remote settlements, particularly to the north of the Chelmsford City Area.
- The need to encourage alternative modes of transport to the car, including the expansion of park and ride sites.
- The need to ensure that new development is accessible to a range of community facilities and services and jobs so as to reduce the need to travel.
- The need to reduce out-commuting by creating a stronger employment market within the Chelmsford City Area.
- The need to encourage walking and cycling, as part of active travel.
- The need to encourage the use of public transport, and in particular key transport interchanges between different modes, namely bus and rail.
- The need to encourage car sharing, especially along heavily congested transport corridors.
- The need to address congestion in and around the City Centre.
- The need to investigate more innovative and creative ways to tackle behaviour change, rather than simply the monitoring of travel patterns.

3.7 LAND USE, GEOLOGY AND SOILS

LAND USE

- 3.7.1 **Figure 3.10** illustrates the key land uses in the Chelmsford City Area (as at 2005) and highlights that the majority of the area (84.7%) was classified as green space, slightly lower than the regional average of 88.1% and national average of 87.5%.

Figure 3.10 Land Use



GEOLOGY

- 3.7.2 The geology of the Chelmsford City Area can be separated into two areas; Northern areas are underlain by the London Clay Formation (composed of clay, or silty clays with small calcareous nodules and selenite crystals), southern areas are characterised by outcrops of the Claygate Beds (silts and silty clays with inter-bedded fine grained sands) overlying the London Clay and are generally found associated with higher ground. Occasionally, the Bagshot Beds (fine grained sands) are found overlying the Claygate Beds. Near Tye Green, the Bagshot Beds are overlain by the Bagshot Pebble Bed (approximately 4m of rounded black flint pebbles).
- 3.7.3 Drift deposits overlying the solid geology consist mainly of the Lowestoft Formation in the northern area of the local authority area, which comprises Glaciofluvial Deposits, Till and Glaciolacustrine Deposits except in the areas around large river channels where Head Deposits are prevalent. In the southern part of the Chelmsford City Area, the predominant superficial deposits are the Head Deposits. River Terrace Deposits and alluvium tend to be located around river channels.⁷⁷
- 3.7.4 There are two designated sites of geological interest in the Chelmsford City Area, River Ter SSSI and Newney Green Pit SSSI. River Ter SSSI is representative of a lowland stream with a distinctive floor regime. In addition, the site demonstrates characteristic

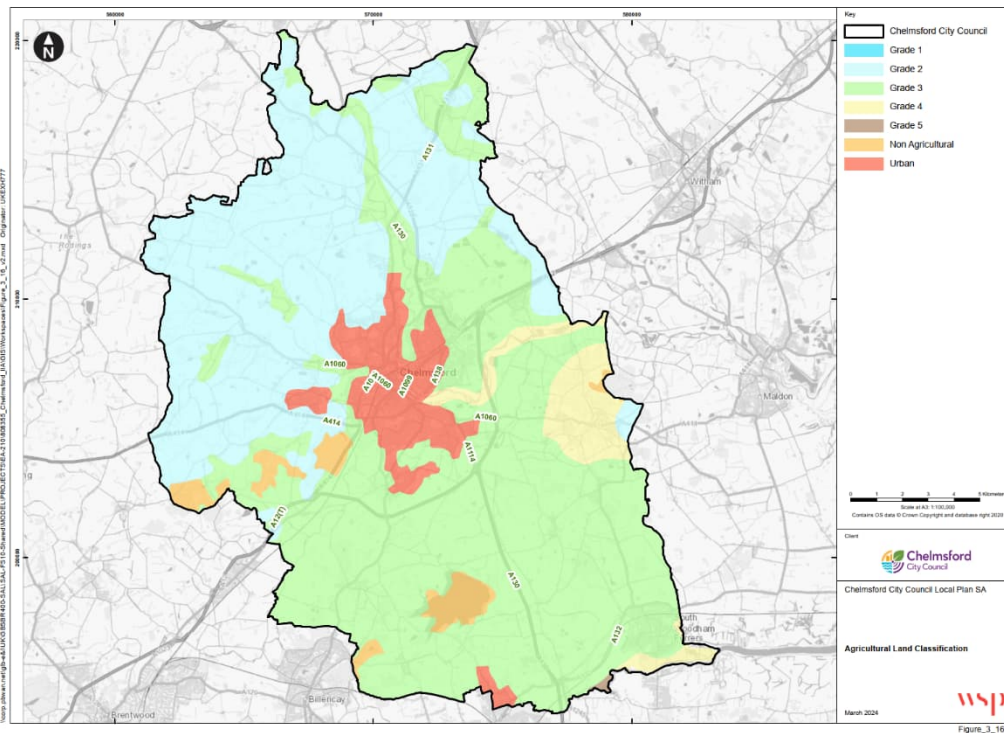
⁷⁷ British Geological Survey (1975) Geological Survey of England and Wales. Available at: <http://www.bgs.ac.uk/data/maps/maps.cfc?method=viewRecord&mapId=9660>

features of a lowland stream including pool-riffle sequences, bank erosion, bedload transport and dimensional adjustments to flooding frequency.⁷⁸ Newney Green Pit SSSI, meanwhile, provides exposures in the important Middle Pleistocene sequence first recognised in Suffolk, namely Kesgrave (Thames) Gravel, with a Cromerian Palaeosol (fossil soil horizon) developed in its upper layers, and overlain by the Lowestoft (Anglian) Till.⁷⁹

SOILS

- 3.7.5 The Agricultural Land Classification (ALC) system developed by Defra provides a method for assessing the quality of farmland. The system divides the quality of land into five categories, as well as non-agricultural and urban. The ‘best and most versatile land’ is defined by the NPPF as that which falls into Grades 1, 2 and 3a.
- 3.7.6 Best and most versatile agricultural land in the Chelmsford City Area generally lies to the north/north west of the Chelmsford Urban Area and which is characterised by Grade 2 (‘Very Good’) quality land. Land to the south of the urban area, meanwhile, is predominantly Grade 3 (‘Good’) agricultural land, as shown in **Figure 3.15** below.

Figure 3.15 Agricultural Land Classification



source: Chelmsford Local Plan 2013-2036⁸⁰

⁷⁸ Natural England (2017) *River Ter SSSI*. Available at:

<https://designatedsites.naturalengland.org.uk/SiteDetail.aspx?SiteCode=S2000058&SiteName=&countyCode=15&responsiblePerson=>

⁷⁹ Natural England (2017) *Newney Green Pit SSSI*. Available

at: <https://designatedsites.naturalengland.org.uk/SiteDetail.aspx?SiteCode=s1003975>

⁸⁰ Chelmsford City Council (2020) Chelmsford Local Plan 2013-2036. Available at: <https://www.chelmsford.gov.uk/planning-and-building-control/planning-policy-and-local-plan/adopted-local-plan/>.

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- 3.7.7 National planning policy encourages the effective use of land by re-using land that has been previously developed and also seeks to protect the best and most versatile agricultural land. Similarly, the adopted Local Plan 2020 seeks to avoid the significant, irreversible or permanent loss of the best and most versatile agricultural land (see Policies S1, S7 and S8, for example) and promotes the use of previously developed land. However, if councils do not have a supply of specific deliverable sites sufficient to provide five years' worth of housing against their housing requirements, the NPPF's presumption in favour of sustainable development can often outweigh other national and local policy constraints.
- 3.7.8 The Council has produced an assessment of the capacity of future development sites. The April 2024 Five Year Housing Land Supply Position Statement⁸¹ and associated Site Schedule show there is a supply of 6,792 dwellings forecast to be completed in the next 5 years. On the basis of the five year housing requirement and the forecasted housing supply, Chelmsford City Council can demonstrate a suitable supply of housing for over 8 years.

KEY SUSTAINABILITY ISSUES

- The need to encourage development on previously developed (brownfield) land.
- The need to make best use of existing buildings and infrastructure.
- The need to protect the best and most versatile agricultural land.
- The need to protect and enhance sites designated for their geological interest.

3.8 WATER

WATER QUALITY

- 3.8.1 The majority of the Chelmsford City Area is located within the River Chelmer catchment. The River Chelmer drains a 648 km² catchment in south Essex. The River Chelmer, which rises upstream of Thaxted, flows in a south eastwards direction to Chelmsford. The River Wid is a major tributary to the River Can which itself joins the River Chelmer in Chelmsford. Downstream of Chelmsford, the River Chelmer is canalised and flows eastwards to the tidal discharge point at Beeleigh Falls near Maldon. At the southern extremity of the local authority area, South Woodham Ferrers is situated within the River Crouch catchment.
- 3.8.2 The other watercourses within the Chelmsford City Area are:
- Roxwell Brook;
 - Boreham Brook;

⁸¹ Chelmsford City Council (April 2024) Five-Year Housing Land Supply Position Statement, at: www.chelmsford.gov.uk/media/hd1pv4ct/five-year-land-supply-position-statement-april-2024.pdf

- Newlands Brook;
- One Bridge Brook Chignall;
- Baddow Meads Ditch;
- Fen Brook;
- Rettendon Ditch;
- Runwell Brook;
- Margaretting Brook;
- Sandon Brook;
- Sandon Brook East Arm; and
- Eyotts Farm Ditch.

3.8.3 The River Basin Management Plan (RBMP) highlights that the most common pressures for not achieving good status or potential include:

- physical modification from agriculture and rural land management
- phosphates from agriculture and rural land management; and
- dissolved oxygen from agriculture and rural land management and the water industry.

3.8.4 For groundwater quality, the main reasons for poor status were high or rising nitrate concentrations, with some failures for pesticides and other chemicals. The main reason for poor quantitative status was that abstraction levels – mainly for drinking water – exceeded the rate at which aquifers recharge.

3.8.5 The Chelmsford City Area falls within the Combined Essex Management Catchment (**Figure 3.11**) and Chelmer Operational Catchment. Data from 2019⁸² records a mixed picture of ecological and chemical status with room for improvement across both measures (**Table 3.15**).

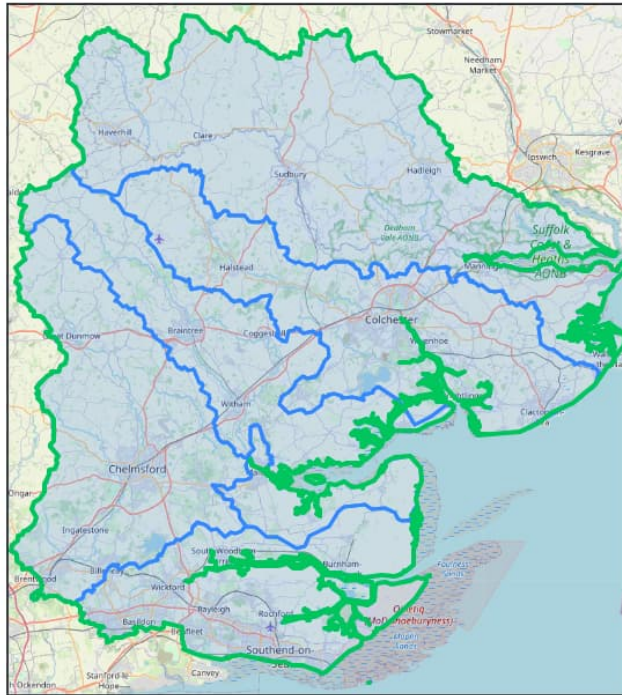
Table 3.15 Ecological and Chemical Status of Water Bodies and Water Body Elements in the Essex Combined Management Catchment 2019

Ecological status or potential	Bad	Poor	Moderate	Good	High	Total
Number of water bodies	0	14	52	4	0	70
Number of water body elements	15	56	83	112	381	647
Chemical status			Fail	Good	Total	

⁸² <https://environment.data.gov.uk/catchment-planning/ManagementCatchment/3018/classifications>

Number of water bodies	70	0	70
Number of water body elements	181	830	1011

Figure 3.11 The Essex Combined Management Catchment



Source: <https://environment.data.gov.uk/catchment-planning/ManagementCatchment/3018>

WATER RESOURCES

3.8.6 The public water supply for the Chelmsford City Area is provided by Essex & Suffolk Water (E&SW). Chelmsford lies within the Essex Water Resource Zone (WRZ) bounded by the Thames Estuary in the south and the Essex coastline as far north as Salcott in the east. The intrinsic water resources include the Essex rivers, the Chelmer, Blackwater, Stour and Roman River which support pumped storage reservoirs at Hanningfield and Abberton (which has recently been enlarged and enhanced to provide long term water resources for Essex), and treatment works at Langford, Langham, Hanningfield and Layer. The remaining water sourced from inside the Essex WRZ (approximately 3% of total water supplied in the zone) is derived from groundwater via Chalk well and adit sources in the south and south west of the zone at Linford, Stifford, Dagenham and Roding, each with on-site treatment. Water transferred into the Essex supply area comes from two sources, namely the Chigwell raw water bulk supply from Thames Water’s Lee Valley Reservoirs and the Ely and Ouse to Essex Transfer Scheme⁸³.

⁸³ Essex and Suffolk Water (2024) Draft Water Resources Management Plan 2024. Available at: [Draft Water Resources Management Plan 2024 consultation \(eswater.co.uk\)](https://www.eswater.co.uk/consultation/2024/)

- 3.8.7 A Water Cycle Study (WCS) was prepared for the City Area in 2018,⁸⁴ and the updated Water Cycle Study (2024)⁸⁵ identifies some constraints with respect to water service infrastructure and the water environment to deliver development, likely to require that strategic water resource options and wastewater solutions are developed in advance of development coming forward.
- 3.8.8 The draft Essex and Suffolk Water Resource Management Plan 2024 identifies that without further investment in things like expanding reservoirs and other sources of water, that demand for water will begin to outpace supply in the future (2030+). This is also due to changes in the rules governing how much water, water companies can take from existing sources that will come into force after 2030.
- 3.8.9 In total, three Water Recycling Centres (WRCs) will serve to manage the wastewater of the proposed future development across the City Area. Two of these, Great Leighs and South Woodham Ferrers, are considered to require revised quality conditions (permits) to accommodate the future development proposed in the period 2021-2041. Upgrades may be required to the WRC and careful development phasing is also recommended. The Chelmsford WRC is considered to have sufficient capacity.
- 3.8.10 The WCS also identifies that there is significant water demand stress across the City Area. In consequence, there are key drivers requiring that water demand is managed across the area for all new development, in order to achieve long term sustainability in terms of water resources. Overall, the WCS concludes there are no constraints with respect to water services infrastructure and the water environment to delivering development on the basis that strategic water resource options and wastewater solutions are developed in advance of development coming forward.
- 3.8.11 The WCS notes (p.174) that *“AWS and CCC should work with the EA to find the most suitable solution or combination of solutions to address the identified risk at each WRC identified above. It has not yet been fully confirmed if the potential solutions discussed above can be implemented in a timely manner to fully address the risk of meeting the ‘no deterioration’ policy appropriately within the plan period, based on the current proposed development trajectories (development timings and number of dwellings) used within this Detailed WCS. Therefore, CCC must prevent development occurring ahead of capacity at the WRC becoming available either by taking a stepped approach or by redirecting some development into another WRC catchment with sufficient capacity if needed.”* Policy S4 of the Pre-Submission plan seeks to address this matter through requiring that developers demonstrate the existence of sufficient waste water treatment capacity.
- 3.8.12 The Regional Water Resources Plan for Eastern England⁸⁶ describes the entire Eastern England as being ‘seriously water stressed’, with demand likely to double by 2050. It is noted that: *“while future water demand drivers from population and housing growth are significant, these could be largely offset through demand management measures such as leakage reduction and a focus on household and non-household water efficiency, enabled by an increase in measures such as smart metering.”* However, *“water demand management alone is not going to provide sufficient water to enable the region’s*

⁸⁴ Chelmsford City Council (2024) Water Cycle Study Update 2024.

⁸⁵ Chelmsford City Council (February 2024) Chelmsford City Council Water Cycle Study

⁸⁶ Water Resources East (2023) The Regional Water Resources Plan for Eastern England available at: <https://wre.org.uk/projects/the-regional-plan/>



environmental vision to be realised while also aiming to support water-dependent economic activity. Significant new infrastructure will be required.”.

FLOOD RISK

- 3.8.13 The NPPF seeks to ensure that flood risk is taken into account at the plan making stage in order to avoid inappropriate development in areas at risk of flooding and to direct development away from areas at highest risk. **Figure 3.12** shows the prevalence of Flood Zones 2 and 3 across the Chelmsford City Area.
- 3.8.14 The 20247 Strategic Flood Risk Assessment (SFRA) for the Chelmsford City Area highlights that Chelmsford has historically been subject to flooding from several sources of flood risk. The primary fluvial flood risk is associated with the River Chelmer and its tributaries. The main urban area at risk is Chelmsford City. Other areas that are shown to be at risk include Margaretting, Little and Great Waltham. The primary tidal flood risk is associated with the tidal River Crouch, Fenn Creek and Clements Green Creek. The main urban area at risk is South Woodham Ferrers. However, much of the area benefits from defences consisting of sea walls and embankments.
- 3.8.15 The Risk of Flooding from Surface Water map⁸⁷ shows a number of prominent overland flow routes; these predominantly follow topographical flow paths of existing watercourses or dry valleys with some isolated ponding located in low lying areas. In addition, a number of these follow local road infrastructure. Surface water flooding is shown to be a risk to the majority of towns and villages within Chelmsford. The sewers are managed by Anglian Water⁸⁸.

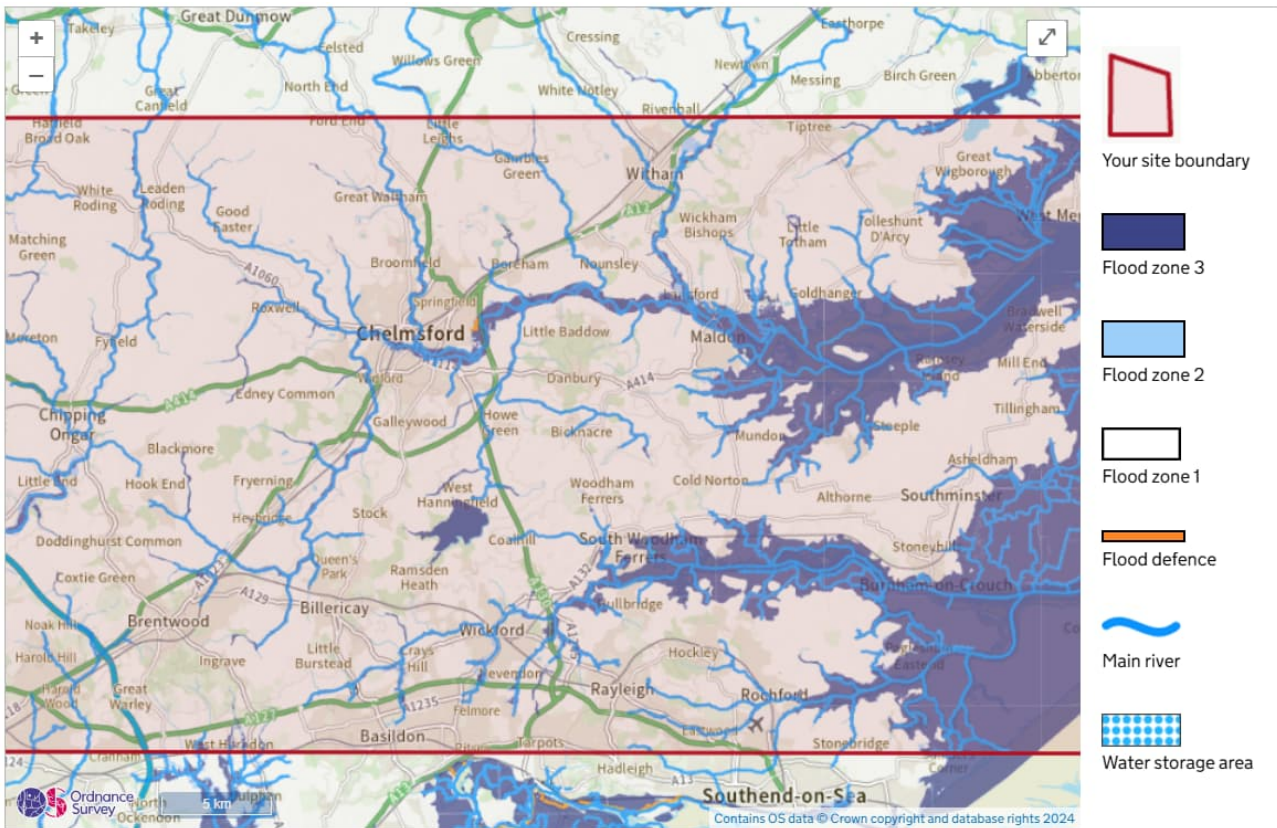
⁸⁷ Environment Agency (2024) *Extent of flood risk from surface water*. Available at:

[See flood risk on a map - Check your long term flood risk - GOV.UK \(check-long-term-flood-risk.service.gov.uk\)](https://www.gov.uk/check-long-term-flood-risk)

⁸⁸ Chelmsford City Council (2024) *Level 1 Strategic Flood Risk Assessment*. Available at:

www.chelmsford.gov.uk/media/noukav02/cc001-chelmsford-level-1-sfra-main-report-february-2024.pdf

Figure 3.12 Environment Agency Flood Zone Map Zones 2 and 3



Source: Environment Agency Flood Zone Map (2024)

LIKELY EVOLUTION OF THE BASELINE WITHOUT THE REVIEW OF THE ADOPTED LOCAL PLAN

- 3.8.16 The projected increase in the population of the Chelmsford City Area will result in increased pressure on water resources which could affect water availability and quality. However, the WCS indicates that the local water infrastructure can be upgraded to meet the increased demand for both wastewater management and potable drinking water.
- 3.8.17 The RBMP anticipates an improvement in the ecological status of surface water bodies and the quantitative states of groundwater bodies whilst the chemical status of surface water bodies and groundwater bodies are likely to remain the same.
- 3.8.18 The Chelmsford Surface Water Management Plan (2014) outlines the preferred surface water management strategy for Chelmsford. It establishes a long-term action plan to support the management of surface water flood risk across the City Area⁸⁹.

⁸⁹ Chelmsford CC and the Environment Agency have been working together for many years to develop a flood alleviation scheme for the City. This project is currently in development working towards delivery later in the 2020s. Options are

3.8.19 Taking into account national planning policy set out in the NPPF and adopted Local Plan policy, it is expected that flood risk would be managed without the Review of the Adopted Local Plan. The Chelmsford Flood Resilience Partnership will identify strategic flood defence measures required to protect existing development in Chelmsford City Centre. However, flood risk has the potential to be a significant constraint on future development and there is an increased risk that new development could be inappropriately sited without up-to-date policy and site allocations. Further, opportunities to ensure the timely delivery of flood alleviation schemes may not be realised.

KEY SUSTAINABILITY ISSUES

- The need to protect and enhance the quality of water sources in the Chelmsford City Area.
- The need to promote the efficient use of water resources.
- The need to ensure the timely provision of new water services infrastructure to meet demand arising from new development.
- The need to locate new development away from areas of flood risk, taking into account the effects of climate change.
- The need to ensure the timely provision of flood defence/management infrastructure.

3.9 AIR QUALITY

3.9.1 Legislative frameworks and guidance in relation to air quality have been established at both the European and UK level. Policies aim to reduce exposure to specific pollutants by reducing emissions and setting targets for air quality. Policies are driven by the aims of the EU Air Quality Directive (2008/50/EC)⁹⁰. The key objective is to help minimise the negative impacts on human health and the environment. The Directive sets guidance for member states for the effective implementation of air quality targets.

3.9.2 The UK's National Air Quality Strategy⁹¹ sets health-based standards for five key pollutants and objectives for achieving them. This is to ensure a level of ambient air quality in public places that is safe for human health and quality of life. It also recognises that specific action at the local level may be needed depending on the scale and nature of the air quality problem.

3.9.3 The main source of air pollution in Chelmsford is road traffic emissions from major roads, notably the A12, A414, A138, A130 and B1016. Other pollution sources, including

currently being assessed and are likely to involve a combination of upstream storage, natural flood management, amendments to the channel to improve conveyance, and localised defences. Developing this will involve working with partners and landowners and as part of the Local Plan the potential for the scheme should be considered as land may need to be set aside to enable delivery of the scheme [EA Communication, 30/05/22].

⁹⁰European Commission (2008) Directive 2008/50/EC on ambient air quality and cleaner air for Europe. Available at: <http://eur-lex.europa.eu/legal-content/EN/TXT/?uri=celex:32008L0050>

⁹¹ Department for Environment, Food and Rural Affairs (2023) *Air Quality strategy: framework for local authority delivery*. Available at: <https://www.gov.uk/government/publications/the-air-quality-strategy-for-england/air-quality-strategy-framework-for-local-authority-delivery>

commercial, industrial and domestic sources, also make a contribution to background pollution concentrations.

- 3.9.4 Air pollution, through nitrogen deposition, acid deposition and toxic effects, directly and indirectly affects the health of the natural environment. Whilst some emissions (such as nitrogen oxides associated with the burning of fossil fuels) have fallen overall, others such as ammonia have remained high. Localised effects associated with pollutants can be severe, where, for example nitrogen enrichment encourages nitrogen-tolerant plant growth (such as along road verges), eutrophication of water bodies and inhibition of lichen growth.
- 3.9.5 The 2021 Local Air Quality Monitoring Report explicitly states that air pollution in 2020 reduced significantly due to the Covid-19 pandemic⁹². Subsequently, and with a return to 'normal' traffic levels, the Local Air Quality Monitoring Report (2023)⁹³ identifies that:
- There is a long term downwards trend of monitored NO₂ air pollution.
 - No exceedances of the air quality objectives have been identified in 2022.
 - No exceedances of the air quality objectives at relevant exposure have occurred within the last three years.
 - There are no new developments that will have a significant impact on air quality.
- 3.9.6 The two Air Quality Management Areas (AQMAs) at the Army and Navy Roundabout and A414 Maldon Road, Danbury have been revoked⁹⁴ following the recording of no exceedances over the previous 5 years.

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- 3.9.7 The development of Park & Ride schemes at Chelmer Valley and Sandon will continue to contribute to changes in patterns of travel behaviour and consequent effects on air quality.
- 3.9.8 To complement the successful Cycle Point secure cycle storage facilities installed at Chelmsford rail station in 2014, the Council has installed thirteen toast-rack bike stands in the Fairfield Road car park and Marconi Plaza to provide additional parking for up to 130 bikes and encourage sustainable commuting to the railway station. An e-scooter trial⁹⁵ continues with some 1,200,000 hires since February 2021.

⁹² Chelmsford City Council (2021) 2021 Air Quality Annual Status Report. Available at:

<https://essexair.org.uk/AQInEssex/LA/Chelmsford.aspx?View=reports&ReportType=Chelmsford&ReportID=Chelmsford21ASR&StartIndex=1&EndIndex=7>

⁹³ Chelmsford City Council (2023) 2023 Air Quality Annual Status Report (ASR) Available at: [Chelmsford 2023 Air Quality Annual Status Report](#)

⁹⁴ See: [81-revocation-of-air-quality-management-areas.pdf \(chelmsford.gov.uk\)](#)

⁹⁵ <https://www.chelmsford.gov.uk/leisure-theatres-and-museums/visiting-chelmsford/chelmsford-e-scooter-trial/>

KEY SUSTAINABILITY ISSUES

- The need to minimise the emissions of pollutants to air, including through continued investment in sustainable transport options and infrastructure to support the use of electric vehicles.

3.10 CLIMATE CHANGE

3.10.1 Rising global temperatures will bring changes in weather patterns, rising sea levels and increased frequency and intensity of extreme weather. The effects of climate change will be experienced internationally, nationally and locally with certain regions being particularly vulnerable. Key trends⁹⁶ will centre on:

- higher average temperatures, particularly in summer and winter
- changes in seasonal rainfall patterns
- rising sea levels
- more very hot days and heatwaves
- more intense downpours of rain
- higher intensity storms

3.10.2 The policy and legislative context in relation to climate change was established at the international level (Kyoto Agreement) and has been transposed into European, national and local legislation, strategies and policies. Reducing man-made carbon dioxide (DM7) emissions to the atmosphere is a national objective in order to contribute to reduce the rate of climate change and its long-term implications. This is driven in the UK by the Climate Change Act (2008) (as amended 2019), which sets a legally binding commitment for the UK government to reducing greenhouse gas emissions by at least 100% of 1990 levels (net zero) by 2050.

3.10.3 **Table 3.16** details the reducing emissions of DM7 from industry, domestic source within the Chelmsford City Area, with industrial/commercial and domestic emissions both reducing by approximately 30% over the period 2018-2022, compared to no reduction in transport emissions.

⁹⁶ UK Climate Impacts Programme (2023) Future Climate Vulnerability. Available at: [3 Future climate vulnerability | UKCIP](#)

Table 3.16 DM7 emissions estimates - Total in Chelmsford (kilotonnes)

	Industry ⁹⁷	Commercial ⁹⁸	Domestic ⁹⁹	Transport ¹⁰⁰	Total* ¹⁰¹
2018	50.4	89.8	264.0	408.9	857.5
2019	43.6	80.7	250.9	401.2	825.7
2020	39.7	67.9	251.4	330.5	727.8
2021	41.4	78.9	254.5	357.2	771.8
2022	40.4	71.5	222.9	352.5	735.0

Source: LG Inform

- 3.10.4 The prudent use of fossil fuels and reducing levels of energy consumption will help to achieve lower DM7 emissions. Between 2005 and 2012, total energy consumption in the Chelmsford City Area decreased from 3,849.5 Gigawatt Hours (GWh) to 3,536.4 GWh. This represents a reduction in energy consumption of 8.1%, although this is significantly lower than the decrease in emissions at the regional level (16.8%) and the national (UK) level (16.5%) over the same period. At 2012, transport was the largest consuming sector of energy equating to 37.4% of all energy consumed. In comparison, the domestic sector consumed 35.7% of energy whilst industry and commercial consumed 27.0%. This is similar to regional trends but differs from the national (UK) average where industry and commercial is the dominant consuming sector followed by domestic and transport.
- 3.10.5 As of 2016, the East of England region generated 8,157 GWh of electricity from renewable sources, higher than all other English regions except Yorkshire and Humber, which generated 19,315 GWh primarily from bioenergy for which the average was 3,602 GWh. This represents an increase in generation of over 500% since 2003. The principal source of electricity was wind, largely offshore wind, which accounted for a combined 4,490 GWh of electricity generated¹⁰².
- 3.10.6 Measures to prevent or minimise the adverse effects of climate change include: efficient use of scarce water resources; adapting building codes to future climate conditions and extreme weather events; building flood defences and raising the levels of dykes; and more

⁹⁷ LG Inform (2022) DM7 emissions estimates - Industry in Chelmsford. Available at: https://lginform.local.gov.uk/reports/lgastandard?mod-metric=15469&mod-area=E07000070&mod-group=AllDistrictInRegion_East&mod-type=namedComparisonGroup.

⁹⁸ LG Inform (2022) DM7 emissions estimates - Commercial in Chelmsford. Available at: https://lginform.local.gov.uk/reports/lgastandard?mod-metric=15470&mod-area=E07000070&mod-group=AllDistrictInRegion_East&mod-type=namedComparisonGroup.

⁹⁹ LG Inform (2022) DM7 emissions estimates - Domestic in Chelmsford. Available at: https://lginform.local.gov.uk/reports/lgastandard?mod-metric=437&mod-area=E07000070&mod-group=AllDistrictInRegion_East&mod-type=namedComparisonGroup.

¹⁰⁰ LG Inform (2022) DM7 emissions estimates - Transport in Chelmsford. Available at: https://lginform.local.gov.uk/reports/lgastandard?mod-metric=438&mod-area=E07000070&mod-group=AllDistrictInRegion_East&mod-type=namedComparisonGroup.

¹⁰¹ LG Inform (2022) DM7 emissions estimates - Total in Chelmsford. Available at: https://lginform.local.gov.uk/reports/lgastandard?mod-metric=440&mod-area=E07000070&mod-group=AllDistrictInRegion_East&mod-type=namedComparisonGroup.

¹⁰² Department for Business, Energy & Industrial Strategy (2017) *Regional Statistics 2003-2016: Generation*. Available at: <https://www.gov.uk/government/statistics/regional-renewable-statistics>

climate resilient crop selection (e.g. drought-tolerant species). The UK Government considers the development of a low carbon economy combined with a greater proportion of energy generated by renewable means as essential.

- 3.10.7 This is further enforced by the Government production of a more up to date NPPF, which requires local authorities to do more to combat climate change and tasks developers with considering their potential effects with greater scrutiny than previous versions. The Commons has also issued a climate emergency and though this is not legally binding, it reflects that the vast majority of MPs agree that climate change is an emergency that requires immediate and continuous action. The UK is therefore tasked with achieving a reduction in carbon emissions to zero by 2050.
- 3.10.8 Chelmsford City Council has also declared a climate emergency in 2019, joining 115 first/second tier councils in doing so and joins the 71 of this group who have set themselves a target of achieving net zero carbon (for council related process) by 2030¹⁰³.
- 3.10.9 Following the declaration of a climate emergency, the Council issued a Climate and Ecological Emergency Action Plan in 2020 with the following aims¹⁰⁴, ¹⁰⁵:
- i. *“Establishing a ‘carbon baseline’ position.*
 - ii. *Updating planning guidance on how on-site renewable energy measures can be integrated into new developments and for all new dwellings to incorporate sustainable design features to reduce DM7 and NO2 emissions and the use of natural resources [including putting in place a low carbon infrastructure in strategic growth areas].*
 - iii. *Working with Essex County Council to improve movement around the City, including improvements to the cycling and walking infrastructure, to reduce traffic congestion and journey times and encourage more sustainable travel choices.*
 - iv. *Implementing further measures to reduce the amount of waste generated and ensure that as much as possible of any waste that is generated is reused, recycled or composted.*
 - v. *Implementing measures to lower energy consumption, ensure the most efficient use of water resources, reduce pollution and improve air quality.*
 - vi. *Undertaking a greening programme to significantly increase the amount of woodland and the proportion of tree cover in Chelmsford.*
 - vii. *Implementing measures to improve the ‘green infrastructure’ of Chelmsford, protecting and expanding natural habitats and increasing biodiversity.*

¹⁰³ Chelmsford City Council (2019) Chelmsford City Council declares a climate and ecology emergency. Available at: [Climate emergency declaration and action plan \(chelmsford.gov.uk\)](https://www.chelmsford.gov.uk/communities/climate-emergency-declaration-and-action-plan/#:~:text=In%20July%202019%2C%20we%20declared,net%2Dzero%20carbon%20by%202030.&text=In%20January%202020%2C%20we%20agreed,reducing%20carbon%20emissions)

¹⁰⁴ Chelmsford City Council (2020) Chelmsford Climate emergency and declaration action plan. Available at: <https://www.chelmsford.gov.uk/communities/climate-emergency-declaration-and-action-plan/#:~:text=In%20July%202019%2C%20we%20declared,net%2Dzero%20carbon%20by%202030.&text=In%20January%202020%2C%20we%20agreed,reducing%20carbon%20emissions>

¹⁰⁵ Chelmsford City Council (2022) Issues and Options Topic Paper: Climate Change. Available at: [climate-change-topic-paper.pdf \(chelmsford.gov.uk\)](https://www.chelmsford.gov.uk/communities/climate-change-topic-paper.pdf)

- viii. *Improving the environmental quality, attractiveness and recreational potential of public spaces, rivers and waterways and associated green corridors in the City Centre and surrounding areas.*
- ix. *Upgrading the Council's vehicle fleet to embrace the latest low emission technology, including ultra-low emission electric powered vehicles as they become operationally and commercially viable.*
- x. *Supporting the Environment Agency to implement the Margaretting flood alleviation scheme and other flood mitigation measures to reduce the risk of flooding to residential and commercial properties in the City.*
- xi. *Establishing a 'green investment fund' to support the Council's environment plan.*
- xii. *Reviewing the Council's investment strategy in light of the Climate and Ecological Emergency Declaration.*
- xiii. *Reviewing the Council's procurement policies and practices in light of the Climate and Ecological Emergency Declaration.*
- xiv. *Creating opportunities for people, local organisations and businesses to get involved, to influence and to inspire innovation and cooperation in response to the key challenges identified in the Climate and Ecological Emergency.*
- xv. *Reviewing the Council's human resources and employment policies and practices in light of the Climate and Ecological Emergency Declaration."*

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3.10.10 UK Climate Projections (UKCP18)¹⁰⁶ provide climate information for the UK up to the end of this century and projections of future changes to the climate are given, based on simulations from climate models. Projections are broken down to a regional level across the UK and illustrate the potential range of changes and the level of confidence in each prediction.

3.10.11 According to the UKCP18, the following climatic changes are likely:

- By the end of the 21st century, all areas of the UK are projected to be warmer, more so in summer than in winter. This projected temperature rise in the UK is consistent with future warming globally.
- By 2070, in the high emission scenario, the likely temperature increase amounts to 0.9 °C to 5.4 °C in summer, and 0.7 °C to 4.2 °C in winter.
- Hot summers are expected to become more common. The summer of 2022 was the warmest summer for the UK exceeding 2018, 2006, 2003 and 1976. Climate change has already increased the chance of seeing a summer as hot as 2018 to between 12-

¹⁰⁶ Met Office (2021) UK Climate Projections: Headline Findings

https://www.metoffice.gov.uk/binaries/content/assets/metofficegovuk/pdf/research/ukcp/ukcp18_headline_findings_v3.pdf

25%. With future warming, hot summers by mid-century could become even more common, near to 50%.

- Rainfall patterns across the UK are not uniform and vary on seasonal and regional scales and will continue to vary in the future.
- Despite overall summer drying trends in the future, new data from UKCP Local (2.2km) suggests future increases in the intensity of heavy summer rainfall events. These increases in UKCP Local (2.2km) are typically greater than those in the Regional (12 km).
- UKCP Local (2.2km) suggests significant increases in hourly precipitation extremes in the future.
- For London, sea level rise by the end of the century (when compared to 1981-2000), for the low emission scenario is very likely to be in the range 0.29m to 0.70m. For a high emission scenario, the range is very likely to be 0.53m to 1.15m.
- We can continue to expect increases to extreme coastal water levels driven mainly by increases in mean sea level rise, although we cannot rule out additional changes in storm surges.

3.10.12 In addition, the following broad threats will occur:

- decrease in water resources exacerbated by a potential increase in demand;
- increase in risk to people, property and the environment from flooding;
- hotter and sunnier summers putting public health and safety at greater risk;
- hotter summers causing greater “heat stress” to buildings, utilities and the transport system; and
- decrease in soil moisture (particularly during summer and autumn) affecting agriculture, the natural environment and landscape.

3.10.13 Climate change is occurring and will continue regardless of local policy intervention. However, national policy on climate change, adopted Local Plan policy and other plans and programmes alongside the progressive tightening up of Building Regulations will help to ensure that new development is located and designed to adapt to the effects of climate change and that measures are in place to mitigate climate change. Notwithstanding this, without the Review of the Adopted Local Plan, the Council is likely to have less control over, in particular, the location of new development which could exacerbate climate change impacts and mean that opportunities to mitigate effects (for example, through reducing transport movements, tree planting and district-scale renewable energy solutions) may be missed.

KEY SUSTAINABILITY ISSUES

- The need to ensure that new development anticipates and can be adapted to the effects of climate change.
- The need to increase woodland and tree cover to help mitigate and adapt to climate change.
- The need to mitigate climate change including through maximising renewable energy provision at site and district level.

3.11 MATERIAL ASSETS

WASTE

- 3.11.1 Essex County Council is the waste disposal authority and the minerals and waste planning authority for the County, including the Chelmsford City Area. Chelmsford City Council, meanwhile, is a waste collection authority with a statutory duty under the provisions of the Environmental Protection Act 1990 (as amended) to arrange for the collection of household waste in its area.
- 3.11.2 Growing levels of waste and a number of fiscal instruments have led authorities to recycle and compost more waste, landfill less and use waste as a means to generate power. Increased recycling and composting rates as well as energy recovery rates in future years will, however, be necessary if a reduction in the volume of waste going to landfill is to occur. The Waste Management Plan for England (2021) requires that by 2035 the re-use and the recycling of municipal waste is increased to a minimum of 65% by weight and the amount of municipal waste landfilled is reduced to 10% or less of the total amount of municipal waste generated (by weight).
- 3.11.3 **Table 3.17** illustrates, by local authority area within Essex, the total amount of waste produced and proportion recycled. Chelmsford records some 55.3% of waste as recycled or composted, the County average being 49.9%.

Table 3.17 Amounts and proportions of waste produced and recycled by Essex Local Authority Area 2020/21

Authority	House hold Residual Waste (Tonnes)	House hold Waste Reused or Recycled (Tonnes)	Household Waste Composted (Tonnes)	Total Household Waste (Tonnes)	Household Waste Reused or Recycled (%)	Household Waste Composted (%)	Total Recycled or Composted (%)	Number of Households
Basildon Borough Council	46507.21	20890.36	18,822	86,220	24.2%	21.8%	46.1%	79,085
Braintree District Council	31273.09	12632.13	14,920	58,825	21.5%	25.4%	46.8%	66,168
Brentwood Borough Council	18634.67	7141.50	5,964	31,740	22.5%	18.8%	41.3%	34,072
Castle Point Borough Council	19246.27	8691.85	9,094	37,031	23.5%	24.6%	48.0%	38,908
Chelmsford City Council	34338.12	18027.24	24,412	76,777	23.5%	31.8%	55.3%	77,768
Colchester Borough Council	31213.67	17483.50	16,240	64,937	26.9%	25.0%	51.9%	83,647
Epping Forest District Council	25555.55	16618.48	18,256	60,430	27.5%	30.2%	57.7%	57,163
Harlow Council	17700.44	8626.78	3,878	30,206	28.6%	12.8%	41.4%	36,618
Maldon District Council	11235.93	7308.32	8,178	26,722	27.3%	30.6%	58.0%	28,784
Rochford District Council	14985.91	8397.30	12,485	35,848	23.4%	34.8%	58.2%	36,491
Tendring District Council	30879.06	11583.37	9,240	51,703	22.4%	17.9%	40.3%	71,766
Uttlesford District Council	16559.27	10677.70	7,257	34,484	31.0%	21.0%	52.0%	38,433
Waste Collection Authority Total	298,128	148,079	148,725	594,932	24.9%	25.0%	49.9%	650,903
Essex County Council - Waste Disposal Authority Total	40,352	50,320	10,945	101,617	49.5%	10.8%	60.3%	650,903
Recycling of MBT Residual Waste		2,867						
Essex Waste Partnership Total	335,613	201,266	159,670	696,549	28.9%	22.9%	51.8%	650,903

MINERALS

- 3.11.4 Government policy promotes the general conservation of minerals whilst at the same time ensuring an adequate supply is available to meet needs. Mineral resources are not

distributed evenly across the country and some areas are able to provide greater amounts of certain minerals than they actually use.

3.11.5 A summary of Essex's minerals profile is provided within Essex Minerals Local Plan (2014)^{107, 108}. It highlights that:

- Essex has extensive deposits of sand and gravel; there are more localised deposits of silica sand, chalk, brickearth and brick clay;
- marine dredging takes place in the extraction regions of the Thames Estuary and the East Coast, whilst aggregate is landed at marine wharves located in east London, north Kent, Thurrock, and Suffolk. Essex has no landing wharves of its own;
- there are no hard rock deposits in the County so this material must be imported into Essex. This currently occurs via rail to the existing rail depots at Harlow and Chelmsford;
- Essex is the largest producer and consumer of sand and gravel in the East of England;
- there are 20 permitted sand and gravel sites in Essex, one silica sand site, two brick clay and one chalk site;
- there are two marine wharves and four rail depots capable of handling aggregates;
- construction, demolition and excavation waste is also recycled at 29 dedicated and active aggregate recycling sites; and
- aggregate is both imported into Essex (hard rock, and sand and gravel) and exported (sand and gravel, primarily to London).

3.11.6 Policy P1 of the Minerals Local Plan allocates Blackley Quarry, Great Leighs and Land at Shellow Cross Farm in Roxwell as preferred and reserve sites for sand and gravel extraction. Bulls Lodge Quarry, meanwhile, is allocated under Policy S5 as a Strategic Aggregate Recycling Site (SARS) (i.e. a site with a capacity to recycle at least 100,000 tonnes per annum as a minimum). Chelmsford Rail Depot is allocated as a safeguarded transshipment site whilst Bulls Lodge and Essex Regiment Way are identified as safeguarded coated stone plants.

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3.11.7 Overall, between 2005/06 and 2015/16 the waste arisings in Essex reduced by 1% (from 0.687mt in 2005/06 to 0.679mt in 2015/16). However, when compared to the lowest total waste managed in any monitoring period (in 2012/13), the total local authority collected waste arisings increased by 0.034mtpa, which could be attributed to an increase in households within County.

¹⁰⁷ Essex County Council (2014) *Essex Minerals Local Plan Adopted July 2014*. Available from: <https://www.essex.gov.uk/Environment%20Planning/Planning/Minerals-Waste-Planning-Team/Planning-Policy/minerals-development-document/Documents/Essex%20Minerals%20Plan%20-%20Adopted%20July%202014.pdf>

¹⁰⁸ Essex County Council (2021) Interim Minerals Authority Monitoring Report 2021 Available at: <https://assets.cffassets.net/knkzaf64jx5x/4otwoarfxoJmBuxFRNPRyJ/b2d56d210e8a2d7bcf0a80436f659d80/Interim-Minerals-Authority-Monitoring-Report-2018-2020.pdf>

- 3.11.8 The way that the household waste arisings is managed has changed drastically. Since 2005/06, the amount recycled has increased by 41%, which is comparable to the 30% reduction in the amount being sent to landfill during the same timeframe. The single largest improvement is within the amount of waste that is composted, which has nearly doubled since 2005/06, although this is the smallest waste type managed.
- 3.11.9 However, the Chelmsford City Area still has considerable issues with household waste and the amount of waste that is not sent to recycling, which can be seen in the household waste data for the past five years.
- 3.11.10 Overall, waste generation in the Chelmsford City Area is expected to increase, commensurate with population growth. This could place pressure on existing waste management facilities, although it is envisaged that recycling/reuse rates would also continue to rise and new facilities will be established. In this regard, the Council's strategy and improvement plan for recycling and waste collection services¹⁰⁹ seeks to deliver a significant reduction in the amount of energy and natural resources consumed and a corresponding reduction in the level of greenhouse gases that are generated by producing less waste and achieving high levels of reuse, recycling and energy recovery. The Joint Municipal Waste Management Strategy for Essex¹¹⁰, meanwhile, seeks to achieve high levels of recycling, with an aspiration to achieve collectively 60% recycling of household waste by 2020.
- 3.11.11 The replacement Essex Waste Local Plan 2017¹¹¹ highlights that there will be an increase in the amount of waste that is generated in the plan area by 2032, subject to future waste minimisation measures and changes in construction practises. In particular, it highlights that:
- a capacity gap currently exists for biological waste treatment, which is anticipated to increase to 217,000 tpa;
 - a capacity gap has been forecast for 2031/32 for inert waste management, with a further 1.5mtpa required by this period;
 - a capacity gap of 50,250 tpa hazardous waste management has been expected by 2031/32.
- 3.11.12 The Essex Waste Local Plan 2017 also establishes an aim for the Essex and Southend-on-Sea region to be net self-sufficient by 2032.
- 3.11.13 New development (both within the Chelmsford City Area and nationally) may place pressure on local mineral assets to support construction. However, the adopted Minerals Local Plan (2014) sets requirements for the provision of primary minerals for the County for the 18-year period to 2029. This Plan is currently under review. In the case of

¹⁰⁹ Chelmsford City Council (2009) *Managing waste in Chelmsford... today and tomorrow. A strategy and improvement plan for recycling and waste collection services in Chelmsford*. Available at: http://chelmsford.govplatform.firmstep.com/sites/default/files/documents/files/Managaing_waste_in_Chelmsford..._today_and_tomorrow_-_Strategy_for_Recycling_and_Waste_Collections_S.pdf

¹¹⁰ Essex County Council (2008) *Joint Municipal Waste Management Strategy for Essex (2007 to 2032)*. Available at: http://www.essex.gov.uk/Environment%20Planning/Recycling-Waste/Waste-Strategy/Documents/Waste_Strategy_-_version_approved_by_ECC_Full_Council_on_15.07.08.pdf

¹¹¹ Essex County Council and Southend on Sea Borough Council (2017) *Essex and Southend-on-Sea Waste Local Plan*. Available at: <https://www.southend.gov.uk/development-plan-documents/essex-southend-waste-local-plan>.

preferred sites for sand and gravel extraction, the principle of extraction has been accepted and the need for the release of minerals proven.

3.11.14 Overall, planning for waste and minerals is a County function and in consequence, the baseline would not be expected to change significantly without the Review of the Adopted Local Plan. However, policies in the Review of the Adopted Local Plan could support the objectives of the emerging Waste Local Plan and adopted Minerals Local Plan including by, for example, promoting the provision of on-site recycling facilities and the sustainable use of materials in new development.

KEY SUSTAINABILITY ISSUES

- The need to minimise waste arisings and encourage reuse and recycling.
- The need to promote the efficient use of mineral resources.
- The need to ensure the protection of Chelmsford’s mineral resources from inappropriate development, in accordance with the adopted Minerals Local Plan.
- The need to address identified capacity gaps for waste management that currently exist and are forecast to exist.
- The need to achieve net self-sufficiency by 2032.

3.12 CULTURAL HERITAGE

3.12.1 Chelmsford’s cultural heritage is a key feature of the local authority area. The National Heritage List for England includes the following entries for the Chelmsford City Area:

- 1,011 listed building entries (comprising 20 Grade I, 43 Grade II* and 948 Grade II listed buildings¹¹²);
- 19 Scheduled Monuments; and
- 6 Registered Parks and Gardens of Special Interest (comprising 1 Grade II* and 5 Grade II parks and gardens).¹¹³

3.12.2 Designated heritage assets in the Chelmsford City Area are shown in **Figure 3.16**. Additionally, there are 25 Conservation Areas in the Chelmsford City Area. These mainly include historic villages and towns, but also other important historic areas such as the Chelmer and Blackwater Navigation and St John’s Hospital.

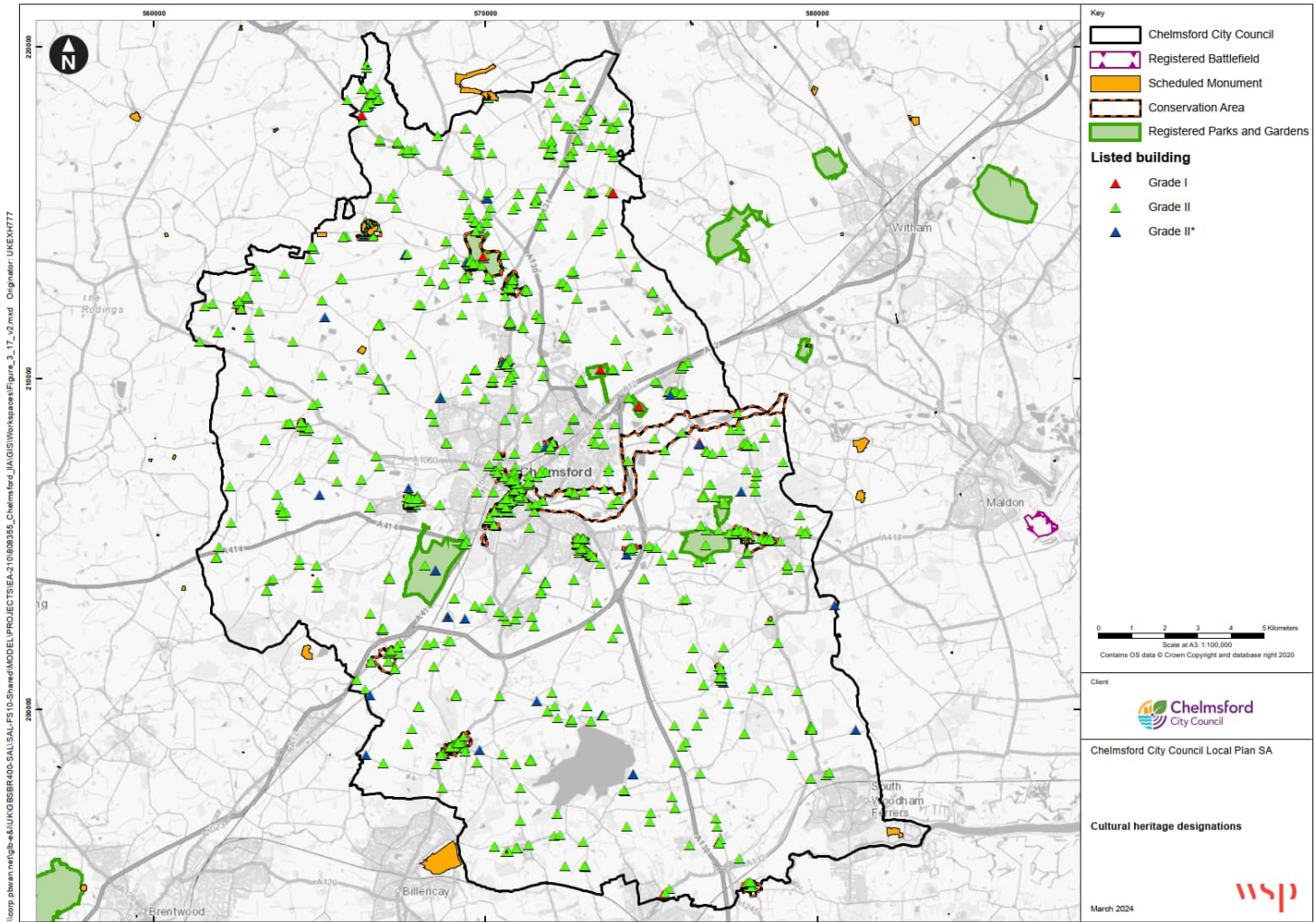
3.12.3 There are also many buildings within the Chelmsford City Area which are not listed, but which contribute to the character of the area. The Council has recognised the buildings and structures which it feels are of particular local interest in a local register¹¹⁴.

¹¹² Historic England (2022) Chelmsford Listed Buildings List. Available at: <https://historicengland.org.uk/listing/the-list/results/?searchType=NHLE+Simple&search=Chelmsford>.

¹¹³ Historic England (2017) *National Heritage List for England*. Available at: <https://historicengland.org.uk/listing/the-list/>

¹¹⁴ Chelmsford City Council (2017) *Register of buildings for local value*. Available at: <https://www.chelmsford.gov.uk/planning-and-building-control/conservation-areas-and-listed-buildings/historic-and-important-local-buildings/>

Figure 3.16 Designated Cultural Heritage Assets



- 3.12.4 Chelmsford's coastline is situated on the north bank of the Crouch Estuary and consists of large areas of historical and archaeological interest. The zone historically comprised low lying salt marsh and grazing marsh, the Crouch and associated creeks facilitated exploitation of marine resources and access to coastal trade and transport. The archaeological resources comprise a varied range of deposits associated with the exploitation of the coastal region. Neolithic and Mesolithic land surfaces are preserved and overlain by later deposits. The wider City Area also includes numerous sites of archaeological importance, many of which have archaeological potential but have no statutory protection.
- 3.12.5 Within the Chelmsford City Area, the current historical assets that are on the Council's 'At Risk' register are shown below¹¹⁵. The number of heritage assets at risk within the Chelmsford City Area stands at 12, four of which are grade II* listed; three of which are grade II listed; three of which are unlisted but within Conservation Areas, one of local interest and one Registered Park and Garden:
- Signal Box, Chelmsford Station, Duke Street, Chelmsford
 - Shire Hall, High Street, Chelmsford
 - Writtle Wick, Chelmsford
 - Chelmsford West End Conservation Area
 - The Brick Barn, Brick Barns Farm, Danbury
 - Wickham House, Runsell Green, Danbury
 - 66-68 High Street, Great Baddow
 - The Cottage, Hyde Hall Lane, Great Waltham
 - Mashbury Church, Mashbury Hall Chase, Mashbury
 - Stock Windmill, Mill Lane, Stock
 - Rectory Hall, Stock Road, Stock
 - The Barn at the Bear Public House, The Square, Stock

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- 3.12.6 It is reasonable to assume that the majority of Chelmsford City Area's designated heritage assets would be protected without the Review of the Adopted Local Plan (since works to them invariably require consent). However, elements which contribute to their significance could be harmed through inappropriate development in their vicinity. Opportunities to enhance assets may also be missed. Further, other non-designated elements which contribute to the character of the area could be harmed without an up-to-date policy framework. Notwithstanding this, it is recognised that national planning policy

¹¹⁵ Chelmsford City Council (2023) Historic Buildings at Risk in Chelmsford City 2023. Available at: www.chelmsford.gov.uk/media/edycnwhb/historic-buildings-at-risk-2023.pdf?allid=25184



set out in the NPPF and adopted Local Plan policy and associated guidance would together provide a high level of protection in this regard.

KEY SUSTAINABILITY ISSUES

- The need to protect and enhance Chelmsford City Area's cultural heritage assets and their settings.
- The need to avoid harm to designated heritage assets and the contribution made by their setting.
- The need to recognise the value of non-designated heritage assets and protect these where possible.
- The need to recognise the contribution made by the historic environment to the character of landscapes and townscapes.

3.13 LANDSCAPE AND TOWNSCAPE

LANDSCAPE

- 3.13.1 The landscape of the Chelmsford City Area has evolved as a result of an interaction of the physical structure of the landscape and the vegetation and land uses that cover it. The basic structure of the landscape is fundamentally influenced by its underlying rocks and relief.
- 3.13.2 The Chelmsford City Area comprises two National Landscape Character Areas (NCA)¹¹⁶, namely South Suffolk and North Essex Clayland to the north and Northern Thames Basin to the south. The South Suffolk and North Essex Clayland is an ancient landscape of wooded arable countryside with a distinct sense of enclosure. The overall character is of a gently undulating, chalky boulder clay plateau, the undulations being caused by the numerous small-scale river valleys that dissect the plateau. There is a complex network of old species-rich hedgerows, ancient woods and parklands, meadows with streams and rivers that flow eastwards. Traditional irregular field patterns are still discernible over much of the area, despite field enlargements in the second half of the 20th century. The widespread moderately fertile, chalky clay soils give the vegetation a more or less calcareous character. Gravel and sand deposits under the clay are important geological features, often exposed during mineral extraction, which contribute to our understanding of ice-age environmental change.
- 3.13.3 The Northern Thames Basin is an area rich in geodiversity, archaeology and history and diverse landscapes ranging from the wooded Hertfordshire plateaux and river valleys, to the open landscape and predominantly arable area of the Essex heathlands, with areas of urbanisation mixed in throughout. Urban expansion has been a feature of this area. This has put increased pressure on the area in terms of extra housing developments, schools and other necessities for expanding populations, with a consequential reduction in tranquillity.
- 3.13.4 The Landscape Character Assessment for the local authority area¹¹⁷ identifies the following Landscape Character Types:
- River Valley, characterised by:
 - ▶ v-shaped or u-shaped landform which dissects Boulder Clay/Chalky Till plateau;
 - ▶ main river valley served by several tributaries;
 - ▶ flat or gently undulating valley floor;
 - ▶ intimate character in places; and
 - ▶ wooded character in places.

¹¹⁶ Natural England (2014) *National character area profiles*. Available at: <https://www.gov.uk/government/publications/national-character-area-profiles-data-for-local-decision-making/national-character-area-profiles>

¹¹⁷ Chris Blandford Associates (2006) *Braintree, Brentwood, Chelmsford, Maldon and Uttlesford Landscape Character Assessments*. Available at: www.chelmsford.gov.uk/media/r5wapqrb/eb-099-braintree-brentwood-chelmsford-maldon-and-uttlesford-landscape-character-assessment.pdf

- Farmland Plateau, characterised by:
 - ▶ elevated gently rolling Boulder Clay/Chalky Till plateau landscape which is incised by river valleys;
 - ▶ network of winding lanes and minor roads;
 - ▶ medium to large-scale enclosed predominantly arable fields;
 - ▶ long distance views across valleys from certain locations; and
 - ▶ well wooded in places (with several areas of semi-natural and ancient woodland).
- Drained Estuarine Marsh, characterised by:
 - ▶ areas of flat, artificially drained former saltmarsh currently grassland and cultivated fields;
 - ▶ visible sea walls separate drained former marshland and current saltmarsh/mudflats;
 - ▶ lack of large areas of trees or woodland; and
 - ▶ network of visible drainage ditches.
- Wooded Farmland, characterised by:
 - ▶ elevated undulating hills or ridges and slopes;
 - ▶ mixture of arable and pasture farmland;
 - ▶ pockets of common and pasture;
 - ▶ views to wooded horizons;
 - ▶ well wooded with blocks of mature mixed and deciduous woodland (including areas of ancient and semi-natural woodland); copses, hedges and mature single trees;
 - ▶ mature field boundaries;
 - ▶ framed views to adjacent character areas;
 - ▶ enclosed character in places; and
 - ▶ network of quiet, often tree-lined narrow lanes.

3.13.5 There are no national landscape designations affecting the Chelmsford City Area. However, a large proportion of the local authority area is Metropolitan Green Belt (about 35% of the total area). The Green Wedge is defined in the adopted Local Plan along the river valleys within Chelmsford and its suburbs, recognising the important visual and landscape function that they have for the City.

TOWNSCAPE

3.13.6 The City Centre has areas of distinct built character based on history, townscape and use, all requiring the reinforcement of their sense of place.

3.13.7 South Woodham Ferrers was the first large-scale application of the urban design promoted by the Essex Design Guide. The public and private sector delivery and the



resulting character of the town’s built environment as well as the relatively small size of the town set it apart from earlier new towns.

LIKELY EVOLUTION OF THE BASELINE WITHOUT THE REVIEW OF THE ADOPTED LOCAL PLAN

3.13.8 New development is likely to place pressure on the landscape of the Chelmsford City Area. Whilst national planning policy set out in the NPPF, adopted Local Plan policy and guidance contained in the Council’s suite of SPD would continue to offer some protection and guidance, there is the potential that development could be inappropriately sited and designed without an up-to-date policy framework. This could adversely affect the landscape and townscape character of the area. Further, opportunities may not be realised to enhance landscape and townscape character through, for example, the provision of green infrastructure or the adoption of high quality design standards which reflects local character.

KEY SUSTAINABILITY ISSUES

- The need to conserve and enhance Chelmsford City Area's landscape character including the character of its villages and surrounding countryside.
- The need to preserve and appropriately manage development within the Green Belt, Green Wedge and Coastal Protection Areas.
- The need to promote high quality design that respects local character.
- The need to maximise opportunities associated with new development to enhance townscape character and the quality of urban environments.
- The need to protect landscapes of value to the local economy where these have been specifically identified in landscape character statements.

3.14 KEY SUSTAINABILITY ISSUES

3.14.1 From the analysis of the baseline presented in the preceding sections, a number of key sustainability issues affecting the Chelmsford City Area have been identified. These issues are summarised in **Table 3.18**.

Table 3.18 Key Sustainability Issues Identified

Topic	Key Sustainability Issues
Biodiversity and Green Infrastructure	<ul style="list-style-type: none"> • The need to conserve and enhance biodiversity including sites designated for their nature conservation value. • The need to provide net gains in biodiversity where possible. • The need to maintain, restore and expand Biodiversity Action Plan habitats. • The need to safeguard existing green infrastructure assets. • The need to enhance the multifunctional green infrastructure network, addressing deficiencies and gaps, improving accessibility for all users and encouraging multiple uses where appropriate.

Topic	Key Sustainability Issues
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Population and Community	<ul style="list-style-type: none"> • Overall, the need to create sustainable places where people want to live, work and relax. • The need to enable housing growth, using the standard method to identify the minimum number of homes to be planned for and planning for a mix of accommodation to suit all household types. • The need to make best use and improve the quality of the existing housing stock. • The need to support the delivery of independent living housing for older people and people with disabilities. • The need to deliver a range of employment sites to support economic growth. • The need to ensure a flexible supply of land for employment development. • The need to address the surplus of unsuitable office space in the City Centre. • The need to support economic development in the rural areas of Chelmsford. • The need to support the growth of new sectors linked to the growth of Anglia Ruskin University, such as medical technologies. • The need to raise incomes and especially for those whose incomes are in the lowest quartile. • The need to reduce out-commuting to London for work by encouraging businesses to invest and set up within Chelmsford. • The need to tackle pockets of deprivation that exist in the area. • The need to maintain and raise educational attainment and skills in the local labour force. • The need to maintain and enhance the vitality of the City Centre and South Woodham Ferrers as well as the area's larger villages. • The need to promote a range of functions which contribute to the vibrancy of Chelmsford City Centre and ensure that the neighbourhood and local centres continue to perform a strong convenience goods role which serves local needs. • The need to address forecast deficits in, in particular, school places and early years and childcare provision. • The need to support the City Area's educational establishments including Anglia Ruskin University and ARU Writtle. • The need to safeguard existing community facilities and services and ensure the timely delivery of new facilities to meet needs arising from new development. • The need to safeguard the identity of existing communities. • The need to safeguard and maintain and enhance access to cultural and community facilities which benefit and support sustainable communities.
Health and Wellbeing	<ul style="list-style-type: none"> • The need to protect the health and wellbeing of Chelmsford's population. • The need to promote healthy lifestyles and in particular reduce obesity and increase levels of physical activity. • The need to plan for an ageing population. • The need to address health inequalities. • The need to combat suicide and its causes. • The need to protect and enhance open space provision across the Chelmsford City Area. • The need to support high quality design that creates safe and secure communities. • The need to safeguard existing health care facilities and services and ensure the timely delivery of new facilities and services to meet needs arising from new development.

Topic	Key Sustainability Issues
Transport and Accessibility	<ul style="list-style-type: none"> • The need to ensure timely investment in transport infrastructure and services through securing developer funded works or contributions and other sources of funding. • The need to address congestion, particularly on and around the main A12, A130 and A414 transport corridors. • The need to address existing junction capacity issues. • The need to enhance the connectivity of more remote settlements, particularly to the north of the Chelmsford City Area. • The need to encourage alternative modes of transport to the car, including the expansion of park and ride sites. • The need to ensure that new development is accessible to a range of community facilities and services and jobs so as to reduce the need to travel. • The need to reduce out-commuting by creating a stronger employment market within the Chelmsford City Area. • The need to encourage walking and cycling, as part of active travel. • The need to encourage the use of public transport, and in particular key transport interchanges between different modes, namely bus and rail. • The need to encourage car sharing, especially along heavily congested transport corridors. • The need to address congestion in and around the City Centre. • The need to investigate more innovative and creative ways to tackle behaviour change, rather than simply the monitoring of travel patterns.
Land Use, Geology and Soils	<ul style="list-style-type: none"> • The need to encourage development on previously developed (brownfield) land. • The need to make best use of existing buildings and infrastructure. • The need to protect the best and most versatile agricultural land. • The need to protect and enhance sites designated for their geological interest.
Water	<ul style="list-style-type: none"> • The need to protect and enhance the quality of water sources in the Chelmsford City Area. • The need to promote the efficient use of water resources. • The need to ensure the timely provision of new water services infrastructure to meet demand arising from new development. • The need to locate new development away from areas of flood risk, taking into account the effects of climate change. • The need to ensure the timely provision of flood defence/management infrastructure.
Air Quality	<ul style="list-style-type: none"> • The need to minimise the emissions of pollutants to air, including through continued investment in sustainable transport options and infrastructure to support the use of electric vehicles.
Climate Change	<ul style="list-style-type: none"> • The need to ensure that new development anticipates and can be adapted to the effects of climate change. • The need to increase woodland and tree cover to help mitigate and adapt to climate change. • The need to mitigate climate change including through maximising renewable energy provision at site and district level.

Topic	Key Sustainability Issues
Material Assets	<ul style="list-style-type: none"> • The need to minimise waste arisings and encourage reuse and recycling. • The need to promote the efficient use of mineral resources. • The need to ensure the protection of Chelmsford’s mineral resources from inappropriate development, in accordance with the adopted Minerals Local Plan. • The need to address identified capacity gaps for waste management that currently exist and are forecast to exist. • The need to achieve net self-sufficiency by 2032.
Cultural Heritage	<ul style="list-style-type: none"> • The need to protect and where appropriate enhance Chelmsford City Area’s cultural heritage assets and their settings. • The need to avoid harm to designated heritage assets. • The need to recognise the value of non-designated heritage assets and protect and where appropriate enhance these where possible. • The need to recognise the contribution made by the historic environment to the character of landscapes and townscapes.
Landscape and Townscape	<ul style="list-style-type: none"> • The need to conserve and where appropriate enhance Chelmsford City Area’s landscape character including the character of its villages and surrounding countryside. • The need to preserve and appropriately manage development within the Green Belt, Green Wedge and Marine Conservation Zone. • The need to promote high quality design that respects local character. • The need to maximise opportunities associated with new development to enhance townscape character and the quality of urban environments. • The need to protect landscapes of value to the local economy where these have been specifically identified in landscape character statements.

4. THE IIA ASSESSMENT FRAMEWORK AND METHODOLOGY

4.1 IIA ASSESSMENT FRAMEWORK

- 4.1.1 The Assessment Framework comprises sustainability objectives and guide questions to inform the assessment. Establishing assessment objectives and guide questions is central to appraising the sustainability (including health and equalities) effects of the Local Plan. Broadly, the Assessment Objectives define the long term aspirations for the Chelmsford City Area with regard to social, economic and environmental considerations (including EqIA and HIA matters) and it is against these objectives that the components of the Pre-Submission Consultation Document have been appraised.
- 4.1.2 **Table 4.1** presents the Assessment Framework including Assessment Objectives and associated guide questions. The Assessment Objectives and guide questions reflect the analysis of the key objectives and policies arising from the review of plans and programmes (**Section 2**), the key sustainability issues identified through the analysis of the socio-economic and environmental baseline conditions (**Section 3**) and comments received during consultation on the Scoping Report, Issues and Options and Preferred Options consultations (see **Appendix B**). The SEA topic(s) to which each of the Assessment Objectives relates is included in the third column.

Table 4.1 The Assessment Framework

Objective	Guide Questions	SEA Regulations Topic(s)
1. Biodiversity and Geodiversity: To conserve and enhance biodiversity and geodiversity and promote improvements to the multifunctional green infrastructure network.	<ul style="list-style-type: none"> Will it conserve and enhance international and national designated nature conservation sites (Special Areas of Conservation, Special Protection Areas, Ramsars and Sites of Special Scientific Interest) both within and beyond the local authority area? Will it conserve and enhance Local Nature Reserves, Local Wildlife Sites and Ancient Woodland? Will it avoid damage to, and protect, geologically important sites? Will it conserve and enhance priority species and habitats? Will it provide opportunities for new habitat creation or restoration and link existing habitats as part of the development process through Biodiversity Net Gain? Will it enhance ecological connectivity and maintain and improve the multifunctional green infrastructure network? Will it provide opportunities for people to access the natural environment? Will it contribute to Biodiversity Net Gain across the City? 	Biodiversity, Fauna and Flora Human Health
2. Housing: To meet the housing needs of the Chelmsford City Area and deliver decent homes.	<ul style="list-style-type: none"> Will it provide a range of housing types to meet the current and emerging need for market and affordable housing? Will it reduce the level of homelessness? Will it help to ensure the provision of good quality, well designed homes which meet the needs of all groups in society? Will it deliver homes of high energy efficiency standards which contribute to the City Area's zero carbon targets? Will it deliver pitches required for Gypsies and Travellers and Travelling Showpeople? Will it deliver independent living housing for older people and people with disabilities? 	Population

Objective	Guide Questions	SEA Regulations Topic(s)
3. Economy, Skills and Employment: To achieve a strong and stable economy which offers rewarding and well located employment opportunities to everyone.	<ul style="list-style-type: none"> • Will it provide a supply of high quality employment land to meet the needs of existing businesses and attract inward investment? • Will it maintain and enhance economic competitiveness and promote the interests of local businesses? • Will it help to diversify the local economy? • Will it provide good quality, well paid, and accessible employment opportunities that meet the needs of local people and all groups in society? • Will it improve the physical accessibility of training and employment opportunities, including childcare provision? • Will it support rural diversification and economic development? • Will it promote a low carbon economy? • Will it reduce out-commuting? • Will it contribute to opportunities for home-working? • Will it improve access to training to raise employment potential? • Will it promote investment in educational establishments? 	Population
4. Sustainable Living and Revitalisation: To promote urban renaissance and support the vitality of rural centres, tackle deprivation and promote sustainable living.	<ul style="list-style-type: none"> • Will it support and enhance the City of Chelmsford by attracting new commercial investment and reinforcing the City's attractiveness? • Will it promote principles of inclusive and age-friendly design? • Will it encourage more people to live in urban areas? • Will it enhance the public realm, including provision for pedestrians and cyclists? • Will it enhance the viability and vitality of South Woodham Ferrers town centre and neighbourhood centres? • Will it tackle deprivation in the most deprived areas and reduce inequalities in access to education, employment and services amongst all social groups? • Will it maintain and enhance community facilities and services, through co-location, for example? • Will it increase access to schools and colleges? • Will it enhance accessibility to key community facilities and services? • Will it align investment in services, facilities and infrastructure with growth? • Will it contribute to regeneration initiatives? • Will it foster social cohesion and good community relations? 	Population Human Health
5. Health and Wellbeing: To improve the health and well being of those living and working in the Chelmsford City area.	<ul style="list-style-type: none"> • Will it avoid locating development where environmental circumstances could negatively impact on people's health? • Will it maintain and improve access to multifunctional open space, leisure and recreational facilities for all residents? • Will it provide for the management and maintenance of open spaces, such as through Stewardship Agreements? • Will it promote healthier lifestyles amongst all residents? • Will it meet the needs of an ageing population and support those with disabilities? • Will it align investment in healthcare facilities and services with growth? • Will it improve access to healthcare facilities and services? • Will it promote community safety and reduce the fear of crime through safe and welcoming open and natural spaces? • Will it reduce actual levels of crime and anti-social behaviour? • Will it promote design that discourages crime? • Will it promote a healthier community food environment such as through opportunities for food growing? 	Population Human Health

Objective	Guide Questions	SEA Regulations Topic(s)
6. Transport: To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	<ul style="list-style-type: none"> • Will it reduce travel demand and the distance people travel for jobs, employment, leisure and services and facilities? • Will it reduce out-commuting? • Will it encourage a shift to more sustainable modes of transport? • Will it encourage walking, cycling and the use of public transport through the provision of connected, attractive and safe routes? • Will it help to reduce traffic congestion and improve road safety? • Will it allow for people with mobility problems or a disability to access buildings and places? • Will it deliver investment in transportation infrastructure that supports growth in the Chelmsford City Area? • Will it enhance Chelmsford's role as a key transport node? • Will it reduce the level of freight movement by road? 	Population Human Health Air Climatic Factors
7. Land Use and Soils: To encourage the efficient use of land and conserve and enhance soils.	<ul style="list-style-type: none"> • Will it promote the use of previously developed (brownfield) land and minimise the loss of greenfield land? • Will it avoid the loss of best and most versatile agricultural land? • Will it reduce the amount of derelict, degraded and underused land? • Will it encourage the reuse of existing buildings and infrastructure? • Will it prevent land contamination and facilitate remediation of contaminated sites? 	Material Assets Soil
8. Water: To conserve and enhance water quality and resources.	<ul style="list-style-type: none"> • Will it reduce water pollution and improve ground and surface water quality? • Will it address issues associated with nutrient loading? • Will it reduce water consumption and encourage water efficiency? • Will it ensure that new water/wastewater management infrastructure is delivered in a timely manner to support new development? 	Water
9. Flood Risk: To reduce the risk of flooding to people and property, taking into account the effects of climate change.	<ul style="list-style-type: none"> • Will it help to minimise the risk of flooding to existing and new developments/infrastructure? • Will it manage effectively, and reduce the likelihood of, flash flooding, taking into account the capacity of sewerage systems? • Will it discourage inappropriate development in areas at risk from flooding? • Will it ensure that new development does not give rise to flood risk elsewhere? • Will it deliver multifunctional sustainable urban drainage systems (SUDs) where possible and promote investment in flood defences that reduce vulnerability to flooding? 	Climatic Factors Water
10. Air: To improve air quality.	<ul style="list-style-type: none"> • Will it maintain and improve air quality? • Will it address air quality issues? • Will it avoid locating development in areas of existing poor air quality? • Will it minimise emissions to air from new development, such as through the preparation of a sustainable travel plan to reduce car use? • Will it provide for electric charging points to support the adoption of electric vehicles? • Will it affect air quality at designated sites that are sensitive to air pollution? 	Air Human Health Biodiversity, Fauna and Flora

Objective	Guide Questions	SEA Regulations Topic(s)
11. Climate Change: To minimise greenhouse gas emissions and adapt to the effects of climate change.	<ul style="list-style-type: none"> Will it minimise energy use and reduce or mitigate greenhouse gas emissions, assisting realisation of the City Area's emission targets? Will it plan or implement adaptation measures for the likely effects of climate change? Will it maximise the delivery of renewable and low carbon energy generation at site level and district level and reduce dependency on non-renewable sources? Will it promote sustainable design that minimises greenhouse emissions and is adaptable to the effects of climate change? Will it deliver homes and other buildings of high energy efficiency standards which contribute to the City Area's zero carbon targets? 	Climatic Factors
12. Waste and Natural Resources: To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	<ul style="list-style-type: none"> Will it minimise the demand for raw materials? Will it promote the use of local resources? Will it reduce minerals extracted and imported? Will it increase efficiency in the use of raw materials and promote recycling? Will it result in development within a Minerals Safeguarding Area? Will it reduce waste arisings? Will it increase the reuse and recycling of waste? Will it support investment in waste management facilities to meet local needs? 	Material Assets
13. Cultural Heritage: To conserve and enhance the historic environment, cultural heritage, character and setting.	<ul style="list-style-type: none"> Will it help to conserve and enhance existing features of the historic built environment and their settings, including archaeological assets? Will it tackle heritage assets identified as being 'at risk'? Will it promote sustainable repair and reuse of heritage assets? Will it protect or enhance the significance of designated heritage assets? Will it protect or enhance the significance of non-designated heritage assets? Will it promote local cultural distinctiveness, recognising the diversity of Chelmsford's population? Will it help to conserve historic buildings, places and spaces that enhance local distinctiveness, character and appearance through sensitive adaptation and re-use? Will it improve and promote access to buildings and landscapes of historic/cultural value? 	Cultural Heritage Landscape
14. Landscape and Townscape: To conserve and enhance landscape character and townscapes.	<ul style="list-style-type: none"> Will it conserve and enhance landscape character and townscapes? Will it promote high quality design in context with its urban and rural landscape? Will it avoid inappropriate development in the Green Belt and maintain its extent? Will it help to conserve and enhance the Marine Conservation Zone? Will it avoid inappropriate erosion of the Green Wedge? Will it protect tranquil landscapes and areas? 	Landscape Cultural Heritage

4.1.3 **Table 4.2** shows the extent to which the Assessment Objectives encompass the range of issues identified in the SEA Regulations.

Table 4.2 Coverage of SEA Regulations Topics by the Assessment Objectives

SEA Regulations Topic	Assessment Objective(s)
Biodiversity, Fauna & Flora	1, 10
Population *	2, 3, 4, 5, 6
Human Health	1, 4, 5, 6, 10
Soil	7
Water	8, 9
Air	6, 10
Climatic Factors	6, 9, 11
Material Assets *	7, 12
Cultural Heritage including architectural and archaeological heritage	13, 14
Landscape	13, 14

* These terms are not clearly defined in the SEA Regulations.

4.2 METHODOLOGY

4.2.1 Based on the contents of the Pre-Submission Consultation Document detailed in **Section 1.4**, the Assessment Framework has been used to appraise the following key components of the document:

- Strategic Priorities;
- Housing and Employment Land Requirements; and
- Spatial Strategy.

4.2.2 The approach to the assessment of each of the elements listed above is set out in the sections that follow.

STRATEGIC PRIORITIES

4.2.3 The Strategic Priorities are intended to support and guide the Spatial Strategy for the Local Plan. It is therefore important that the Strategic Priorities are aligned with the Assessment Objectives. The Strategic Priorities contained in the Pre-Submission Consultation Document (see **Section 1.4**) have therefore been appraised for their compatibility with the objectives that comprise the Assessment Framework to help establish whether the proposed general approach to the Local Plan is in accordance with the principles of sustainability. A compatibility matrix has been used to record the assessment, as shown in **Table 4.3**.

Table 4.3 Compatibility Matrix

Assessment Objective	Strategic Priorities			
	Strategic Priority 1	Strategic Priority 2	Strategic Priority 3	Strategic Priority 4 ...etc
1. Biodiversity and Geodiversity	+	0	+	?
2. Housing	+	-	+	+
3. Etc...	+	0	+	?

Key

+	Compatible	?	Uncertain
0	Neutral	-	Incompatible

NB: where more than one symbol/colour is presented in a box it indicates that the assessment has identified both compatibilities and incompatibilities between the Spatial Principles and the Assessment Objectives. Where a box is coloured but also contains a '?', this indicates a degree of uncertainty regarding the relationship between the Spatial Principles and the Assessment Objectives although a professional judgement is expressed in the colour used.

4.2.4 The findings of the compatibility assessment of the Strategic Priorities and the Assessment Objectives are presented in **Section 5.2**.

HOUSING AND EMPLOYMENT LAND REQUIREMENT

4.2.5 The Pre-Submission Consultation Document sets out requirements relating to the quantum of housing and jobs to be delivered in the Chelmsford City Area over the plan period. These requirements have been appraised against each of the Assessment Objectives using an assessment matrix. The matrix includes:

- the Assessment Objectives;
- a score indicating the nature of the effect for projection on each Assessment Objectives;
- a commentary on significant effects (including consideration of the cumulative, synergistic and indirect effects as well as the geography, duration, temporary/permanence and likelihood of any effects) and on any assumptions or uncertainties; and
- recommendations, including any mitigation or enhancement measures.

4.2.6 The format of the matrix that has been used in the assessment is shown in **Table 4.4**. A qualitative scoring system has been adopted which is set out in **Table 4.5** and to guide the assessment, specific definitions have been developed for what constitutes a significant effect, a minor effect or a neutral effect for each of the 14 Assessment Objectives; these can be found in **Appendix E**.

Table 4.4 Assessment Matrix – Housing and Employment Land Requirements

Assessment Objective	Assessment
<p>1. Biodiversity and Geodiversity: To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.</p>	<p>Likely Significant Effects A description of the likely effects of each approach on the Objective has been provided here.</p> <p>Mitigation</p> <ul style="list-style-type: none"> Mitigation and enhancement measures are outlined here. <p>Assumptions</p> <ul style="list-style-type: none"> Any assumptions made in undertaking the assessment are listed here. <p>Uncertainties</p> <ul style="list-style-type: none"> Any uncertainties encountered during the assessment are listed here.

Table 4.5 Scoring System

Score	Description	Symbol
Significant Positive Effect	The approach contributes significantly to the achievement of the objective.	++
Minor Positive Effect	The approach contributes to the achievement of the objective but not significantly.	+
Neutral	The approach does not have any effect on the achievement of the objective	0
Minor Negative Effect	The approach detracts from the achievement of the objective but not significantly.	-
Significant Negative Effect	The approach detracts significantly from the achievement of the objective.	--
No Relationship	There is no clear relationship between the approach and the achievement of the objective or the relationship is negligible.	~
Uncertain	The approach has an uncertain relationship to the objective or the relationship is dependent on the way in which the aspect is managed. In addition, insufficient information may be available to enable an assessment to be made.	?

NB: where more than one symbol/colour is presented in a box it indicates that the assessment has identified both positive and negative effects. Where a box is coloured but also contains a '?', this indicates uncertainty over whether the effect could be a minor or significant effect although a professional judgement is expressed in the colour used. A conclusion of uncertainty arises where there is insufficient evidence for expert judgement to conclude an effect.

4.2.7 The completed assessment matrices are presented at **Appendix F, Appendix G** and **Appendix H**. Summaries of the results of the assessments are provided in **Section 5.3** and **Section 5.4** of this report.

SITE OPTIONS

4.2.8 As of June 2024, a total of 385 sites were submitted and assessed through the SHELAA. To ensure a robust and consistent approach to the consideration of individual site options every site assessed through the SHELAA was considered through the IIA process. The findings of the assessment are presented in **Appendix M**, along with the methodology used.

REASONABLE ALTERNATIVES

- 4.2.9 Chapter 6 sets out an assessment of six reasonable alternatives to securing development requirements the Assessment Framework and definitions of significance with the findings presented in a matrix similar to that shown in **Table 4.4** but which permits a comparison of the approaches.
- 4.2.10 The completed assessment matrices are contained in Chapter 6, with individual assessments of sites within the SHELAA set out at **Appendix M**. The findings of the assessment of the proposed spatial approach are set out in **Chapter 5** of this report.

SECONDARY, CUMULATIVE AND SYNERGISTIC EFFECTS

- 4.2.11 The SEA Regulations require that the secondary, cumulative and synergistic effects of the Local Plan are assessed. In particular, it will be important to consider the combined sustainability effects of the policies and proposals of the Local Plan both alone and in combination with other plans and programmes.

4.3 WHEN THE ASSESSMENT WAS UNDERTAKEN AND BY WHOM

- 4.3.1 This IIA of the Pre-Submission Consultation Document was undertaken by WSP UK Limited in November 2024.

4.4 DIFFICULTIES ENCOUNTERED IN UNDERTAKING THE ASSESSMENT

- 4.4.1 The SEA Regulations require the identification of any difficulties (such as technical deficiencies or lack of knowledge) encountered during the assessment process. These uncertainties and assumptions are detailed in the assessment matrices. Those uncertainties and assumptions common across the assessment are outlined below.

UNCERTAINTIES

- The design and layout of the proposed allocations is not known at this stage.
- The extent to which job creation is locally significant will depend on the type of jobs created (in the context of the local labour market) and the recruitment policies of prospective employers.
- The level of investment in community facilities and services that may be stimulated by new development is uncertain at this stage and will in part be dependent on the policies of the Local Plan, site specific proposals and viability.
- The exact scale of greenhouse gas emissions associated with Local Plan approaches will be dependent on a number of factors including: the exact design of new development; future travel patterns and trends; technological changes; individual energy consumption behaviour; and the extent to which energy supply has been decarbonised over the plan period.
- The exact scale of waste generated will be dependent on a number of factors including: the design of new development; waste collection and disposal regimes; and individual behaviour with regard to recycling and reuse.



- The speed, scale and behavioural implications (such as patterns of work and commuting) associated with the recovery from the Covid-19 pandemic.

ASSUMPTIONS

- It is assumed that greenfield land will be required to accommodate some of the future growth over the plan period.
- It is assumed that new development would not be located on land designated for nature conservation.
- It is assumed that the Council will liaise with Essex and Suffolk Water with regard to infrastructure requirements for future development.
- Measures contained in the Essex and Suffolk Water's Water Resources Management Plan would be expected to help ensure that future water resource demands are met.
- There will be no development that will require diversion or modification of existing watercourses. However, if such measures are required, this could affect local water quality.
- It is assumed that, where appropriate, development proposals would be accompanied by a Flood Risk Assessment (FRA) and that suitable flood alleviation measures would be incorporated into the design of new development where necessary to minimise flood risk.
- It is assumed that the Essex Waste Local Plan will make provision to accommodate additional waste associated with growth in the Chelmsford City Area.

5. ASSESSMENT OF THE PRE-SUBMISSION LOCAL PLAN

5.1 INTRODUCTION

- 5.1.1 This section presents the findings of the assessment of effects of the Pre-Submission Consultation Document against the Objectives that comprise the Assessment Framework. It assesses the compatibility of the Local Plan Strategic Priorities with the Assessment Objectives (Section 5.2) before presenting a summary of the assessments of the housing requirement (Section 5.3), employment land requirement (Section 5.4) and spatial approaches (Section 5.5). A range of potential mitigation and enhancement measures are also identified and which could be considered by the Council during the development of the Local Plan to help enhance positive effects and reduce negative effects (Section 5.6).

5.2 STRATEGIC PRIORITIES

- 5.2.1 The Pre-Submission Consultation Document sets out Strategic Priorities that are intended to support and guide the Spatial Approaches for the Local Plan. These are reproduced below:

Priorities for climate
<p>1. Addressing the Climate and Ecological Emergency</p> <ul style="list-style-type: none"> • Mitigate the impacts of climate change and adapt to its consequences • Ensure new development moves towards delivering net-zero carbon emissions (energy efficiency, sustainable construction, renewable energy, infrastructure for active and sustainable travel) • Ensure development adapts to minimise adverse impacts that create climate and ecological change, including managing flood risk and reducing carbon emissions • Encourage tree planting and an increase in woodland expansion • Ensure sustainable drainage systems in developments
<p>2. Promoting smart, active travel and sustainable transport</p> <ul style="list-style-type: none"> • Promote/prioritise active travel and sustainable transport, for example in new developments creating walkable neighbourhoods, where everyday facilities such as schools, shops, workplaces, community and sports facilities, and open spaces are easily accessible by foot or cycle in 15-20 minutes • Reduce reliance on fossil fuelled vehicles • Support the provision of strategic and local transport infrastructure to enable a future for alternatives to fossil fuelled vehicles • Create the conditions for active and sustainable travel locally, such as electric charging points for all new houses, accessible cycle and footpaths, multi-functional greenways, secure cycle parking, and provision of or subscription to car clubs • Promote innovations in transport including smart technology
<p>3. Protecting and enhancing the Natural and Historic Environment, and support an increase in biodiversity and ecological networks</p> <ul style="list-style-type: none"> • Plan positively for biodiversity net gain and green infrastructure including high quality green spaces • protect and enhance local distinctiveness and plan positively for the creation, protection, enhancement and management of multi-functional green/blue infrastructure networks and habitats to ensure a net gain for biodiversity and green infrastructure in line with the Council's Green Infrastructure Strategic Plan

<ul style="list-style-type: none"> • Minimise the loss of the best and most versatile agricultural land to ensure future food production • Protect/enhance the River Valleys and increase opportunities for sustainable travel • Use high quality green infrastructure to protect, enhance and create wildlife corridors to maintain ecological connectivity when greenfield land will be lost
<p>Priorities for growth</p>
<p>4. Ensuring sustainable patterns of development and protecting the Green Belt</p> <ul style="list-style-type: none"> • Plan positively to meet identified development needs and ensure that new development takes place in a sustainable way by balancing the key economic, social and environmental dimensions • Promote development of previously developed land in Chelmsford's Urban Area • Use the Settlement Hierarchy to identify most sustainable existing locations • Locate development in locations that are close to existing or proposed local facilities so people can walk/cycle and be less reliant on the car • Protect the Green Belt from inappropriate development • Ensure accordance with the Minerals Local Plan, Waste Local Plan and South East Inshore Marine Plan
<p>5. Meeting the needs for new homes</p> <ul style="list-style-type: none"> • Provide high quality new homes that meet people's needs (market, affordable, starter, supported, specialist, Gypsies and Travellers) • Address the imbalance between the supply and need for affordable housing for rent • Meet identified targets/needs for numbers and types of homes required to be built each year • Maintain a good supply of homes throughout the Local Plan period
<p>6. Fostering growth and investment and providing new jobs</p> <ul style="list-style-type: none"> • Ensure Chelmsford's businesses thrive, continue to innovate and can be even more productive and resilient • Foster new economic growth and new jobs to meet forecast local needs generated by the growing population. • Ensure a flexible rolling supply of employment land over the Local Plan period • Support the retention of existing designated employment and rural employment areas to maintain supply and choice of employment floorspace and rural employment development opportunities, and support the growing green economy and creative sector • Promotion of a circular economy
<p>Priorities for place</p>
<p>7. Creating well designed and attractive places, and promoting the health and social well-being of communities</p> <ul style="list-style-type: none"> • Promote the health and wellbeing of communities • Encourage healthy lifestyles and living environments for all residents for example by requiring development to contribute to creating an inclusive built and natural environment, to provide new green spaces including high quality green infrastructure and access to the countryside, sport and recreation facilities and to promote active and healthy lifestyles through the enhancement of sustainable and active travel routes • Ensure that the integrity of communities is maintained, and social cohesion is promoted in new development • Ensure that all new development meets the highest standards of design • Require the use of masterplans and encourage design codes where appropriate for strategic scale developments • Ensure new development helps provide new primary health services • Promote community involvement in the long-term management and stewardship of new strategic residential development

<ul style="list-style-type: none"> • Encourage development to be future-proofed and as sustainable and energy efficient as possible
<p>8. Delivering new and improved strategic and local infrastructure</p> <ul style="list-style-type: none"> • Address city-wide infrastructure needs • Maximise the efficient use of existing infrastructure capacities • Explore opportunities for new sustainable infrastructure • Ensure that necessary new or upgraded local infrastructure is provided alongside new development when it is needed • Ensure appropriate and timely strategic infrastructure to support new development
<p>9. Encouraging resilience in retail, leisure, commercial and cultural development</p> <ul style="list-style-type: none"> • Promote the vitality and viability of Chelmsford City Centre, South Woodham Ferrers Town Centre and Principal Neighbourhood Centres • Promote a range of functions which contribute to the vibrancy of Chelmsford City Centre and maintain its position as a leading destination. • Enhance the retail, leisure, commercial and cultural development offer of South Woodham Ferrers Town Centre • Protect existing and support new/enhanced leisure, sports, arts, cultural and recreation facilities to ensure that all parts of the City Council area are vibrant and successful • Implementation of the Plan for Improving Rivers and Waterways in and around Chelmsford, to improve the appearance, attractiveness and recreational use of Chelmsford's rivers and waterways, and some of its ambitions have been translated into policy

- 5.2.2 A matrix has been completed to assess the compatibility of the Strategic Priorities contained in the Pre-Submission Consultation Document against the Assessment Objectives. **Table 5.1** presents the results of this Compatibility Assessment.
- 5.2.3 The Strategic Priorities are broadly supportive of the Assessment Objectives with very few incompatibilities identified. All of the Assessment Objectives are supported by one or more of the Strategic Priorities whilst conversely, none of the Strategic Priorities have been assessed as being incompatible with all of the Assessment Objectives.
- 5.2.4 Assessment Objective 4 (Sustainable Living and Revitalisation) is particularly well supported by the Strategic Priorities. This reflects their emphasis on supporting urban renewal and delivering development in accessible locations and which has also been assessed as being compatible with those Assessment Objectives relating to housing (Objective 2), the economy (Objective 3) and transport (Objective 6). Reflecting the desire to focus development towards urban areas, and allied with the intent to protect the Green Belt, Green Wedge and landscape character, the Strategic Priorities are also considered to be supportive of those Assessment Objectives relating to biodiversity (Objective 1), health and wellbeing (Objective 5), land use (Objective 7), cultural heritage (Objective 13) and landscape (Objective 14).
- 5.2.5 The assessment presented in **Table 5.1** highlights that in some instances, conflicts may exist between the Strategic Priorities and the Assessment Objectives, or their relationship is uncertain. Where conflicts or uncertainties have been identified, this generally relates to, on the one hand, the aspiration for growth, and on the other, the need to protect and enhance environmental assets and minimise resource use, waste and greenhouse gas emissions. In this regard, the Spatial Priority relating to the renewal of the City Centre is likely to lead to increased resource use (including water), waste generation and emissions associated with new development whilst effects on Chelmsford City Area's environmental assets are likely to be uncertain until the exact quantum and location of development has been determined. Conversely, those



Strategic Priorities that seek to protect the City Area’s environmental assets could restrict growth and which may result in conflicts in respect of housing delivery (Objective 2) and the economy (Objective 3) in particular.

- 5.2.6 Where possible incompatibilities or uncertainties have been identified, these can be resolved if development takes place in accordance with all of the Strategic Priorities. As such, an incompatibility or uncertainty are not necessarily insurmountable issues but may need to be considered in the development of policies that comprise the Local Plan.

Table 5.1 Compatibility Matrix

Assessment Objective	Strategic Priorities								
	1. Addressing the Climate and Ecological Emergency	2. Promoting smart, active travel and sustainable transport	3. Protecting and enhancing the Natural and Historic Environment, and support an increase in biodiversity and ecological networks	4. Ensuring sustainable patterns of development and protecting the Green Belt	5. Meeting the needs for new homes	6. Fostering growth and investment and providing new jobs	7. Creating well designed and attractive places, and promoting the health and social well-being of communities	8. Delivering new and improved strategic and local infrastructure	9. Encouraging resilience in retail, leisure, commercial and cultural development
1. Biodiversity and Geodiversity: To conserve and enhance biodiversity and geodiversity and promote improvements to the multifunctional green infrastructure network.	+	+	+	+	?	?	+	?	0
2. Housing: To meet the housing needs of the Chelmsford City Area and deliver decent homes.	-	0	-	?	+	+	?	+	0
3. Economy, Skills and Employment: To achieve a strong and stable economy which offers rewarding and well located employment opportunities to everyone.	-	0	-	?	0	+	?	+	+
4. Sustainable Living and Revitalisation: To promote urban renaissance and support the vitality of rural centres, tackle deprivation and promote sustainable living.	0	+	0	+	+	+	+	+	+



Assessment Objective	Strategic Priorities								
	1. Addressing the Climate and Ecological Emergency	2. Promoting smart, active travel and sustainable transport	3. Protecting and enhancing the Natural and Historic Environment, and support an increase in biodiversity and ecological networks	4. Ensuring sustainable patterns of development and protecting the Green Belt	5. Meeting the needs for new homes	6. Fostering growth and investment and providing new jobs	7. Creating well designed and attractive places, and promoting the health and social well-being of communities	8. Delivering new and improved strategic and local infrastructure	9. Encouraging resilience in retail, leisure, commercial and cultural development
5. Health and Wellbeing: To improve the health and well being of those living and working in the Chelmsford City area.	+	+	+	0	+	+	+	+	+
6. Transport: To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	+	+	0	?	0	?	0	+	+
7. Land Use and Soils: To encourage the efficient use of land and conserve and enhance soils.	+	0	+	+	-	-	+	?	0
8. Water: To conserve and enhance water quality and resources.	+	0	+	+	?	0	+	?	0
9. Flood Risk: To reduce the risk of flooding to people and property, taking into account the effects of climate change.	+	0	+	+	?	0	+	?	0
10. Air: To improve air quality.	+	+	+	+	?	0	?	-	0



Assessment Objective	Strategic Priorities								
	1. Addressing the Climate and Ecological Emergency	2. Promoting smart, active travel and sustainable transport	3. Protecting and enhancing the Natural and Historic Environment, and support an increase in biodiversity and ecological networks	4. Ensuring sustainable patterns of development and protecting the Green Belt	5. Meeting the needs for new homes	6. Fostering growth and investment and providing new jobs	7. Creating well designed and attractive places, and promoting the health and social well-being of communities	8. Delivering new and improved strategic and local infrastructure	9. Encouraging resilience in retail, leisure, commercial and cultural development
11. Climate Change: To minimise greenhouse gas emissions and adapt to the effects of climate change.	+	+	+	+	?	?	+	-	0
12. Waste and Natural Resources: To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	+	0	0	0	-	0	?	0	0
13. Cultural Heritage: To conserve and enhance the historic environment, cultural heritage, character and setting.	0	0	+	+	-	?	+	?	0
14. Landscape and Townscape: To conserve and enhance landscape character and townscapes.	+	0	+	+	-	?	+	?	0

Key

+	Compatible	?	Uncertain	0	Neutral	-	Incompatible
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5.3 HOUSING REQUIREMENT 2022-2041

- 5.3.1 In order to meet the transitional arrangements for assessed housing need, provision is made for a minimum of 22,990 net new homes at an average annual rate of 1,210 net new homes per year. This is 83% of the revised Standard Method calculation of 1,454 new homes per year (December 2024).
- 5.3.2 The Gypsy and Traveller and Travelling Showpeople Accommodation Assessment (GTAA) identifies a need to provide 40 new permanent pitches for Gypsies and Travellers, and 38 new permanent plots for Travelling Showpeople. Sites to accommodate a total of 30 permanent pitches for Gypsies and Travellers, and 28 permanent plots for Travelling Showpeople, will be allocated across suitable large strategic development allocations. The small shortfall will be met through appropriate windfall delivery.

ASSESSMENT

- 5.3.3 The Housing Requirement has been assessed against the Assessment Objectives, using the qualitative scoring system in **Table 1.2**. The emerging findings of the assessment are summarised in **Table 5.2**.

Table 5.2 Assessment of Indicative Housing Requirement

Assessment Objective	1. Biodiversity	2. Housing	3. Economy	4. Sustainable Living and Revitalisation	5. Health and Wellbeing	6. Transport	7. Land Use	8. Water	9. Flood Risk	10. Air Quality	11. Climate Change	12. Waste and Natural Resources	13. Cultural Heritage	14. Landscape and Townscape
Approach														
Housing Requirement	+/-	++	++	+/-	+/-	+/-/?	+/-	-/?	-/?	-/?	-/?	-/?	+/-	+/-

- 5.3.4 The likely significant positive sustainability effects associated with the Housing Requirement relate to:

- **Housing (Objective 2):** 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 NPPF to boost housing supply.
- **Economy (Objective 3):** the approach would help to stimulate economic growth through the provision of a workforce as well as consumers, as long as development proposals deliver 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.

- 5.3.5 The likely significant negative sustainability effects associated with the Housing Requirement relate to:

- **Land Use (Objective 7):** whilst brownfield land will be used through windfall sites, a significant area of greenfield land will be required.

- 5.3.6 Mixed (and uncertain) effects are identified across a range of the Assessment Objectives (sustainable living and revitalisation, health and well-being and transport) which reflects the potential for housing growth to result in positive and 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.
- 5.3.7 Minor negative and uncertain effects have been identified against biodiversity, water, flood risk, air quality, climate change and waste and natural resources reflecting the demands placed on the use of natural resources by housing growth, notwithstanding advances in building technologies and the mitigation of negative effects through building and site design. Uncertainty exists in the extent and speed of these sustainable interventions. More generally, residential development requirements and the more limited number of brownfield sites that have not already been earmarked for future development in the Chelmsford City Area will mean that greenfield land is required for development.

5.4 EMPLOYMENT LAND REQUIREMENT

- 5.4.1 Whilst the adopted Local Plan employment policies are still relevant and site allocations for new employment development are also progressing in line with projections, some policies will require updating and additional policies may be required in the light of changes to national planning policy and new legislation. Changes are also required to ensure that the Local Plan continues to meet future employment needs to 2041.
- 5.4.2 The Pre-Submission Consultation Document proposes development sites to accommodate a minimum of 162,646 sqm of new employment business floorspace.

ASSESSMENT

- 5.4.3 The proposed approach to the Employment Land Requirement has been assessed against the Assessment Objectives using the qualitative scoring system in **Table 1.2**. The emerging findings of the assessment are summarised in **Table 5.3**.

Table 5.3 Assessment of Employment Land Requirement

Assessment Objective	1. Biodiversity	2. Housing	3. Economy	4. Sustainable Living and Revitalisation	5. Health and Wellbeing	6. Transport	7. Land Use	8. Water	9. Flood Risk	10. Air Quality	11. Climate Change	12. Waste and Natural Resources	13. Cultural Heritage	14. Landscape and Townscape
Proposed allocation (162,646 sqm)	-/?	0	++/?	+	+/?	+/-/?	+/-	-/?	-/?	+/-/?	+/-/?	-	+/-/?	+/-/?

- 5.4.4 The key likely significant positive effects associated with the Employment Land Requirement relate to:

- Economy (Objective 3): The provision of employment land will support economic growth across Chelmsford, delivering deliver jobs and supporting regeneration and investment.

- 5.4.5 No significant negative effects have been identified in the assessment. However, negative (and uncertain) effects have been identified across a range of the Assessment Objectives associated with biodiversity, transport, air quality, climate change and waste and natural resources, reflecting increases in trends such as commuting, new infrastructure requirements and emissions associated with HGVs. As with housing, 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.
- 5.4.6 A minor positive effect has been identified in respect of Sustainable Living (Objective 4) and Health and Well-Being (Objective 5) reflecting the opportunities for the provision of local employment opportunities associated with the revitalisation of urban areas.
- 5.4.7 Mixed effects relate to land use (Objective 7), cultural heritage (Objective 13) and landscape/townscape (Objective 14) reflecting potential compromises to be made in allocating development, but also opportunities for the protection and enhancement of these resources.

5.5 ASSESSMENT OF THE PROPOSED SPATIAL STRATEGY

DEVELOPMENT REQUIREMENTS AND THE SPATIAL STRATEGY

- 5.5.1 The Pre-Submission Consultation Document makes provision for a minimum of 22,990 net new homes at an average annual rate of 1,210 net new homes per year; 30 permanent pitches for Gypsies and Travellers and 28 permanent plots for Travelling Showpeople, and 162,646 sqm of employment floorspace over the plan period.

Table 5.4 Spatial Strategy – Development Locations and Allocations

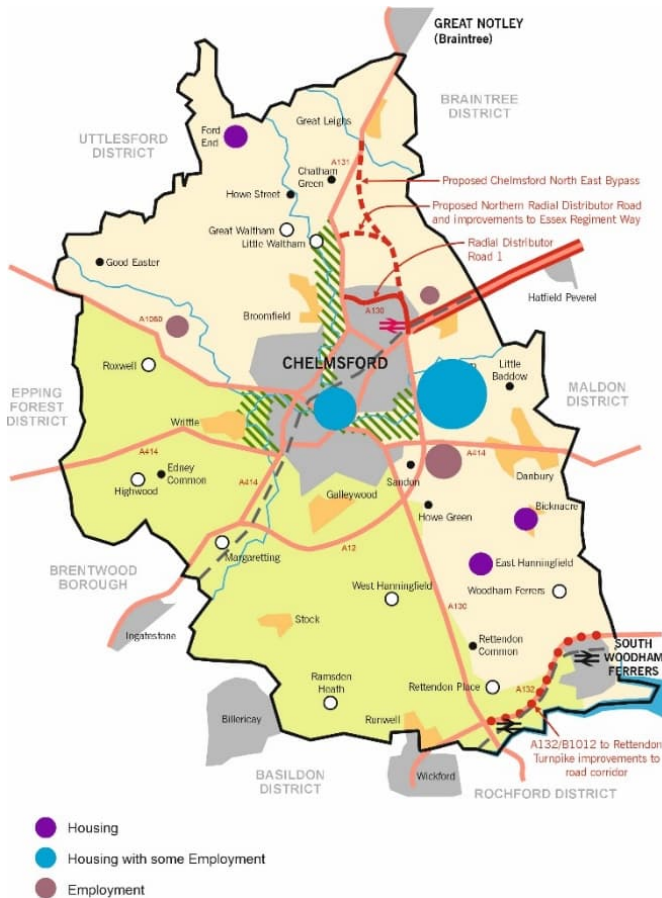
Development allocations to 2041		New Homes	Traveller Pitches	Travelling Showpeople Plots	Net New Employment Floorspace
Growth Area 1 – Central and Urban Chelmsford					
Site/Location					
1	Previously developed sites in Chelmsford Urban Area	3,013			4,000sqm Use Class Eg(i-iii)
2	West Chelmsford	880		5	
3a	East of Chelmsford - Manor Farm	360			
3b	East of Chelmsford - Land North of Maldon Road				5,000sqm Office/Business Park
3c	East of Chelmsford - Land North of Maldon Road	109			
3d	East of Chelmsford - Land North of Maldon Road	65			

Development allocations to 2041		New Homes	Traveller Pitches	Travelling Showpeople Plots	Net New Employment Floorspace
4	Land North of Galleywood Reservoir	24			
5	Land surrounding Telephone Exchange, Ongar Road, Writtle	25			
Development allocations to 2041		New Homes	Traveller Pitches	Travelling Showpeople Plots	Net New Employment Floorspace
Area Total		4,476		5	9,000sqm
Growth Area 2 – North Chelmsford					
Site/Location					
6	North East Chelmsford (Chelmsford Garden Community)	5,569	10		59,946sqm Office/Business Park
7a	Great Leighs - Land at Moulsham Hall	750		5	
7b	Great Leighs - Land East of London Road	250			
7c	Great Leighs - Land North and South of BanTERS Lane	100			
8	North of Broomfield	512			
9a	Waltham Road Employment Area				3,500sqm B2/B8
14b	Land south of Ford End Primary School, Ford End	20			
15	Little Boyton Hall Farm Rural Employment Area				6,000sqm B2/B8
Area Total		7,201	10	5	66,446sqm
Development Allocations to 2041		New Homes	Traveller Pitches	Travelling Showpeople Plots	Net New Employment Floorspace
Growth Area 3 – South and East Chelmsford					
Site/Location					
16a	East Chelmsford Garden Community (Hammonds Farm)	3,000	20	13	43,000sqm Business Space
16b	Land adjacent to A12 Junction 18				43,000sqm Business Space
10	North of South Woodham Ferrers	1,220		5	1,200sqm Business Space,
11b	Land at Kingsgate, Bicknacre	20			
11c	Land west of Barbrook Way, Bicknacre	20			
12	St Giles, Bicknacre	32			
13	Danbury	100			

Development allocations to 2041		New Homes	Traveller Pitches	Travelling Showpeople Plots	Net New Employment Floorspace
17a	Land North of Abbey Fields, East Hanningfield	11			
17b	Land east of Highfields Mead, East Hanningfield	20			
Area Total;		4,423	20	18	87,200 sqm
Total Local Plan Allocations		16,100	30	28	162,646 sqm
Windfall Allowance 2026-2041		2,373			
TOTAL		18,473	30	28	162,646 sqm

5.5.2 For the majority of the development requirement, the Proposed Spatial Strategy takes forward the spatial strategy within the Adopted Local Plan. For clarity, within the total development requirement set out in **Table 5.4** above, the new locations for development to meet the residual housing requirement are set out in **Figure 5.1**.

Figure 5.1 Summary of the additional locations for growth (compared to the Adopted Local Plan) in the Proposed Spatial Strategy



Location	Homes	Employment
Central and Urban Chelmsford	857	
East Chelmsford Garden Community (Hammonds Farm)	3,000	43,000 sqm mixed
Bicknacre	40	-
Ford End	20	-
East Hanningfield	31	-
J18 of A12	-	43,000 sqm mixed
Little Boyton Hall Farm Rural Employment Area	-	6,000 sqm B2/B8
Waltham Road Employment Area	-	3,500 sqm B2/B8

and Spatial Strategy have been appraised with the approach set out above. The findings of the appraisal are presented in **Appendix F. Table 5.5** summarises the findings of this appraisal and identifies the cumulative likely significant effects of the proposed options.

Table 5.5 Summary of the Appraisal of the Proposed Development Requirements and Spatial Strategy

Proposed Option	1. Biodiversity	2. Housing	3. Economy	4. Urban Renaissance	5. Health and Wellbeing	6. Transport	7. Land Use	8. Water	9. Flood Risk	10. Air Quality	11. Climate Change	12. Waste and Natural Resources	13. Cultural Heritage	14. Landscape and Townscape
Proposed Housing/Gypsy Traveller and Travelling Showpeople Requirement	+/-	++	++	+/-	+/-	+/- /?	+/-	-/?	-/?	-/?	-/?	-/?	+/-	+/-
Proposed Employment Land Requirement	-/?	0	++/ ?	+	+/?	+/- /?	+/-	-/?	-/?	+/- /?	+/- /?	-	+/- /?	+/- /?
Proposed Spatial Strategy	+/- /?	++	++	+/-	+/-	+/- /?	-/?	-/?	0	0/?	0/?	+/-	+/- /?	+/- /?
Cumulative Effect	+/- ?	++	++	++/ -	++/ -	++/ -	+/-	+/-	+/-	+/-	+/-	-	+/- /?	+/- /?

5.5.4 The provision of a total of 23,326 dwellings (including 16,100 allocations and 2,373 windfalls) over the plan period would meet and exceed the City Area’s Housing Requirement of 1,210 net new homes per-year, as set out in the Local Plan Strategic Policy S6, as follows:

In order to meet the proposed transitional arrangements for assessed housing need calculated using the revised Standard Method, provision is made for a minimum of 22,990 net new homes at an average annual rate of 1,210 net new homes per year.

In order to meet identified need, a total of 30 permanent pitches for Gypsies and Travellers as defined by national planning policy for the period 2022-2041 will be provided.

In order to meet identified need, a total of 28 permanent plots will be provided for Travelling Showpeople as defined by national planning policy in the period 2022-2041.

5.5.5 Notwithstanding the caveat in para. 5.5.4 above, overall, the development requirements set out in the Pre-Submission Consultation Document are expected to have a significant positive effect on housing (IIA Objective 2).

5.5.6 The provision of 162,646 sqm of employment floorspace has been appraised as having a significant positive effect in respect of the economy (IIA Objective 3). The Council’s

Economic Strategy (2017)¹¹⁸ provides an overview of the economy of the Chelmsford City Area. It highlights that Chelmsford has been a major driver of growth within the Heart of Essex sub-region, which comprises the local authority areas of Chelmsford, Brentwood and Maldon. The City contributes over £4.5 billion per year to the Essex economy through some 103,000 jobs and 9,335 businesses, with particular strengths in the financial and business services sectors, research and development, and advanced manufacturing. The Council's Employment Land Review¹¹⁹ provides an overview of the economy of the Chelmsford City Area. The report highlights the size of the office market and the prominence of Chelmsford City Centre, connections to Central London but a lack of good quality office accommodation coupled with a lack of recent office development and the need for flexibility as a result of new hybrid working patterns. The report identifies that the industrial market has remained buoyant and active, with demand currently outperforming the existing supply of available industrial space. The demand seen for industrial premises in Chelmsford is primarily for small to medium sized units (up to 5,000 sqm) that aim to fulfil indigenous industrial needs, as opposed to larger scale distribution floorspace.

- 5.5.7 In this context, the provision of 162,646 sqm of employment floorspace over the plan period would be expected to help maintain and enhance Chelmsford's strategic economic role in the Heart of Essex sub-region, supporting existing businesses and attracting inward investment. Jobs growth would, in-turn, increase the amount of money spent in the local economy and there may also be supply chain benefits associated with new businesses.
- 5.5.8 Focusing the majority of growth in and adjacent to Chelmsford Urban Area, to the north of South Woodham Ferrers, within new garden communities, and at Key Service Settlements should ensure that prospective residents and workers have good access to key services, facilities and employment opportunities by virtue of the wide range of services, facilities and jobs these settlements provide and their good transport links. It is also anticipated that growth will promote investment in additional facilities, services and infrastructure, stimulating urban regeneration, minimising the need to travel by car and promoting walking and cycling.
- 5.5.9 In this regard, the Proposed Spatial Strategy includes a number of proposed transport infrastructure improvements including the A131 corridor, the Chelmsford North-East Bypass (CNEB) and two potential park and ride schemes (one located to the south west of Chelmsford around the A414 and the other located to the north east of Chelmsford around the A12 and A138) as well as existing planned infrastructure including the new Beaulieu Park Rail Station. The Proposed Spatial Strategy also defines Special Policy Areas within and around existing facilities and institutions including Broomfield Hospital and ARU Writtle which is expected to support the continued growth and expansion of these institutions, generating benefits in terms of continued access to services and facilities.
- 5.5.10 Overall significant positive effects have therefore been identified in respect of urban renaissance (IIA Objective 4), health and wellbeing (IIA Objective 5) and transport (IIA Objective 6). However, it is recognised that growth (if unmitigated) could place pressure

¹¹⁸ Chelmsford City Council (2017) *Chelmsford Economic Strategy*. Available at: [A3 Chelmsford Economic Strategy](#)

¹¹⁹ Chelmsford City Council (December 2023) Employment Land Review available at: [econ002-chelmsford-city-council-employment-land-review-2023.pdf](#)

on existing facilities and services as well as on the strategic highways network and in consequence, minor negative effects have also been identified in respect of these objectives.

- 5.5.11 No further cumulative significant positive effects have been identified during the appraisal of the development requirements and Proposed Spatial Strategy.
- 5.5.12 The Proposed Spatial Strategy is proposing to deliver development on brownfield and greenfield sites. Opportunities for brownfield development take priority (notably recycling of land in the urban area) which generates a positive effect on land use (IIA Objective 7). However, the scale of development requirements and the limited number of suitable brownfield sites that have not already been earmarked for future development in the City Area mean that greenfield land adjacent to the urban areas of Chelmsford (including East of Great Baddow / North of Sandon, West Chelmsford and North of Broomfield) and South Woodham Ferrers and at, North East Chelmsford, East Chelmsford, Great Leighs, Danbury, Ford End, East Hanningfield and Bicknacre would be required to deliver circa 80% of new development (greenfield/mixed greenfield and brownfield sites). It is estimated that a total area of approximately 1,108ha of greenfield land will be required (864 ha of Grade 3 land and 244ha of Grade 2 land, equating to 4.3% of Grade 3 land and 2.4% of Grade 2 land). In consequence, a significant negative effect has also been identified in respect of IIA Objective 7.
- 5.5.13 No further cumulative significant negative effects have been identified during the appraisal of the development requirements and Proposed Spatial Strategy.
- 5.5.14 New development will result in increased resource use and the generation of waste and in consequence, a cumulative negative effect is expected in respect of IIA Objective 13.
- 5.5.15 The development requirements and Proposed Spatial Strategy have been assessed as having cumulative mixed positive and negative effects on the remaining IIA objectives. Sustainable, well-located development will present an opportunity to enhance the natural and built environment of the City Area. In particular, the redevelopment of brownfield sites, protection the Green Wedge within the City Area allied with the delivery of strategic scale sustainable urban extensions which follow Garden Community principles, could help to both minimise the adverse effects of development and deliver environmental enhancement by extending the City Area's green infrastructure networks. Green infrastructure provision may also present opportunities for recreation and climate change adaptation (including flood risk management). However, growth in the City Area is likely to have a range of adverse environmental and social effects during both the construction and operation of new development and arising from, for example, land take, disturbance (e.g. noise), recreational pressure (in respect of nature conservation sites), increased vehicle movements and associated emissions to air, the use of energy and resources, and impacts on landscape and townscape character. These adverse effects are likely to be minimised through the implementation of Local Plan policies and mitigation at the site level and are therefore not considered likely to be significant. Nonetheless, some uncertainty remains, particularly in respect of biodiversity (IIA Objective 1), cultural heritage (IIA Objective 13) and landscape and townscape (IIA Objective 13) as the likelihood of positive and negative effects on these objectives will be dependent on the exact type, location and design of new development as well as the proximity and sensitivity of nearby receptors.

Reasons for the Selection of the Proposed Spatial Strategy

- 5.5.16 The Proposed Spatial Strategy will focus new housing and employment growth to the most sustainable locations by making the best use of previously developed land in Chelmsford Urban Area; new garden communities to the north east and east of

Chelmsford; sustainable urban extensions around Chelmsford; expansion of existing employment sites; and development around Key Service and Service Settlements outside the Green Belt in accordance with the Settlement Hierarchy.

5.5.17 Development will be focused in three broad growth areas:

- **Growth Area 1** - Central and Urban Chelmsford;
- **Growth Area 2** - North Chelmsford;
- **Growth Area 3** - South and East Chelmsford.

5.5.18 There will also be opportunities for small-scale exception sites providing affordable homes to meet identified local needs in locations where there are policies of constraint. Windfall sites are further expected to be a reliable source of supply.

5.5.19 Large and established mainly institutional uses within the countryside are identified as Special Policy Areas in order to support their necessary functional and operational requirements over the Plan period. The Special Policy Areas are defined on the Proposals Map at Chelmsford City Racecourse, Broomfield Hospital, Hanningfield Reservoir Treatment Works, RHS Hyde Hall Gardens, Sandford Mill and ARU Writtle.

5.5.20 The objective for development in the Central and Urban Chelmsford Growth Area is to focus on the regeneration of brownfield sites to continue the urban renewal and renaissance of the City. In addition to brownfield sites, sustainable new neighbourhoods on the edge of Urban Chelmsford linked to the City Centre by public transport, cycling and walking form part of the strategy for this Growth Area. These new neighbourhoods are located close to the Green Wedge in order to maximise opportunities for cycling and walking into the City Centre.

5.5.21 Sustainable new development in the North Chelmsford Growth Area will be based around urban extensions which follow Garden Community principles (e.g. comprehensively planned, enhance natural environment and provide high quality homes) and can help to deliver strategic infrastructure including the Chelmsford North East Bypass. Development in North East Chelmsford will accommodate a substantial amount of new employment development during the Plan period.

5.5.22 Growth in the South and East Chelmsford Growth Area includes a new garden community at Hammonds Farm which will complement the approach adopted in North East Chelmsford.

5.5.23 Overall, the IIA found broadly positive effects associated with the delivery of homes, services and employment opportunities, summarised in **Table 5.6** below, detailed in **Appendix F**. Detailed appraisals of proposed allocations are presented in **Appendix G**.

Table 5.6 Summary of the sustainability effects of the Proposed Spatial Strategy

Assessment Objective	1. Biodiversity	2. Housing	3. Economy	4. Sustainable Living and Revitalisation	5. Health and Wellbeing	6. Transport	7. Land Use	8. Water	9. Flood Risk	10. Air Quality	11. Climate Change	12. Waste and Natural Resources	13. Cultural Heritage	14. Landscape and Townscape
Proposed Spatial Strategy	+/- /?	++	++	+/-	+/-	+/- /?	-/?	-/?	0	0/?	0/?	+/-	+/- /?	+/- /?

5.5.24 The likely significant sustainability effects associated with the Proposed Spatial Strategy relate to:

- **Housing (Objective 2):** Realising the delivery of homes to help meet local and sub-regional needs, including affordable housing.
- **Economy (Objective 3):** The provision of employment land will support economic growth across Chelmsford, delivering deliver jobs and supporting regeneration and investment.
- **Health and Well-Being (Objective 5):** The provision of more and a wider range of services associated with population growth.
- Significant negative effects associated with **Land Use (Objective 7)** and **Landscape (Objective 14)**, reflecting the permanent loss of these resources to urban development.

5.5.25 The negative (and uncertain) effects identified across a range of IIA objectives reflects the potential for development to result in adverse environmental impacts. These potential effects will require further consideration in the development of policies for the Review of the Adopted Local Plan and will require particular attention in the identification of site location, design and mitigation measures. There is the potential for new development to deliver benefits in respect of, for example, sustainable travel, health and enhancements to townscapes.

5.5.26 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.

5.5.27 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.

5.5.28 In addition, small allocations in Key Service and Service Settlements will help to support the villages’ services and facilities.

5.5.29 Overall, the Proposed Spatial Strategy draws on elements of the five spatial approaches

previously presented and in so doing meets the housing and employment needs of the City Area. The limitations and opportunities associated with all five approaches are acknowledged in the suite of policies supporting the Proposed Spatial Strategy and attendant allocations, based on experience in bringing forward strategic site allocations such as the North East Chelmsford Garden Community.

What has informed the Spatial Strategy

- 5.5.30 The Proposed Spatial Strategy (as set out in Strategic Policy S7) is based on a number of key considerations including national planning policy, an analysis of the Issues and Options and Preferred Options consultation responses, the Issues and Options and Preferred Options IIA Reports, the Local Plan Vision and Spatial Principles, Settlement Hierarchy, environmental constraints, the availability and viability of land for development and discussions with key stakeholders.
- 5.5.31 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 (Grow the Existing Strategy) and Approach B (Growth in Urban Areas) were considered to have the best balance between positive and negative effects. Although the Proposed 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.
- 5.5.32 The main issues raised in the consultation responses to the Issues and Options Consultation Document are summarised in an IIA Feedback Report published in February 2023. The main issues raised by respondents with regard to the IIA Report concern:
- Support for the range and content of the IIA Objectives.
 - The need for the HIA and EqIA to ensure that the Local Plan Review is developed in a way that enhances the knowledge, skills and wellbeing of existing and new communities.
 - An apparent presumption that providing land for business creates additional jobs for the region and that a garden community such as in Spatial Approach E would create jobs that would all be filled by residents of that community.
 - The identification of possible negative effects but no policies provided to mitigate these effects.
 - Lack of differentiation between spatial approaches.
 - The need for clarification of key sustainability issues and the definitions of significance.
 - The relationship between housing growth and water resources.
 - Disagreement with elements of the scoring of the spatial approaches.
 - The need for additional detail on specific sites.
 - Support for a particular spatial approach, based on site qualities.
- 5.5.33 Responses to the Issues and Options Consultation Document included the following issues in respect of types of location for growth and Spatial Strategy Approaches for

accommodating additional future growth to 2041:

- Respondents commented on the types of location, with many focused on one of the five Spatial Approaches – with a mixed reception overall.
- Growth in urban areas is supported as a sustainable approach.
- Expanding allocated sites raised concerns about the ability of infrastructure to cope, although is supported for sustainability.
- Growth along transport corridors received a mixed response: the A12 should be included, it can provide good access, but it may direct growth away from the city.
- Development at larger villages is not supported due to impact on Danbury and South Woodham Ferrers, although sustainability is seen as more important than village size.
- Development at smaller villages is not supported due to impact on small community character, access and services, although it could support local vitality.
- A new large settlement is generally opposed for a wide number of reasons including landscape, environment, loss of agricultural land, impact on services and roads, lack of flexibility, potential delays in delivery; although limited support shown for a sensitive approach.

5.5.34 Responses to the Preferred Spatial Strategy included the following issues in respect of types of location for growth and Spatial Strategy Approaches for accommodating additional future growth to 2041:

- Support for the IIA and its analysis.
- Objections to specific proposed strategic site allocations in respect of key sustainability criteria.
- Lack of justification for the proposed allocations, particularly in respect of the use of evidence.
- Specific site-related constraints which invalidate the choice of a specific site.
- Questioning the scoring by the IIA for specific indicators and how mitigation measures will be applied.
- The presence of alternative spatial options which are deemed more sustainable, consequently invalidating the choice of preferred allocations.
- Lack of a comprehensive Green Belt review undermining the IIA because a full range of alternative strategic options have not been presented.
- Lack of consideration of the availability and capacity of community infrastructure.
- Uncertainties recorded by the IIA undermining the overall analysis and conclusions on site sustainability.
- Failure to present and appraise a sufficient range of reasonable alternatives and/or specific alternative sites and site options not considered.
- The need to ensure that appropriate green infrastructure standards are applied as part of site development.
- The need for HRA-related matters to be fully reflected in plan policies.

- The need to include an Executive Summary in the HRA.
 - No specific comments were made on either the HIA or the EqIA.
- 5.5.35 The Proposed Spatial Strategy has also been prepared following ongoing work, involving many other parties, such as Essex County Council and Highways England, to identify the key evidence base data and trends that are necessary to underpin the Local Plan. Notably, it follows further evidence base studies including an updated SHELAA, Strategic Housing Needs Assessment, Landscape Capacity and Sensitivity Assessment Update, Employment Land Review, Retail Capacity Study Update and Water Cycle Study. A summary of the main findings of key evidence base studies is set out below.
- **SHELAA 2023** - This indicates that the proposed housing and employment development sites identified within the Proposed Spatial Strategy are suitable, available and achievable.
 - **Strategic Housing Needs Assessment June 2023** - This report focusses on overall housing need, including consideration of the Standard Method, as well as looking at affordable housing and the needs of specific groups. The Assessment supports the policies and housing requirements in the Pre-Submission Consultation Document
 - **Landscape Sensitivity and Capacity Assessment 2024 Update** - This assesses the sensitivity and capacity for development of land within the Council's area informed by the Local Plan Review Issues and Options Spatial Approaches. The 2024 update assessment results have been used to inform the proposed new residential and employment site allocations within the Pre-Submission Consultation Document.
 - **Employment Land Review (Focused Update) 2024** - This study considers current economic trends and future requirements for new employment floorspace up to 2041. It also assesses existing employment areas. The review has helped to inform the Proposed Spatial Strategy and changes to plan employment policies.
 - **Retail Capacity Study Update, 2024** – This study provides an up-to-date, objective assessment of retail and leisure development needs in the Council area over the plan period to 2041. Its update has informed changes to Local Plan retail policies and to address prevalent and emerging retail issues. No new sites for convenience or comparison retailing are proposed within the Pre-Submission Consultation Document in line with the findings of the update.
 - **Water Cycle Study 2024** - The potential impact of the current development proposals has been analysed in terms of water resources, the current water and wastewater infrastructure, and the water environment. It is considered that the capacity of the Water Recycling Centres (WRCs) at Great Leighs, South Woodham Ferrers and Wickford and the associated impact on the water environment are the greatest potential issues in relation to the currently proposed development aspirations within Chelmsford. The current Dry Weather Flows at these WRCs are already exceeding their existing DWF consents creating an existing restriction to any growth which is exacerbated by the additional growth. The Anglian Water Services Drainage and Wastewater Management Plan (DWMP) 2023 and consultations with AWS have identified some solutions to increase compliance at the failing WRCs to possibly support additional development:
- 5.5.36 The evidence base is available to view on the Council's website.
- 5.5.37 Work has also been undertaken under the Duty to Co-operate to inform the preferred Spatial Strategy. Meetings have been held with Essex County Council, other local

authorities in Essex, NHS Mid and South Essex Integrated Care Board and with other key partners such as Highways England. These meetings have been valuable in enabling issues affecting the future growth of Chelmsford to be identified at an early stage, and for officers to establish partnerships with those bodies to take forward the preparation of the Pre-Submission Consultation Document and selection of the Proposed Spatial Strategy.

- 5.5.38 Overall, the Proposed Spatial Strategy draws on elements of the five spatial approaches previously presented and in so doing meets the housing and employment needs of the City Area. The limitations and opportunities associated with all five approaches are acknowledged in the suite of policies supporting the Proposed Spatial Strategy and attendant allocations, based on experience in bringing forward strategic site allocations such as the North East Chelmsford Garden Community.
- 5.5.39 The negative (and uncertain) effects identified across a range of IIA Objectives reflects the potential for development to result in adverse environmental impacts. These potential effects have required further consideration in the development of policies for the Review of the Adopted Local Plan, with particular attention in the identification of site location, design and mitigation measures. There is the potential for new development to deliver benefits in respect of, for example, sustainable travel, health and enhancements to townscapes.
- 5.5.40 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.
- 5.5.41 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.

Conclusion

- 5.5.42 In conclusion, the Proposed Spatial Strategy has been informed by a wide range of considerations which indicate that overall it performs well in terms of sustainability and is supported by the findings of the evidence base as discussed above.

5.6 GROWTH AREAS AND ASSOCIATED PROPOSED SITE ALLOCATIONS

- 5.6.1 To deliver the Spatial Strategy, the Pre-Submission Consultation Document directs growth to sustainable locations within the following three Growth Areas:
- Growth Area 1 - Central and Urban Chelmsford.
 - Growth Area 2 - North Chelmsford.
 - Growth Area 3 - South and East Chelmsford.
- 5.6.2 The site allocations identified in each Growth Area include Strategic Growth Sites and Growth Sites depending on scale (Special Policy Areas relating to particular existing establishments in the countryside are also designated and are assessed separately in

Section 5.7). All of the proposed site allocations contained within the Growth Areas have been subject to IIA as part of the preparation of this report using the tailored appraisal criteria and associated thresholds of significance contained in **Appendix E**. Additionally, reasonable alternatives considered by the Council in developing the Pre-Submission Consultation document have also been subject to appraisal using the same criteria.

- 5.6.3 The findings of the appraisal of both the proposed site allocations and reasonable alternatives (including clusters) are presented in **Appendix G** and summarised by Growth Area. **It should be noted that this appraisal does not take into account the provisions of the associated site allocation policies contained in Section 7 of the Pre-Submission Consultation Document, nor the mitigation provided by the other proposed Local Plan policies.** This is to ensure that all sites are considered equally (the site-specific policies within Section 7 are considered separately in Section 5.7).
- 5.6.4 The subsections that follow summarise the findings of the appraisal of the proposed site allocations by Growth Area.

GROWTH AREA 1 - CENTRAL AND URBAN CHELMSFORD

- 5.6.5 This Growth Area is to accommodate around 4,476 new homes, 9,000sqm employment space and five Travelling Showpeople plots. Around 3,000 new homes are focused on brownfield sites within Chelmsford's City Centre and Urban Area. Reflecting the scale of housing and employment land provision to be delivered in Central and Urban Chelmsford, the appraisal of proposed site allocations within Growth Area 1 indicates that, overall, 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.
- 5.6.6 Development within Central and Urban Chelmsford would involve the redevelopment of a large number of brownfield sites and for these allocations, significant positive effects have been identified in respect of land use (IIA Objective 7). Given the potential for the redevelopment of these sites to enhance townscapes, positive effects have also been identified in respect of landscape and townscape (IIA Objective 14). However, 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). These strategic greenfield sites have also been assessed as having a significant negative effect on waste and resources (IIA Objective 12) due to their location within Minerals Safeguarding Areas (although where appropriate, the site-based policies in Section 7 of the Pre-Submission Consultation Document include a requirement for a Minerals Resource Assessment to determine whether sites contain a minerals resource that would require extraction prior to development).
- 5.6.7 Part of some of the proposed development locations are within Flood Zone 3 and it is anticipated that potential effects on water and flood risk can be lessened through the application of the proposed Local Plan policies and at the individual planning application stage through the requirements in Policies S9 and site-specific policies concerning the



use of SUDS and flood-risk management.

- 5.6.8 Overall, positive and negative effects on the remaining IIA objectives are considered to be minor.



Table 5.8 Summary of the Appraisal of Proposed Allocations in Growth Area 1 - Central and Urban Chelmsford

New Site Ref.	Dev. proposed	Site Name	1. Biodiversity	2. Housing	3. Economy	4. Sustainable living and Revitalisation	5. Health and Wellbeing	6. Transport	7. Land Use	8. Water	9. Flood Risk	10. Air Quality	11. Climate Change	12. Waste and Natural Resources	13. Cultural Heritage	14. Landscape and Townscape
CW1a	450 dwellings	FORMER GAS WORKS	-/?	++	+/-	+	++/-	++/-	++	-	-	-	~	0	-	+
CW1c	130 dwellings	LOCKSIDE, NAVIGATION ROAD	0/?	++	+/-	++	0	++/-	++	-	-	-	~	0	-	+
CW1d	190 dwellings	BADDOW ROAD CAR PARK, AND LAND TO THE EAST OF THE CAR PARK, BADDOW ROAD	-/?	++	+/-/?	++	+	++/-	++	-	-	-	~	0	-	+
CW1e	75 dwellings	TRAVIS PERKINS NAVIGATION ROAD	0/?	+	+/-	++	0	++/-	++	-	-	-	~	0	-	+
CW1f	35 dwellings	NAVIGATION ROAD SITES	0/?	+	+/-/?	++	0	++/-	++	0	-	-	~	0	-	+



New Site Ref.	Dev. proposed	Site Name	1. Biodiversity	2. Housing	3. Economy	4. Sustainable living and Revitalisation	5. Health and Wellbeing	6. Transport	7. Land Use	8. Water	9. Flood Risk	10. Air Quality	11. Climate Change	12. Waste and Natural Resources	13. Cultural Heritage	14. Landscape and Townscape
1b	185 dwellings 2 SEND schools	FORMER ST PETERS COLLEGE FOX CRESCENT	-/?	++	+/-/?	++	0	++/-	++/-	0	0	0	~	0	0	0
1d	150 dwellings Retail	RIVERSIDE ICE AND LEISURE, VICTORIA ROAD	-/?	++	+/-	++	-	++/-	++	--	--	0	~	0	-	+
1e	100 dwellings	CIVIC CENTRE LAND, FAIRFIELD ROAD	0/?	++	+/-/?	++	-	++/-	++	0	0	0	~	0	-	+
1f	197 dwellings	EASTWOOD HOUSE (CAR PARK) GLEBE ROAD	0/?	++	+/-	++	+	++	++	0	0	0	~	0	-	+
1g	29 dwellings	CHELMSFORD SOCIAL CLUB,	-/?	+	+/-	++	0	++/-	++	--	--	-	~	0	-	+



New Site Ref.	Dev. proposed	Site Name	1. Biodiversity	2. Housing	3. Economy	4. Sustainable living and Revitalisation	5. Health and Wellbeing	6. Transport	7. Land Use	8. Water	9. Flood Risk	10. Air Quality	11. Climate Change	12. Waste and Natural Resources	13. Cultural Heritage	14. Landscape and Townscape
		SPRINGFIELD ROAD														
1h	80 dwellings	ASHBY HOUSE CAR PARKS NEW STREET	-/?	+	+/-	++	0	++/-	++	0	0	0	~	0	0	+
1i	75 dwellings	RECORY LANE CAR PARK WEST	0/?	+	+/-	++/-	+	++	++	0	0	0	~	0	--	+
1k	41 dwellings	FORMER CHELMSFORD ELECTRICAL AND CAR WASH BROOK STREET	0/?	+	+/-/?	++	0	++/-	++	0	0	0	~	0	-	+
1l	30 dwellings	BT TELEPHONE EXCHANGE COTTAGE PLACE	0/?	+	+/-/?	++	0	++/-	++	0	0	0	~	0	-	+
1m	23 dwellings	RECTORY LANE CAR PARK EAST	0/?	+	+/-	++/-	+	++	++	0	0	0	~	0	--	+



New Site Ref.	Dev. proposed	Site Name	1. Biodiversity	2. Housing	3. Economy	4. Sustainable living and Revitalisation	5. Health and Wellbeing	6. Transport	7. Land Use	8. Water	9. Flood Risk	10. Air Quality	11. Climate Change	12. Waste and Natural Resources	13. Cultural Heritage	14. Landscape and Townscape
1n	20 dwellings	WATERHOUSE LANE DEPOT AND NURSERY	0/?	+	+/-	++	+	++	++	0	0	0	~	0	-	+
1p	15 dwellings	BRITISH LEGION NEW LONDON ROAD	0/?	+	+/-	++	0	++/-	++	0	0	0	~	0	-	+
1q	18 dwellings	LAND REAR OF 17 TO 37 BEACH'S DRIVE	0/?	+	+/-	+	+	++	++	0	--	0	~	0	0	+
1r	12 dwellings	GARAGE SITE ST NAZAIRE ROAD	-/?	+	+/-	++	+	++	++	0	0	0	~	0	0	0
1s	6 dwellings	GARAGE SITE AND LAND MEDWAY CLOSE	0/?	+	+/-	+	-	++/-	++/-	-	--	0	~	0	0	-



New Site Ref.	Dev. proposed	Site Name	1. Biodiversity	2. Housing	3. Economy	4. Sustainable living and Revitalisation	5. Health and Wellbeing	6. Transport	7. Land Use	8. Water	9. Flood Risk	10. Air Quality	11. Climate Change	12. Waste and Natural Resources	13. Cultural Heritage	14. Landscape and Townscape
1t	10 dwellings	CAR PARK R/O BELLAMY COURT BROOMFIELD ROAD	0/?	+	+/-	++	0	++	++	0	0	0	~	0	-	+
1v	Business use	RAILWAY SIDINGS BROOK STREET CHELMSFORD	-/?	0	++	++	+/-	++/-	++	--	0	0	~	0	0	+
1w	757 dwellings and mixed use	MEADOWS SHOPPING CENTRE AND SURFACE CAR PARK	0/?	++	+	++	0	++	++	0	0	0	~	0	0	+
1y	100 dwellings	LAND BETWEEN HOFFMANN'S WAY AND BROOK STREET	0/?	+	+/-	++	0	++	++	0	0	0	~	0	0	+
1z	50 dwellings	GRANARY CAR PARK	0/?	+	+/-	++	0	++	++	0	0	0	~	0	0	+



New Site Ref.	Dev. proposed	Site Name	1. Biodiversity	2. Housing	3. Economy	4. Sustainable living and Revitalisation	5. Health and Wellbeing	6. Transport	7. Land Use	8. Water	9. Flood Risk	10. Air Quality	11. Climate Change	12. Waste and Natural Resources	13. Cultural Heritage	14. Landscape and Townscape
1aa	40 dwellings	COVAL LANE CAR PARK	0/?	+	+/-	++	0	++	++	0	0	0	~	0	0	+
1bb	12 dwellings	GLEBE ROAD CAR PARK	0/?	+	+/-	++	0	++	++	0	0	0	~	0	0	+
1cc	250 (183 net new) dwellings	ANDREWS PLACE, LAND WEST OF RAINSFORD LANE	0/?	+	+/-	++	0	++	++	0	0	0	~	0	0	+
2	880 homes; 5 TSP plots; Neighbourhood Centre; Primary School	WEST CHELMSFORD	0/?	++	+/-	+	-	++/- /?	--	--	--	0	~	--	0	--



New Site Ref.	Dev. proposed	Site Name	1. Biodiversity	2. Housing	3. Economy	4. Sustainable living and Revitalisation	5. Health and Wellbeing	6. Transport	7. Land Use	8. Water	9. Flood Risk	10. Air Quality	11. Climate Change	12. Waste and Natural Resources	13. Cultural Heritage	14. Landscape and Townscape
3a	360 dwellings	EAST OF CHELMSFORD - MANOR FARM	0/?	++	+/-	+	-	++/?	--	--	-	0	~	--	-	-
3b	5,000 sqm business	EAST OF CHELMSFORD - LAND NORTH OF MALDON ROAD	?	0	++	+	-	++/-	--	0	0	0	~	--	-	-
3c	109 dwellings	EAST OF CHELMSFORD - LAND SOUTH OF MALDON ROAD	0/?	+	+/-	+	+/-	++/-	--	0	0	0	~	--	--	-
3d	65 dwellings	EAST OF CHELMSFORD - LAND NORTH OF MALDON ROAD	0/?	+	+/-	+	+/-	++/-	--	0	0	0	~	--	--	-



New Site Ref.	Dev. proposed	Site Name	1. Biodiversity	2. Housing	3. Economy	4. Sustainable living and Revitalisation	5. Health and Wellbeing	6. Transport	7. Land Use	8. Water	9. Flood Risk	10. Air Quality	11. Climate Change	12. Waste and Natural Resources	13. Cultural Heritage	14. Landscape and Townscape
4	24 dwellings	LAND NORTH OF GALLEYWOOD RESERVOIR	-/?	+	+/-	+	-	++	++/-	-	0	0	~	0	0	0
5	25 dwellings	WRITTLE TELEPHONE EXCHANGE ONGAR ROAD WRITTLE	0/?	+	+/-	++	+	++	++/-	0	0	0	~	0	-	+/0

GROWTH AREA 2 - NORTH CHELMSFORD

- 5.6.9 This Growth Area will continue the delivery of new strategic neighbourhoods and employment opportunities to provide around 7,201 new homes, 66,446sqm of office/business floorspace, 10 Traveller pitches and 5 Travelling Showpeople plots. Some 5,569 homes are proposed for North East Chelmsford Garden Community, extending existing development and allowing the Chelmsford North East Bypass to be potentially constructed in phases. Some 1,100 new homes are to be delivered at Great Leighs (also with an opportunity to adopt Garden Community principles), and 512 new homes on land in North Broomfield. Small infill development is planned for Ford End (one site of 20 houses) and the extension of existing employment areas at Waltham Road and Little Boyton Hall.
- 5.6.10 As with Growth Area 1, 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).
- 5.6.11 Substantial areas of the proposed sites within Growth Area 2 would involve the reuse of brownfield land and in consequence, significant positive effects have been identified in respect of land use (IIA Objective 7). However, development would also result in the loss of greenfield land generating a negative effect on this IIA Objective and for five sites this would include land classified as grades 1, 2 or 3 agricultural land (Grades 1, 2 and 3a are classified as the best and most versatile agricultural land in Annex 2 of the NPPF). For these five sites, negative effects on IIA Objective 7 have been assessed as significant. 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) owing to resource use and their location within Minerals Safeguarding Areas (although as noted above, site-based policies in Section 7 of the Pre-Submission Consultation Document include a requirement for a Minerals Resource Assessment to determine whether sites require minerals extraction prior to development).
- 5.6.12 The proposed site allocations in this Growth Area have been assessed as having 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. However, the Pre-Submission Consultation Document contains proposed policies which seek to minimise the adverse effects of development on the historic environment and landscape and townscape, which are expected to reduce the potential for significant adverse effects on these IIA objectives.
- 5.6.13 Overall, positive and negative effects on the remaining IIA objectives are considered to be minor. It should be noted that sites at Great Leighs (Land at Moulsham Hall, Land East of London Road, Land North and South of Banters Lane) have been assessed as having a significant negative effect on biodiversity (IIA Objective 1) due to the close proximity of Ancient Woodland and local wildlife sites to the site, although it is anticipated that effects could be reduced through the application of the development requirements contained in Section 7 of the Pre-Submission Consultation Document and at the planning application stage.

Table 5.9 Summary of the Appraisal of Proposed Allocations in Growth Area 2 - North Chelmsford

New Site Ref.	Dev. Proposed	Site Name	1. Biodiversity	2. Housing	3. Economy	4. Sustainable living and Revitalisation	5. Health and Wellbeing	6. Transport	7. Land Use	8. Water	9. Flood Risk	10. Air Quality	11. Climate Change	12. Waste and Natural Resources	13. Cultural Heritage	14. Landscape and Townscape
6	5,569 dwellings; 10 G&T pitches; 59,946 sqm (around 9ha) business	NORTH EAST CHELMSFORD GARDEN COMMUNITY	--/?	++	++/-	+	-	++/--	++/--	--	0	0	~	--	--	--
7a	750 dwellings; 5 TSP plots	GREAT LEIGHS – LAND AT MOULSHAM HALL	--/?	++	+/-	+	-	++/--	++/--	--	0	0	~	--	--	--
7b	250 dwellings	GREAT LEIGHS – LAND EAST OF LONDON ROAD	--/?	++	+/-	+	-	++/-/?	--	--	0	0	~	--	--	--
7c	100 dwellings	GREAT LEIGHS – LAND NORTH AND SOUTH OF BANTERS LANE	--/?	++	+/-	+	-	++/-/?	++/--	--	0	0	~	--	--	--



New Site Ref.	Dev. Proposed	Site Name	1. Biodiversity	2. Housing	3. Economy	4. Sustainable living and Revitalisation	5. Health and Wellbeing	6. Transport	7. Land Use	8. Water	9. Flood Risk	10. Air Quality	11. Climate Change	12. Waste and Natural Resources	13. Cultural Heritage	14. Landscape and Townscape
8	512 dwellings	NORTH OF BROOMFIELD	-/?	++	+/-	+	0	++/-/?	++/-	--	0	0	~	--	-	-
9a	3,500sqm B2/B8	WALTHAM ROAD EMPLOYMENT AREA, BOREHAM	?	0	++	+	?	+/-	--	0	0	0	~	~	-	-
14b	20 dwellings	LAND SOUTH OF FORD END PRIMARY SCHOOL	?	++	0	+	+/-	?	--	0	0	0	~	0	-	-
15	6,000sqm B2/B8	LITTLE BOYTON HALL FARM RURAL EMPLOYMENT AREA, ROXWELL	?	0	++	+	0	++/-	--	0	0	0	~	0	-	-

GROWTH AREA 3 – SOUTH AND EAST CHELMSFORD

- 5.6.14 This Growth Area is proposed to accommodate some 4,423 new homes, 87,200sqm of flexible business space, 20 Traveller pitches and 18 Travelling Showpeople plots. The majority of this growth is focused on greenfield sites at East Chelmsford Garden Community (Hammonds Farm) (some 3,000 homes and 43,000sqm employment space), to the north of South Woodham Ferrers and at Junction 18 of the A12. Smaller allocations are proposed at Bicknacre, Danbury and East Hanningfield.
- 5.6.15 The site at Hammonds Farm was previously considered as a reasonable alternative as part of the preparation of the Adopted Local Plan, but discounted in favour of alternative sites to the north and west of Chelmsford which exhibited better performance in respect of landscape, historic environment, flood risk, traffic generation and local road congestion.
- 5.6.16 The Council has had regard to the main issues raised in the responses previous Local Plan consultations. These are summarised in feedback reports published in 2016, 2017, 2018, 2022, and most recently as part of the 2024 Preferred Options Consultation. Although these reveal some support for a potential new settlement of around 3,000 homes at Hammonds Farm, there was also support for discounting it and the development of any new large settlement.
- 5.6.17 All the proposed site allocations within South and East Chelmsford have been assessed as having a positive effect on housing (IIA Objective 2). The scale of housing provision associated with the development of one site with the large development having a significant positive effect on this objective.
- 5.6.18 With regard to the site North of South Woodham Ferrers, due to its close proximity to South Woodham Ferrers town centre and associated facilities and services, this site 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).
- 5.6.19 Whilst the development of Saint Giles, Moor Hall Lane would involve the reuse of brownfield land, all of the proposed site allocations in Growth Area 3 have been assessed as having a significant negative effect on land use (IIA Objective 7) due to the loss of greenfield land including Grade 3 agricultural land.
- 5.6.20 Owing to their close proximity to waterbodies, 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. As noted above, however, 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.
- 5.6.21 Sites at Hammonds Farm and North of South Woodham Ferrers have been assessed as having a significant negative effect on cultural heritage (IIA Objective 13) and landscape and townscape (IIA Objective 14). Both developments 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 Consultation Document contains proposed policies which seek to minimise the adverse effects of development on the historic environment and landscape and townscape (see Section 5.7), the implementation of which is expected to help reduce the potential for significant adverse effects on these IIA objectives.

- 5.6.22 Sites at Bicknacre have been assessed as having a significant negative effect on biodiversity (IIA Objective 1) due to its close proximity to Thrift Wood Ancient Woodland and SSSI. Hammonds Farm has been assessed as having a significant negative effect on this objective due to proximity to the Chelmer and Blackwater Navigation and farmland habitats. North of South Woodham Ferrers, meanwhile, has been assessed as having a negative effect on this objective with the potential for these effects to be significant. This proposed site allocation is within 400m of the Crouch and Roach Estuaries SPA / Crouch and Roach Estuaries Ramsar and the Crouch and Roach component of the Essex Estuaries SAC and there is the potential for impacts on these designated assets due to increased recreational pressure from future residents. However, the HRA undertaken in support of the Pre-Submission Consultation Document notes that there is an existing country park near the site (Marsh Farm Country Park) with parking and access which may be a mitigating factor. In addition, the HRA highlights that the Crouch and its tributary creeks are fairly narrow at this location and so are likely to be utilised by species that tend to be more tolerant of disturbance; the principal interest feature of the Crouch and Roach Estuaries SPA (Dark-bellied Brent Goose) does not make significant use of this area. Nonetheless, mitigation is likely to be required to prevent adverse effects occurring and which may include (for example) policy requirements for greenspace and the provision of circular pathways of varying lengths that encourage people to use areas other than the Estuary for informal recreation, particularly dog walking.
- 5.6.23 Overall, positive and negative effects on the remaining IIA objectives are considered to be minor.



Table 5.10 Summary of the Appraisal of Proposed Allocations in Growth Area 3 - South and East Chelmsford

New Site Ref.	Dev. Proposal	Site Name	1. Biodiversity	2. Housing	3. Economy	4. Sustainable living and Revitalisation	5. Health and Wellbeing	6. Transport	7. Land Use	8. Water	9. Flood Risk	10. Air Quality	11. Climate Change	12. Waste and Natural Resources	13. Cultural Heritage	14. Landscape and Townscape
16a	3,000 dwellings; 43,000sqm Mixed Use; 20 G&T pitches; 13 TSP plots	EAST CHELMSFORD GARDEN COMMUNITY (HAMMONDS FARM)	+/?	++	++	++/?	++/?	++/-	--	-/?	-/?	0	~	-/?	-/?	-/?
16b	43,000sqm Mixed	LAND ADJ. TO A12 JUNCTION 18, SANDON	?	0	++	+	?	++/-	--	0	0	0	~	0	-	-
10	1,220 dwellings; 5 TSP plots; 1,200sqm business; 1,900sqm retail	NORTH OF SOUTH WOODHAM FERRERS	--/?	++	+/-	++	+	++/--	--	--	--	0	~	0	--	--



New Site Ref.	Dev. Proposal	Site Name	1. Biodiversity	2. Housing	3. Economy	4. Sustainable living and Revitalisation	5. Health and Wellbeing	6. Transport	7. Land Use	8. Water	9. Flood Risk	10. Air Quality	11. Climate Change	12. Waste and Natural Resources	13. Cultural Heritage	14. Landscape and Townscape
11b	20 dwellings	LAND AT KINGSGATE, BICKNACRE	-/?	++	0	+	+/-	?	--	0	0	0	~	0	-	-
11c	20 dwellings	LAND WEST OF BARBROOK WAY, BICKNACRE	?	++	0	+	+/-	?	--	0	0	0	~	0	-	-
12	32 dwellings	SAINT GILES MOOR HALL LANE BICKNACRE	0/?	+	0	+	+	+/-	++/--	0	0	0	~	0	0	0
13	100 dwellings	DANBURY	--/?	+	+/-	+	+/-	++	--	0	0	0	~	0	-	-
17a	11 dwellings	LAND NORTH OF ABBEY FIELDS, EAST HANNINGFIELD	-/?	++	0	+	+/-	?	--	0	0	0	~	0	-	-
17b	20 dwellings	LAND EAST OF HIGHFIELDS MEAD, EAST HANNINGFIELD	-/?	++	0	+	+/-	?	--	0	0	0	~	0	-	-

5.7 ASSESSMENT OF LOCAL PLAN POLICIES

- 5.7.1 The performance of the proposed Local Plan policies contained within the Pre-Submission Consultation Document has been tested against the 14 IIA objectives. Each policy has been individually appraised against the IIA objectives and commentary provided describing the potential effects. Where appropriate, mitigation measures have been identified in order to address adverse effects and enhance positive effects. The findings of the appraisal are presented at **Appendix H**. As the policies contained in Section 7 of the Pre-Submission Consultation Document are area/site specific, they have been appraised separately. Those policies that relate to specific site allocations have been assessed by taking forward the findings of the initial site assessment and applying the associated development requirements (as set out in the related policies). This has enabled consideration of the extent to which the policies of Section 7 may help to mitigate adverse effects and enhance positive effects associated with the delivery of the proposed site allocations and, subsequently, the identification of where there would be residual significant effects.
- 5.7.2 A summary of the policy appraisal is presented in the following subsections, grouped by chapter and focusing on the cumulative significant effects identified.

CREATING SUSTAINABLE DEVELOPMENT

- 5.7.3 Section 5 of the Pre-Submission Consultation Document contains six policies that relate to sustainable development in the Chelmsford City Area. This suite of policies is wide-ranging, they 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.
- 5.7.4 Reflecting the broad range of topics covered by the policies that comprise this chapter of the Pre-Submission Consultation Document, and their emphasis on sustainable development, cumulative significant positive effects have been identified for all of the IIA Objectives.
- 5.7.5 Through the protection of Green Belt, recognised areas of ecological and historical value and locally recognised landscapes, Strategic Policy S4 may impact on the ability of the area to deliver housing and employment land. Negative effects have therefore also been identified in respect of housing (IIA Objective 2) and the economy (IIA Objective 3).
- 5.7.6 No cumulative significant negative effects have been identified during the appraisal of the policies that comprise Section 6 of the Pre-Submission Consultation Document. The policies have been assessed as having minor negative effects on housing (IIA Objective 2) and the economy (IIA Objective 3) (alongside cumulative significant positive effects). This is because Strategic Policies S3 (Conserving and Enhancing the Historic Environment) and S4 (Conserving and Enhancing the Natural Environment) may, by protecting built and natural environment assets, affect the delivery of housing and employment land. However, there is some uncertainty with regard to the potential for negative effects in this regard which will be dependent on the exact location and design of new development.

HOW WILL FUTURE DEVELOPMENT GROWTH BE ACCOMMODATED?

- 5.7.7 Section 6 of the Pre-Submission Consultation Document sets out the development requirements for the Chelmsford City Area (Strategic Policy S6) and the Local Plan Spatial Strategy (Strategic Policy S7).
- 5.7.8 Strategic Policy S6 is an overarching policy to ensure that the City Area's assessed housing need is fully met and that a mix of size, type, tenure and range of housing is provided to widen opportunities to create sustainable, inclusive and mixed communities. Strategic Policy S8 (Delivering Economic Growth) specifically supports economic growth through a flexible and market-responsive allocation of employment land. In addition, the policy encourages links between businesses and the two university campuses in the area. By seeking to focus employment growth in locations well-served by public transport, this policy should also ensure that jobs are accessible. The implementation of Strategic Policy S9 will enable the delivery of infrastructure and services, helping to ensure that new development is supported by commensurate infrastructure investment to make it sustainable and which, alongside housing and jobs provision, will help to address deprivation in the City Area. Strategic Policy S12 promotes a town centre first approach to retail uses. This will support retail development in these locations, strengthening the role of the City Centre and helping to ensure that employment opportunities are accessible. Overall, the policies in Chapter 6 have been assessed as having cumulative significant positive effects on housing (IIA Objective 2), the economy (IIA Objective 3), urban renaissance (IIA Objective 4) and health (IIA Objective 5).
- 5.7.9 Strategic Policy S9 includes a range of transportation infrastructure development requirements including: consideration of additional park and ride sites to serve West Chelmsford; Beaulieu Park Rail Station; cycle routes and footway improvements; bus priority and rapid transit measures; and highways improvements including a Chelmsford North East Bypass. The policy also supports public transport use, sustainable transport measures and other transport improvements in the locality of, or directly related to, development. Once implemented, these measures will help to mitigate the adverse impacts of new development, relieve existing congestion and promote sustainable modes of transport. Alongside Strategic Policy 8, which requires that employment uses are developed in sustainable locations well-served by existing or planned public transport provision, and Strategic Policy S12, that requires retail development and other uses follow the 'town centre first', this has been assessed as having a cumulative significant positive effect on transport (IIA Objective 6).
- 5.7.10 The delivery of infrastructure, including that related to water supply, wastewater treatment and strategic flood defences, will contribute positively to water resources and quality and contribute towards mitigating flood risk. Cumulative significant positive effects have therefore been identified in respect of water (IIA Objective 8) and flood risk (IIA Objective 9).
- 5.7.11 No further cumulative significant positive effects have been identified during the appraisal of policies that comprise Chapter 6 of the Pre-Submission Consultation Document.
- 5.7.12 Strategic Policies S1 and S7 seek to make the best use of previously developed land. However, it is recognised that there are a limited number of suitable brownfield sites (i.e. sites that are not significantly constrained or with no valuable existing use) that have not been earmarked for development in the Chelmsford

City Area and therefore a large area of greenfield land will be required to accommodate the housing and employment land supported by the policies in this chapter. Cumulatively, the policies have therefore been assessed as having mixed positive and significant negative effects on land use (IIA Objective 7).

- 5.7.13 No further significant negative effects have been identified during the appraisal of policies that comprise Chapter 6 of the Pre-Submission Consultation Document. The delivery housing, economic development and infrastructure and facilities may place pressure on the City Area's built and natural environments and resources as well as on highways capacity. In consequence, minor negative effects have been identified in respect of many of the IIA objectives (although in most cases, significant or minor positive effects have also been identified).

WHERE WILL DEVELOPMENT GROWTH BE FOCUSED?

- 5.7.14 Section 7 of the Pre-Submission Consultation Document comprises a suite of location specific policies that set out development requirements for sites across the three Growth Areas, in addition to the policy approach for each Special Policy Area.
- 5.7.15 The appraisal contained in **Appendix G** and **Appendix H** demonstrates that the implementation of the policies in this chapter will help to minimise adverse effects and enhance positive effects associated with the delivery of the proposed site allocations through requirements relating to (inter alia): developer contributions towards, and onsite provision of, community facilities and services (including open space); improvements to the road network, public transport provision and measures to encourage walking and cycling; the use of SUDS; minimising impacts on heritage assets; high quality, sustainable design and architecture; and, for some sites, the requirement for Minerals Resource Assessment.
- 5.7.16 In this context, the policies in this chapter have been assessed as having a cumulative significant positive effect on housing (IIA Objective 2), the economy (IIA Objective 3) and urban renaissance (IIA Objective 4), reflecting the delivery of housing and employment land within/adjacent to urban areas and the provision of community services and facilities which are expected to help meet needs. Development within Central and Urban Chelmsford (Growth Area 1) would involve the redevelopment of a large number of brownfield sites and for these allocations, significant positive effects have been identified in respect of land use (IIA Objective 7).
- 5.7.17 Whilst the policies contained in Section 7 will help to minimise adverse social and environmental effects associated with the delivery of the proposed site allocations, residual negative effects do remain. In particular, the appraisal presented in **Appendix H** highlights that there would be cumulative (residual) significant negative effects in respect of land use (IIA Objective 7), given the loss of greenfield land associated with development, cultural heritage (IIA Objective 13), due to the proximity of some sites to historic assets, and landscape and townscape (IIA Objective 14), given the scale of development at strategic greenfield sites and likely loss of local landscape character. Due to the location of some sites within Minerals Safeguarding Areas, cumulative significant negative effects have also been identified on waste and resources (IIA Objective 12).
- 5.7.18 As Special Policy Areas are defined within and around existing facilities and institutions (to enable their operational and functional requirements to be planned

in a strategic and phased manner), the potential for significant positive and negative effects is considered to be limited.

PROTECTING AND SECURING IMPORTANT ASSETS

5.7.19 Section 8 of the Pre-Submission Consultation Document comprises a suite of thematic policies for protecting important assets in the Chelmsford City Area. The policies cover: the type and size of housing; protection of employment land and town centres for retail development; protection of the countryside, the historic environment and natural environment; and the delivery and protection of community assets. These policies have been appraised by subsection and the findings are summarised below.

Securing the Right Type of Homes

5.7.20 The policies in this subsection have been assessed as having a significant positive effect on housing (IIA Objective 2). The implementation of Policies DM1 (Size and Type of Housing) and DM2 (Affordable Housing and Rural Exception Sites) will help to ensure that there is a good balance and mix of housing provided through new housing developments including rural exception sites. Policy DM2 makes provision for 35% affordable housing on sites of 10 or more dwellings on sites of 0.5ha or larger and exception site development in order to respond to the total annual affordable housing need (assessed to be 642 dwellings for rent). Policy DM2 introduces a first homes clause (C) which allows for development in the rural area and Green Wedge for small sites (<1ha) adjacent to existing settlements.

5.7.21 Policy DM3 relates specifically to Gypsies, Travellers and Travelling Showpeople, providing a policy framework to help meet the Council's assessed need for accommodation. Cumulative significant positive effects have also been identified in respect of urban renaissance (IIA Objective 4) as the policies in this subsection are considered likely to tackle inequalities and foster social inclusion by helping to meet housing needs of all communities, including the growing elderly population and the Gypsy, Travellers and Travelling Showpeople communities.

5.7.22 No further significant positive effects have been identified. The policies are considered to have cumulative minor positive effects on employment (IIA Objective 3), health and wellbeing (IIA Objective 5), transport (IIA Objective 6), flood risk (II Objective 9), air quality (II Objective 10), and climate change (II Objective 11).

5.7.23 No significant or minor negative effects have been identified in respect of the policies contained in this subsection.

Securing Economic Growth

5.7.24 Policy DM4 (Employment Areas and Rural Employment Areas) seeks to protect and promote land for B-Class employment uses and employment generating 'sui generis' uses in designated Employment Areas and protect these areas from inappropriate non-Class B uses. This policy is therefore expected to help support the retention of businesses and jobs in the Chelmsford City Area and contribute to economic growth and investment. The retention of retail uses within the Primary Shopping Areas of Chelmsford City Centre and South Woodham Ferrers Town Centre under Policy DM5, meanwhile, will contribute to the maintenance and strengthening of the City Area's retail offer and the vitality and viability of these

centres. The retention of retail uses within the Principal and Local Neighbourhood Centres will also help ensure that local needs are met. Overall, the policies in this subsection have been assessed as having cumulative significant positive effects on the economy (IIA Objective 3) and urban renaissance (IIA Objective 4).

- 5.7.25 No further significant positive effects have been identified. Cumulative minor positive effects have been identified on health and wellbeing (IIA Objective 5), transport (IIA Objective 6), air quality (IIA Objective 10), climate change (IIA Objective 11), cultural heritage (IIA Objective 13) and landscape and townscape (IIA Objective 14).
- 5.7.26 No significant or minor negative effects have been identified in respect of the policies contained in this subsection.

Protecting the Countryside

- 5.7.27 Collectively, the policies in this subsection seek to conserve the Green Belt, Green Wedge and the Rural Area outside of the Green Belt, as designated in the Pre-Submission Consultation Document. This will serve to encourage the redevelopment of urban, brownfield sites, restrict inappropriate development of greenfield land and avoid adverse impacts on biodiversity (including designated nature conservation sites) in these areas (although it is noted that new development to meet local needs and which is in accordance with the Local Plan Spatial Principles and Strategic Policies can be allocated through relevant Neighbourhood Plans where appropriate and justified). Cumulative significant positive effects have therefore been identified in respect of biodiversity (IIA Objective 1). The protection of designated Green Belt, Green Wedge and the Rural Area will contribute to the protection and enhancement of landscape character and in consequence, significant positive effects have also been identified in respect of landscape and townscape (IIA Objective 14).
- 5.7.28 No further significant positive effects have been identified. The policies in this subsection have been assessed as having minor positive effects on urban renaissance (IIA Objective 4), health and wellbeing (IIA Objective 5), transport (IIA Objective 6), water (IIA Objective 8), flood risk (IIA Objective 9), air quality (IIA Objective 10), climate change (IIA Objective 11) and cultural heritage (IIA Objective 13).
- 5.7.29 No significant negative effects have been identified in respect of the policies contained in this subsection. The policies have been assessed as having mixed positive and negative effects in respect of housing (IIA Objective 2) and employment (IIA Objective 3) as the designation/protection of Green Belt, Green Wedge and the Rural Areas may restrict the delivery of housing and employment land. Mixed minor positive and negative effects have also been identified in relation to land use (IIA Objective 7) as development allowed under these policies may take place on greenfield land.

Protecting the Historic Environment

- 5.7.30 This subsection contains policies which seek to protect and enhance the City Area's heritage assets and their setting including listed buildings, Conservation Areas, Registered Parks and Gardens and Scheduled Monuments as well as non-designated assets and archaeology. Cumulatively, significant positive effects have therefore been identified in respect of cultural heritage (IIA Objective 13). Historic assets contribute towards the character of the City Area and their

protection has therefore been assessed as having a significant positive effect on landscape and townscape (IIA Objective 14).

- 5.7.31 No further significant positive effects have been identified for the policies in this subsection. The policies have been assessed as having a minor positive effect on urban renaissance (IIA Objective 4).
- 5.7.32 No significant negative effects have been identified in respect of the policies contained in this subsection. The policies have been assessed as having minor negative effects on housing (IIA Objective 2) and the economy (IIA Objective 3) as protection of historic assets may affect the delivery of housing and employment land, although this would be dependent on the exact location and design of development proposals.

Protecting the Natural Environment

- 5.7.33 This subsection makes a positive contribution to a number of the IIA objectives. Policy DM16 seeks to ensure that biodiversity assets are promoted and conserved by protecting them from harm and encouraging biodiversity enhancement. The policy requires that new development (unless exempt) provides for a minimum 10% biodiversity net gain above the existing ecological baseline value of the site. Policy DM17 seeks the conservation of protected trees and woodland. This has been assessed as having a significant positive effect on biodiversity (IIA Objective 1) as well as on cultural heritage (IIA Objective 13) and landscape and townscape (IIA Objective 14). The implementation of Policy DM18 will help to ensure that development does not take place in areas of flood risk whilst Policy DM19 will support the development of appropriate low carbon and renewable technologies. Cumulatively, the policies have therefore been assessed as having a significant positive effect on flood risk (IIA Objective 9) and climate change (IIA Objective 11).
- 5.7.34 No further significant positive effects have been identified for the policies in this subsection. The policies have been assessed as having minor positive effects on health and wellbeing (IIA Objective 5), water (IIA Objective 8), air quality (IIA Objective 10) and waste and resources (IIA Objective 12).
- 5.7.35 No significant negative effects have been identified in respect of the policies contained in this subsection. The policies have been assessed as having minor negative effects in relation to housing (IIA Objective 2), as the policies may constrain housing delivery, whilst cumulatively mixed positive and negative effects have been identified in relation to the economy (IIA Objective 3).

Delivering and Protecting Community Assets

- 5.7.36 The policies contained in this subsection have been assessed as having cumulative significant positive effects on a number of the IIA objectives including the economy (IIA Objective 3), urban renaissance (IIA Objective 4) and health and wellbeing (IIA Objective 5). This reflects the expectation that the protection of existing, and delivery of new, community facilities and services will help to make the Chelmsford City Area an attractive place to work and invest in and ensure that there is sufficient provision of services and facilities to support growth and promote healthy lifestyles.
- 5.7.37 No further significant positive effects have been identified for the policies in this subsection. The policies have been assessed as having minor positive effects in respect of biodiversity (IIA Objective 1), transport (IIA Objective 6), water (IIA

Objective 8), flood risk (IIA Objective 9), air quality (IIA Objective 10), climate change (IIA Objective 11), cultural heritage (IIA Objective 13) and landscape and townscape (IIA Objective 14).

- 5.7.38 No significant or minor negative effects have been identified in respect of the policies contained in this subsection.

MAKING HIGH QUALITY PLACES

- 5.7.39 This chapter is divided into two subsections. The first subsection is wide ranging and comprises policies on (inter alia): sustainable design and construction; high quality design; and parking standards. The second subsection focuses on protecting amenity including development on contaminated land and air quality.

Making Places

- 5.7.40 The policies in this subsection will support the delivery of high quality, well-designed sustainable development which has been assessed as having a significant positive effect on housing (IIA Objective 2), the economy (IIA Objective 3), urban renaissance (IIA Objective 4), health and wellbeing (IIA Objective 5), climate change (IIA Objective 11) and landscape and townscape (IIA Objective 14). In particular, Policy DM31 (Net Zero Carbon Development) introduces detailed criteria for securing a path towards net zero carbon, requiring that all new buildings must be designed and built to be Net Zero Carbon in operation, that is: ultra-low energy buildings, fossil fuel free, and generate renewable energy on-site to at least match annual energy use.
- 5.7.41 No further significant positive effects have been identified for the policies in this subsection. The policies have been assessed as having minor positive effects in respect of biodiversity (IIA Objective 1), transport (IIA Objective 6), land use (IIA Objective 7), water (IIA Objective 8), flood risk (IIA Objective 9), air quality (IIA Objective 10), waste and resources (IIA Objective 12) and cultural heritage (IIA Objective 13).
- 5.7.42 No significant or minor negative effects have been identified in respect of the policies contained in this subsection.

Protecting Amenity

- 5.7.43 This subsection contains two policies: Policy DM29 (Protecting Living and Working Environments); and Policy DM30 (Contamination and Pollution). Together, these policies will help to ensure that development does not give rise to unacceptable levels of polluting emissions related to noise, light, smell, fumes, and vibration and that development on hazardous substance sites or land which is contaminated will not have a threat to health or safety. Policy DM30 will also ensure that development will not cause unacceptable harm to the air quality of the area.. Cumulatively, these policies have been assessed as having a significant positive effect on health and wellbeing (IIA Objective 5) and air quality (IIA Objective 10).
- 5.7.44 No further significant positive effects have been identified for the policies in this subsection. The policies have been assessed as having minor positive effects on biodiversity (IIA Objective 1) and climate change (IIA Objective 11).
- 5.7.45 No significant or minor negative effects have been identified in respect of the policies contained in this subsection.

5.8 THE APPROACH TO CARBON NEUTRALITY IN THE LOCAL PLAN

- 5.8.1 Chelmsford City Council declared a Climate Emergency in 2019. The Local Plan, in partnership with all other aspects of the City Council's responsibilities and associated strategies, is tasked with responding to the challenge of adjusting the way in which residents live and work to meet national targets for carbon emissions.
- 5.8.2 Essex County Council, in their representations to the Issues and Options Consultation, recommended that the carbon impact of the proposed spatial strategy is assessed and evaluated, and the findings used to help steer the spatial strategy in a way which responds to the stated priorities on climate and ecological emergency and that demonstrate alignment with local and national climate targets.
- “This is necessary because Local Planning Authorities (LPAs) are bound by the legal duty set out in the Section 19 of the Compulsory Purchase Act, amended by Planning Act 2008, to ensure that taken as a whole plan policy contributes to the mitigation and adaptation to climate change. In discharging this duty, LPAs must consider NPPF 153 and ensure that policies are in line with the Climate Change Act 2008 – and this includes the legally binding national climate targets which are a 78% reduction in greenhouse gas emissions by 2035 (Sixth Carbon Budget) and 100% reduction in Greenhouse Gas emissions (net zero) by 2050.”*
- 5.8.3 The response was made as it is something that should be undertaken and at the time of the Issues and Options consultation ECC was looking at bidding for funding to help develop an approach to assessing local plans carbon impact in conjunction with Centre for Sustainable Energy, who were trying to progress a pilot scheme. Unfortunately, this work has stalled.
- 5.8.4 As part of the preparation of the IIA, WSP has prepared a Technical Note: Approach to Carbon Neutrality in the Emerging Chelmsford Review of the Local Plan which analyses how the Local Plan and the IIA in its appraisal of the Local Plan address carbon neutrality.
- 5.8.5 Policy DM31 of the Local Plan Pre-Submission document focusses on carbon neutrality, setting out requirements for new development to help deliver zero carbon, in accordance with the requests of Essex County Council, the Essex Design Guide and associated Technical Reports.
- 5.8.6 The proposed approach towards addressing carbon neutrality is centred on Policy DM31 (Net Zero Carbon Development (in Operation)) which in turn is supported by references throughout the Local Plan, and commitments made in respect of the carbon performance of strategic growth areas, which together present the basis for long-term transition.
- 5.8.7 Policy DM31 sets out that all new buildings, residential and non-residential, must be designed and built to be Net Zero Carbon in operation. They must be ultra-low energy buildings, fossil fuel free, and generate renewable energy on-site to at least match annual energy use. All new buildings, one dwelling and above for residential developments, and 100sq metres and above for non-residential developments, are required to comply with the five requirements set out in the Local Plan, regarding:



- Space heating demand limits
- Fossil fuel free
- Energy Use Intensity (EUI) limits
- On-site renewable energy generation
- As-built performance confirmation and in-use monitoring

- 5.8.8 Further detail relating to the requirements is set out in the Local Plan, along with alternative routes to meeting the policy requirements.
- 5.8.9 The IIA responds to the content of the emerging Local Plan through a ‘check and challenge’ approach which acknowledges the inherent challenges associated with growth and the aspirations for a low/zero-carbon future and notes the progress likely to be achieved through the policy framework.
- 5.8.10 The IIA has considered the effects of the Pre-Submission Consultation Document on the following matters that could be relevant to net zero: sustainable living and revitalisation, climate change, and waste and the use of natural resources.
- 5.8.11 The majority of the Strategic Priorities that guide the approach of the Local Plan, are relevant to the potential to meet net zero carbon. The Strategic Priorities set out the detail of how the Strategic Priorities will be achieved, and a number of these also have the potential to impact the achievement of net zero.
- 5.8.12 All of the Strategic Policies and Strategic Priorities have been assessed against the IIA objectives, which make several references to sustainability, and include Objective 10 Air Quality and Objective 11 Climate Change. These two objectives assess the Local Plan on how far it will go to improve air quality, and to minimise greenhouse gas emissions and adapt to the effects of climate change.

5.9 HEALTH IMPACT ASSESSMENT AND EQUALITIES IMPACT ASSESSMENT

- 5.9.1 A detailed Health Impact Assessment (HIA) (**Appendix J**) and a detailed Equalities Impact Assessment (EqIA) (**Appendix I**) have been undertaken as part of the assessment of Proposed Strategic Policies and Site Allocations according to the assessment frameworks set out in the Scoping Report.
- 5.9.2 In addition, health, well-being and equalities matters are included within this present assessment through the assessment of growth, economic and spatial approaches against Health and well-being (Objective 5), and implicit in Housing (Objective 2), Economy (Objective 3) and Sustainable Living and Revitalisation (Objective 4) where access to homes, jobs and services are included in the guide questions.
- 5.9.3 The principal results from the assessments are presented in **Table 5.11**.

Table 5.11 Principal Results from the HIA and EqIA

HIA	EqIA
<p>Strategic Policies</p> <p>Overall, the strategic policies will help to support and progress the HIA objectives by improving access to new homes, employment</p>	<p>The Strategic Policies do not directly affect a number of the protected characteristics considered under the EqIA, reflecting the intention and scope of the plan as a land use</p>

HIA	EqIA
<p>opportunities and associated infrastructure. The policies encourage high quality design and active travel, the protection and enhancement of the environment, community facilities and the delivery of multi-functional open spaces and green infrastructure. Strategic Policy S14 (Health and Wellbeing) is likely to significantly progress all of the objectives as it directly relates to health and wellbeing. It sets out a commitment to improving the health and wellbeing of residents and communities, promoting more active and healthier lifestyles, creating healthy living environments and reducing health inequalities through high-quality placemaking. While the delivery of the new infrastructure can have temporary negative effects on the health and well-being of existing communities; through increased disturbance (noise), reduced local air quality as a result of increased traffic emissions and dust and the loss of existing open/ green spaces. The strategic policies in conjunction with other Local Plan policies provide sufficient mitigation to ensure that there are no residual significant negative effects on the HIA objectives.</p> <p>Growth Area Policies</p> <p>The growth area policies propose the delivery of housing, employment and associated infrastructure across a number of sites. The delivery of strategic scale infrastructure will significantly progress the HIA objectives through improved access to good quality homes (including affordable homes), employment opportunities, community facilities (including education and health services) and greater opportunities for active travel. The policies also require the provision of accessible and multi-functional open/ green spaces and the provision or contributions to new or enhanced recreational facilities. While the delivery of the new infrastructure can have temporary negative effects on the health and well-being of existing communities; through increased disturbance (noise), reduced local air quality as a result of increased traffic emissions and dust and the loss of existing open/ green spaces, the growth area policies in conjunction with other Local Plan policies provide sufficient mitigation to ensure that there are no residual significant negative effects on the HIA objectives. There is the opportunity to strengthen the growth area policies in relation to HIA objective 5, through the requirement for the delivery of communal food growing opportunities in strategic scale development, such as allotments or community orchards. The policies relating to Special Policy Areas (SPA) are likely to progress HIA objectives 2, 4 and 6 as they allow for the continued operation and function of key facilities, including Broomfield Hospital.</p> <p>Development Management Policies</p> <p>The development management policies often relate to a specific issue and therefore progress a particular HIA objective. In general, the majority of them are not likely to progress or hinder the HIA objectives given the nature of the policies. Policies DM1, DM2 and DM24 are likely to significantly progress HIA objective 1 relating to design of homes. The policies require an appropriate mix of dwelling types and sizes, the delivery of affordable homes and high quality built form and urban design. None of the policies were identified as having the potential to have significant negative effects on the HIA objectives.</p>	<p>document. All of the Strategic Policies and Site Allocations are assessed as having either a positive, mixed or neutral outcome in respect of the protected characteristics; consequently, the Pre-Submission Document is considered to be generally compatible with the duties of the Equality Act 2010.</p> <p>In respect of gender reassignment, marriage and civil partnership, sex and sexual orientation there are no identified effects included in policy options or site options that are considered to have a direct effect on these four protected characteristics. For the remaining five protected characteristics – age, disability, religion or belief, pregnancy and maternity and race - the options considered as part of the Local Plan: Pre-Submission document are likely to have some positive effects as follows:</p> <ul style="list-style-type: none"> • policies which seek to provide and enhance community services and facilities will benefit the young, old and those with accessibility issues such as the disabled and pregnant women (Strategic Policies S1, S5, S9, S12, S15, S16, S17). • the provision of accessible greenspace and enhancement of accessibility (Strategic Policies (S1, S2, S5, S9, S13, S15) is likely to directly benefit those with relatively limited accessibility. • Those vulnerable to air pollution (the young, old and pregnant women) are also likely to directly benefit from the provision of more open space which is accessible, as well as improvements in air quality as a result of modal shift in transport use, notably through the provision of walking and cycling routes and EV charging infrastructure (Strategic Policies S1, S2, S5, S9, S12, S13, S15). • The provision of high quality community infrastructure including meeting spaces is likely to benefit those vulnerable to social isolation (notably the elderly, disabled and pregnant women) through offering opportunities for socialising in accessible places (Strategic Policies S1, S5, S9, S12, S15, S16, S17) • The provision of a wide range of housing types and affordable options will help to ensure greater equality of access, meeting the needs of specific groups, notably the elderly, disabled and young).

5.9.4 The Proposed Spatial Strategy is likely to yield overall positive effects, reflecting the provision of greater opportunities for access to services and employment.



- 5.9.5 Overall, no negative effects have been identified across the two analyses, although there are a wide range of uncertainties associated with policy implementation and the requirement for ongoing monitoring and evaluation to determine the success of policy implementation and any unintended consequences.

6. ASSESSMENT OF ALTERNATIVES

6.1 INTRODUCTION

- 6.1.1 This Chapter explains how alternatives have been identified at the Pre-Submission stage of the Local Plan Review and presents the findings of the IIA of any reasonable alternatives. This chapter is structured as follows:
- **National Legislation, Policy and Guidance** - sets out the requirements for the consideration of alternatives through the IIA process and extant guidance.
 - **Consideration of alternatives at previous stages in plan-making** - presents an overview of the alternatives previously identified and assessed.
 - **Consideration of Reasonable Alternatives within the Pre-Submission Local Plan** - explains how alternatives have been identified at this stage in plan-making.
 - **IIA of alternative spatial strategy options** - presents the summary findings of the assessment.
 - **Outline reasons for the selection of the preferred approach and rejection of alternatives** - explains why the preferred spatial strategy option is selected in light of alternatives.

6.2 NATIONAL LEGISLATION, POLICY AND GUIDANCE

THE SEA REGULATIONS 2004

- 6.2.1 Relevant legislation (the SEA Regulations, case law, policy in the National Planning Policy Framework (NPPF, December 2023) and Planning Practice Guidance (PPG) relating to the consideration of reasonable alternatives is set out below.
- 6.2.2 In terms of considering reasonable alternatives the SEA Regulations state (paragraph 12(2)):
- “The report shall identify, describe and evaluate the likely significant effects on the environment of—*
- (a) implementing the plan or programme; and*
- (b) reasonable alternatives taking into account the objectives and the geographical scope of the plan or programme.”*
- 6.2.3 The Regulations only refer to reasonable alternatives to ‘the plan’ and that they should take into account the objectives and geographical scope of the plan or programme.

CASE LAW

- 6.2.4 The consideration of reasonable alternatives within plan preparation has been the focus of legal challenges to local plans in England, with claimants citing inadequate implementation of the SEA Directive. The judgments that are of most

relevance to the consideration of reasonable alternatives are summarised¹²⁰ below:

- **Save Historic Newmarket v Forest Heath District Council [2011] EWHC 606 (Admin) (25 March 2011)** case in which it was found that reasonable alternatives to a 1,200 home sustainable urban extension in northeast Newmarket had not been adequately assessed and the reasons why alternatives had been rejected had not be sufficiently explained in the SA Report. The High Court ruling, in quashing parts of the Forest Heath Core Strategy, stated:

“40. It was not possible for the consultees to know from it what were the reasons for rejecting any alternatives to the urban development where it was proposed or to know why the increase in the residential development made no difference. The previous reports did not properly give the necessary explanations and reasons and in any event were not sufficiently summarised nor were the relevant passages identified in the final report. There was thus a failure to comply with the requirements of the Directive.”

- **Ashdown Forest Economic Development LLP v Secretary of State for Communities and Local Government [2014] EWHC 406 (Admin) (21 February 2014)** case in which the claimants sought to extend similar arguments to those pursued in *Save Historic Newmarket* and *Heard*, to an extent that was considered inapplicable and impermissible by the court. The judge ruled that:

“97 ..., the Directive does not require the authority to embark on an artificial exercise of selecting as putative “reasonable alternatives,” for full strategic assessment alongside its preferred option.”

- **R (on the application of RLT Built Environment Ltd) v. The Cornwall Council and St Ives TC [2017] JPL 378** in which the requirements for reasonable alternatives were reviewed as part of ways to manage the demand for second homes in St Ives:

1. Reasonable alternatives does not include all possible alternatives: the use of the word “reasonable” clearly and necessarily imports an evaluative judgment as to which alternatives should be included. That evaluation is a matter primarily for the decision-making authority, subject to challenge only on conventional public law grounds.

2. An option which does not achieve the objectives, even if it can properly be called an “alternative” to the preferred plan, is not a “reasonable alternative”.

3. The question of whether an option will achieve the objectives is also essentially a matter for the evaluative judgment of the authority, subject of course to challenge on conventional public law grounds. If the authority rationally determines that a particular option will not meet the objectives, that

¹²⁰ Planning Advisory Service (2014) Plan Making Case Law Update ([Microsoft Word - Main Issue 3 - SEA-SA - PAS Guidance - Case Law Update - 2014](#) and [Neighbourhood plans and second homes](#))

option is not a reasonable alternative and it does not have to be included in the SEA Report or process.”

NATIONAL PLANNING POLICY FRAMEWORK AND PLANNING GUIDANCE

- 6.2.5 The NPPF¹²¹ sets out the government's planning policies for England and how these are expected to be applied. Paragraph 32 of the NPPF states:
- 6.2.6 *“Local plans and spatial development strategies should be informed throughout their preparation by a sustainability appraisal that meets the relevant legal requirements. This should demonstrate how the plan has addressed relevant economic, social and environmental objectives (including opportunities for net gains). Significant adverse impacts on these objectives should be avoided and, wherever possible, alternative options which reduce or eliminate such impacts should be pursued. Where significant adverse impacts are unavoidable, suitable mitigation measures should be proposed (or, where this is not possible, compensatory measures should be considered).”*
- 6.2.7 With regard to SA and the consideration of reasonable alternatives, the PPG states: (Paragraph: 018 Reference ID: 11-018-20140306)¹²².
- 6.2.8 *“The sustainability appraisal needs to consider and compare all reasonable alternatives as the plan evolves, including the preferred approach, and assess these against the baseline environmental, economic and social characteristics of the area and the likely situation if the plan were not to be adopted. In doing so it is important to:*
- 6.2.9 *Outline the reasons the alternatives were selected, and identify, describe and evaluate their likely significant effects on environmental, economic and social factors using the evidence base (employing the same level of detail for each alternative option). Criteria for determining the likely significance of effects on the environment are set out in schedule 1 to the Environmental Assessment of Plans and Programmes Regulations 2004;*
- 6.2.10 *As part of this, identify any likely significant adverse effects and measures envisaged to prevent, reduce and, as fully as possible, offset them; and*
- 6.2.11 *Provide conclusions on the reasons the rejected options are not being taken forward and the reasons for selecting the preferred approach in light of the alternatives.”*

SECTOR GUIDANCE

- 6.2.12 The Royal Town Planning Institute has published good practice advice SEA/SA for land use plans¹²³. In relation to reasonable alternatives, the guidance states that:

¹²¹ Ministry of Housing, Communities and Local Government (December 2023) National Planning Policy Framework ([National Planning Policy Framework - Guidance - GOV.UK](#))

¹²² Ministry of Housing, Communities and Local Government (February 2024) Planning Practice Guidance ([Planning practice guidance - GOV.UK](#))

¹²³ RTPI (2018) Strategic Environmental Assessment: Improving the effectiveness and efficiency of SEA/SA for land use plans ([sea-sappracticeadvicefull2018c.pdf](#))

6.2.13 “Alternatives are not needed for every plan issue. A ‘policy versus no policy’ comparison of alternatives is necessary only where ‘no policy’ is under active consideration by the planning team. Where only one alternative is reasonable, then looking at other alternatives is not ‘reasonable’. Not meeting objectively assessed housing need and going against Government policy are also generally not ‘reasonable’.”

6.3 CONSIDERATION OF ALTERNATIVES AT PREVIOUS STAGES IN PLAN-MAKING

Spatial Strategy Options

6.3.1 At the Issues and Options stage, five spatial approaches relating to the distribution of the proposed housing and employment growth were identified and assessed through the IIA. These are set out in **Table 6.1** below.

Table 6.1 Spatial Approaches Considered at the Issues and Options Stage

	Approach A: Growing Existing Strategy	Approach B: Growth in Urban Areas	Approach C: Wider Strategy	Approach D: Growth Along Transport Corridors	Approach E: New Settlement
Brownfield sites in Chelmsford Urban Area	1,000	2,500	1,000	1,000	1,000
Edge of Chelmsford extension ((West Chelmsford, East Chelmsford)	1,500	1,500	1,500	500	
North of South Woodham Ferrers	500	500	500	500	
North East Chelmsford	3,500*	3,500*	3,500*	4,500*	3,000*
Key Service Settlements (Bicknacre, Boreham, Broomfield, Danbury, Great Leighs)	1,500**		1,000**		
Service Settlements (East Hanningfield, Ford End, Great Waltham, Little Waltham, Rettendon Place, Woodham Ferrers)			500**		
Settlements with good proximity to transport corridors (Chatham Green, Howe Green, Rettendon Common)				1,500**	
New Strategic Settlement/ Garden Community (Hammonds Farm)					4,000

* 2,500 is already within the existing allocation area but not allocated for development within the current Plan period up to 2036

** Split across one or more settlement

resource use, with potential uncertainty in respect of sustainable living and revitalisation, air quality and climate change associated with Approach D which is an untested approach. For all approaches, water resource use is an issue, reflecting regional local supply deficits. The full findings of the assessment are available in **Appendix K** of this report.

6.3.3 The main issues raised in the consultation responses to the Preferred Options

Consultation Document are summarised in feedback reports published in Autumn 2024. These showed both support and opposition to the proposed site allocations. Respondents commented on the types of location, with many focused on one of the five Spatial Approaches – with a mixed reception overall.

- Growth in urban areas is supported as a sustainable approach
- Expanding allocated sites raised concerns about the ability of infrastructure to cope, although is supported for sustainability
- Growth along transport corridors received a mixed response: the A12 should be included, it can provide good access, but it may direct growth away from the city
- Development at larger villages is not supported due to impact on Danbury and South Woodham Ferrers, although sustainability is seen as more important than village size
- Development at smaller villages is not supported due to impact on small community character, access and services, although it could support local vitality
- A new large settlement is generally opposed for a wide number of reasons including landscape, environment, loss of agricultural land, impact on services and roads, lack of flexibility, potential delays in delivery; although limited support shown for a sensitive approach.

6.3.4 The proposed Spatial Strategy was a hybrid of the five spatial approaches which provided a suitable means of taking forward existing allocations in the Local Plan and meeting additional requirements for housing provision which were updated and refined in the Local Plan to reflect the evidence base, national policy and consultation responses.

6.4 CONSIDERATION OF REASONABLE ALTERNATIVES FOR THE PRE-SUBMISSION LOCAL PLAN

6.4.1 It is appropriate at this Pre-Submission stage to give further consideration to reasonable alternatives, in light of updated national planning policy and guidance, local plan evidence and representations made on the Preferred Options consultation.

QUANTUM OF GROWTH

6.4.2 As a starting point for establishing alternatives for the plan, there is a need to consider the overall quantum of growth to be delivered during the plan period.

6.4.3 The Strategic Housing Needs Assessment (SHNA) published in August 2023 identified a need for 955 dwellings per annum (dpa) using the Standard Method at the time. It concluded that there were no exceptional circumstances to deviate from the Standard Method (either in an upward or downward direction).

6.4.4 To plan to meet only the minimum local housing need figure produced by the Standard Method would not significantly boost the supply of homes and could potentially impact on the Council's ability to meet housing needed by specific groups. The City Council declared a housing crisis in Chelmsford in February 2022

and levels of homelessness continue to rise. Taking this, and the annual variation into account, the Council proposed a Housing Requirement figure of 1,000 dpa for the plan period (2022 – 2041) in the Preferred Strategy.

- 6.4.5 A consultation on proposed reforms to the NPPF and planning system was published in September 2024. The proposed changes included implementing a new Standard Method and making it mandatory for local planning authorities to plan for the identified need. The housing need for Chelmsford City Council identified using the revised Standard Method figure was 1,406 dpa. The revised NPPF set out proposed transitional arrangements for emerging Local Plans. It stated that there should be a gap of no more than 200 dwellings per annum between the local planning authority's revised housing need figure and its proposed housing requirement.
- 6.4.6 In response to the proposed changes, an addendum to the Council's 2023 SHNA report was published in November 2024. The addendum note was prepared as a partial update to the 2023 SHNA to assess the implications of moving from housing delivery using a Standard Method output of 955 dpa up to a revised figure of 1,206 dpa which is in line with the proposed transitional arrangements.
- 6.4.7 The SHNA (2023), including the 2024 addendum report, concluded that whilst there is no direct link between the affordable need and the overall housing need, the need for affordable housing is notable across the Council area and the amount of affordable housing delivered will be limited to the amount that can viably be provided.
- 6.4.8 Following consultation, the revised NPPF and Standard Method was published in December 2024. The transitional arrangements were amended to state that to proceed under the existing plan system, local plans need to meet at least 80% of the revised Standard Method for calculating housing need. Further to this, the revised Standard Method figure for Chelmsford was increased from 1,406 dpa to 1,454 dpa.
- 6.4.9 Based on the evidence set out above, it is considered reasonable to explore alternatives for the following levels of housing growth:
- **Lower growth (approx. 955 dpa or 18,145 total dwellings)** based on the SHNA published in 2023 and previous Standard Method. While it could be argued that this is not a reasonable alternative as it is not in line with the revised NPPF and Standard Method, it is being taken forward for further consideration as a number of representations were received from the public on the Preferred Strategy questioning the level of growth proposed in the plan.
 - **Transitional growth (approx. 1,206 dpa or 22,990 total dwellings)** based on the housing need identified through the revised Standard Method and transitional arrangements.
 - **Higher growth (approx. 1,406 dpa or 26,714 dwellings)** based on the full housing need identified through the revised Standard Method published for consultation in September 2024. The higher level of growth proposed through the December 2024 NPPF and Standard Method has not been considered further at this stage as it was not available in sufficient time for consideration through this report.

6.4.10 **Table 6.2** below sets out the current housing and employment land supply situation against the different of growth options identified above and provides an indication of the residual needs to be addressed through alternative options.

Table 6.2 Chelmsford Housing Land Supply and Residual Need

Housing & Employment supply	Number of dwellings
Completions 2022-2023	1,837
Site with planning permission	3,106
Windfall (2026-2041)	2,373
Total	7,226
Lower growth residual need	10,919
Transitional growth residual need	16,100
Higher growth residual need	19,488

- 6.4.11 In response to the consultation on the Preferred Options, the Council received approaches from Castle Point Borough Council and Southend on Sea City Council, and following the consultation, an approach from Basildon Borough Council, requesting that Chelmsford help to meet unmet housing need through its Local Plan allocations.
- 6.4.12 The Council’s intention is to progress Chelmsford’s Local Plan through the transitional requirements outlined in the December 2024 NPPF. The transitional arrangements state that to proceed under the existing plan system, local plans need to meet at least 80% of the revised standard method for calculating housing need. The Council intends to exceed this by meeting 83% of the requirement, or 1,210 homes and publish the Pre-Submission Local Plan to meet the NPPF timeline.
- 6.4.13 This results in almost all the housing supply buffer originally identified in Chelmsford’s Preferred Options Local Plan being incorporated into meeting a revised Local Housing Need number required by the transitional arrangements.
- 6.4.14 The proposed Spatial Strategy has been tested through the evidence base for the Local Plan. There is no capacity in Chelmsford’s proposed Spatial Strategy to accommodate any unmet housing need from neighbouring or nearby local authorities.
- 6.4.15 If the Council was to seek to provide the full Standard Method assessment of 1,454 homes dpa this would meet its own need but still not provide any capacity to meet unmet needs from elsewhere. It would also mean that the Council would not be able to take advantage of the proposed transitional arrangements.
- 6.4.16 The Employment Land Review 2023 (and Focused Update 2024) and the Retail Capacity Study Update 2023 have informed the amount and types of employment and retail floorspace that will be required within the plan period. It explored three scenarios and found the following:
- **Scenario 1** (forecasts of job growth (labour demand)) there is an employment requirement for 86,333 sqm of employment floorspace. Taking employment

supply/ capacity into account (111,783 sqm) this would result in a residual surplus of 25,450 sqm of employment floorspace.

- **Scenario 2** (past development rates) there is an employment requirement for minus 22,737 sqm of employment floorspace. Taking employment supply/ capacity into account (111,783 sqm) this would result in a residual surplus of 134,520 sqm of employment floorspace.
 - **Scenario 3** (future labour supply based on an updated labour supply scenario and the revised Standard Method (September 2024) for assessing housing need) there is an employment requirement for 280,758 sqm of employment floorspace. Taking employment supply/ capacity into account (111,783 sqm) this would result in a residual need of 168,975 sqm of employment floorspace.
- 6.4.17 Informed by this it is considered reasonable to explore alternatives for meeting the residual need of 168,975 sqm of employment floorspace highlighted under Scenario 3 in the Employment Land Review 2024. There are no residual needs to be addressed under either Scenario 1 or 2.
- 6.4.18 In accordance with the National Planning Policy for Traveller Sites (PPTS) the Council in partnership with other Essex Local Authorities undertook a Gypsy and Traveller Accommodation Assessment in 2023. The findings of the Gypsy and Traveller Accommodation Assessment, which covers the period 2023 to 2041, identifies a requirement for 40 permanent Gypsy and Traveller pitches and 38 permanent Travelling Showpeople plots to be developed by 2041 within Chelmsford for households that meet the definition of Gypsies and Travellers in the PPTS.
- 6.4.19 Exploring the delivery of a lower number of pitches and plots is not considered reasonable as it would need meet the identified needs.
- 6.4.20 Following the Preferred Options consultation, an approach was received from Basildon Borough Council, requesting that Chelmsford help to meet unmet Gypsy and Traveller and Travelling Showpeople need through its Local Plan allocations.
- 6.4.21 Although Chelmsford City Council carried out a specific Gypsy and Traveller ‘call for sites’, it has not been possible to identify suitable and deliverable site allocations to meet the whole of the identified need. Chelmsford’s approach is to allocate three sites in the Regulation 19 Local Plan with a criteria-based policy addressing the small shortfall. As such, there is no capacity in Chelmsford’s proposed Spatial Strategy to accommodate any unmet Gypsy and Traveller need from neighbouring or nearby local authorities. Taking this into account, the delivery of a higher number of pitches and plots is not reasonable.

LOCATION OF GROWTH

- 6.4.22 In trying to establish reasonable alternatives for the plan the next step is to explore the land available for development during the plan period.
- 6.4.23 The Council carried out a Strategic Housing and Employment Land Availability Assessment (SHELAA) to assess sites nominated by landowners, promoters and developer. The SHELAA is open all year round, meaning a new site can be submitted or amendments made to an existing site on a rolling basis.
- 6.4.24 As of June 2024, a total of 385 sites were submitted and assessed through the

SHELAA. To ensure a robust and consistent approach to the consideration of individual site options every site assessed through the SHELAA was considered through the IIA process. The findings of the assessment are presented in **Appendix M**, along with the methodology used. Where necessary, individual site options are referred to below in the establishment of spatial strategy options.

ESTABLISHING SPATIAL STRATEGY OPTIONS

- 6.4.25 Taking the above information into account (on the quantum, supply and land available) it is then possible to establish spatial strategy options.
- 6.4.26 As this is a Local Plan Review, it was considered reasonable by the Council to roll forward proposed allocations in the currently adopted Local Plan where possible. The sites being brought forward from the adopted Local Plan have all been tested through the evidence base and found sound at Independent Examination. Many of the sites have a Masterplan and/ or planning permission and/ or resolutions to grant planning permission, which have been secured since adoption, providing certainty for their delivery.
- 6.4.27 Nine allocated sites have been removed as development is complete, totalling 1,285 homes, and a Gypsy and Traveller site providing 10 pitches.
- 6.4.28 The existing Local Plan allocations could deliver a total of 11,867 dwellings and 67,146 sqm of employment floor space over the plan period, which substantially reduces the residual requirements identified earlier in this section that need to be met under any spatial strategy options. This means that the existing Local Plan allocations will feature across any spatial strategy options that are developed. In the case of the lower growth option, the residual housing need is therefore already met through the existing Local Plan allocations and there is no need to explore additional site options to deliver any further growth. This is also the case for employment growth as a surplus in employment floorspace was identified through the Employment Land Review (2024) for Scenarios 1 and 2.
- 6.4.29 For the transitional and higher growth levels, additional site options over and above the existing Local Plan allocations will be required in order to meet residual residential and employment needs.
- 6.4.30 It was determined that site options which are situated within the Metropolitan Green Belt and Green Wedge would not be taken forward as part of any spatial strategy options to help meet any residual needs. This is primarily because there are sufficient and suitable site options outside of the Green Belt and Green Wedge to meet residual needs. The Government has continued to re-affirm the protection of the Green Belt in recent Ministerial Statements. The extent of the Green Belt is already established and the detailed Green Belt boundaries for Chelmsford were confirmed through the Council's Adopted Local Plan 2020. The Council is committed to protecting the Green Belt as it provides the strongest possible planning policy to prevent the encroachment of urban growth into open undeveloped areas and the coalescence of existing built-up areas. 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.
- 6.4.31 The Green Wedge contains 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 Wedge through Chelmsford's

Urban Area. The existing Green Wedge has played an important role in shaping the form and character of Chelmsford and providing physical links to the countryside. It also provides an important amenity, recreation and nature conservation resource. In line with a Green Wedge Assessment 2017 and a 2024 technical update, the general extent of the existing Green Wedge will be maintained.

- 6.4.32 Part of the Green Wedge is 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.
- 6.4.33 It is intended that the crucial role of the main river valleys where they permeate into the existing or proposed urban areas i.e. the Green Wedge, 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.
- 6.4.34 In line with the NPPF, it was determined that any brownfield site options within existing urban areas should be prioritised and included across all spatial strategy options. This includes the following site options:
- Meadows Shopping Centre and Meadows Surface Car Park (15SLAA41; 15SLAA25; CFS19 and 21SHELAA71) with capacity for 757 new homes.
 - Coval Lane Car Park (22SHELAA24) with capacity for 40 new homes.
 - Glebe Road Car Park (21SHELAA23) with capacity for 12 new homes.
 - Granary Car Park, Victoria Road (21SHELAA63) with capacity for 50 new homes.
 - Land between Hoffmans Way and Brook Street (Marriage's Mill) (18SLAA16) with capacity for 100 new homes.
 - Andrews Place, Land West of Rainsford Lane (non-SHELAA site) with capacity for 183 new affordable homes.
- 6.4.35 A number of smaller site options have also been included to ensure that needs are met across the plan area, these include:
- Land at Kingsgate, Bicknacre Road (21SHELAA49) with capacity for 20 new homes.
 - Land West of Barbrook Way (CFS158) with capacity for 20 new homes.
 - Land South of Ford End Primary School (CFS216) with capacity for 20 new homes.
 - Land North of Abbey Fields (CFS68) with capacity for 11 new homes.
 - Land East of Highfields Mead (15SLAA2) with capacity for 20 new homes.
 - Little Boyton Hall Farm Employment Area (17SLAA27) with capacity for 6,000 sqm of employment floorspace.

- Waltham Road Employment Area (21SHELAA21) with capacity for 3,500 sqm of employment floorspace.
- 6.4.36 Allocating these greenfield sites helps to meet the Council's Strategic Priority 4 (Ensuring sustainable patterns of development and protecting the Green Belt); and Strategic Policy S1, particularly in relation to focus development at the higher order settlements outside the Green Belt and respect the development pattern and hierarchy of other settlements. This is a continuation of the approach already used in the adopted Local Plan, to address the need to identify locations for development in addition to the use of urban brownfield sites to meet housing needs.
- 6.4.37 This approach, therefore, was also a key part of a number of the Issues and Options approaches and the Spatial Strategy, in respect of:
- **Expanding allocated sites** – sustainable locations where additional development can be accommodated through using existing or emerging infrastructure;
 - **Development at larger villages** – Key Service Settlements in the settlement hierarchy which benefit from local community facilities, and where sites can contribute towards the 10% small sites target;
 - **Development at smaller villages** – Service Settlements in the settlement hierarchy to help meet the community's housing needs and contribute towards the 10% small sites target.
- 6.4.38 The site options outlined above could deliver 1,233 dwellings and 9,500 sqm of employment floorspace and should be considered as constants across any spatial strategy options related to the transitional or higher levels of growth.
- 6.4.39 Taking the above into account (11,867 dwellings and 67,146 sqm of employment floor space from existing Local Plan allocations and 1,233 dwellings and 9,500 sqm of employment floorspace from additional site options) the remaining residual need under the transitional and higher growth options are as follows:
- **Transitional growth** - residual need of 3,000 dwellings and 159,475 sqm of employment floorspace.
 - **Higher growth** - residual need of 6,388 dwellings and 159,475 sqm of employment floorspace
- 6.4.40 The key choices for meeting the remaining residual needs essentially relate to the selection of individual or combinations of the following five larger-scale site options:
- East Chelmsford Garden Community (Hammonds Farm) (CFS83) has capacity to accommodate 3,000 dwellings and 43,000 sqm of floorspace.
 - Land adjacent to A12 Junction 18 Employment Area (21SHELAA5) has capacity for 43,000 sqm of floorspace.
 - Chatham Green (21SHELAA65; 21SHELAA66) has capacity to accommodate 3,000 dwellings and 43,000 sqm of floorspace.

- West and North West Chelmsford (21SHELAA41; CFS165; CFS182 (Part); CFS82; CFS80; 21SHELAA100; 21SHELAA17; CFS183) has capacity to accommodate 3,000 dwellings and 43,000 sqm of floorspace.
- Howe Green and Rettendon Common/ Place (CFS131; CFS132) has capacity to accommodate 3,000 dwellings and 43,000 sqm of floorspace.
- Land East and West of the A12, North and North West of Howe Green Sandon has capacity for 43,000 sqm of floorspace.

6.4.41 It was not considered appropriate to try to meet the remaining residual needs through a selection of additional small sites.

6.4.42 Over 90 small sites were submitted for consideration for development. 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.

6.4.43 A number of smaller site allocations are allocated but attempting to meet residual needs would not be feasible due to the lack of site supply. Even if this could be accommodated, it would not be a balanced strategy. While the smaller sites could potentially deliver faster than the large scale sites, they would not deliver the same benefits in terms of new or improvements to existing community services and facilities. Some of the smaller sites being allocated form part of a larger promoted area, where a larger allocation may not be appropriate for the settlement due to issues such as access, surrounding density and character, along with not helping the Council to meet the 10% small sites target.

6.4.44 The following spatial strategy options have been identified based on the evidence and choices set out above.

Table 6.3 Spatial strategy options

Option	Total number of dwellings ¹²⁴	Total employment floorspace
Option 1: Lower Growth includes existing adopted Local Plan allocations and no further new allocations.	11,867	67,146 sqm
Option 2a: Transitional growth includes existing adopted Local Plan allocations, new brownfield and small site options, East Chelmsford Garden Community (Hammonds Farm) (CFS83) and Land adjacent to A12 Junction 18 Employment Area (21SHELAA5).	16,100	162,646 sqm
Option 2b: Transitional growth includes existing adopted Local Plan allocations, new brownfield and small site options, Chatham Green (21SHELAA65; 21SHELAA66) and Land East and West of the A12, North and North West of Howe Green Sandon (CFS55).	16,100	162,646 sqm
Option 2c: Transitional growth includes existing adopted Local Plan allocations, new brownfield and small site options, West and North West Chelmsford (21SHELAA41; CFS165; CFS182 (Part); CFS82; CFS80; 21SHELAA100; 21SHELAA17; CFS183) and Land East and West of the A12, North and North West of Howe Green Sandon (CFS55).	16,100	162,646 sqm
Option 2d: Transitional growth includes existing adopted Local Plan allocations, new brownfield and small site options, Howe Green and Rettendon Common/ Place (CFS131; CFS132) and Land East and West of the A12, North and North West of Howe Green Sandon (CFS55).	16,100	162,646 sqm
Option 3: Higher growth includes the sites outlined under Option 2a and Option 2c. Also includes an increased number of dwellings on East Chelmsford Garden Community (Hammonds Farm) (CFS83) and West and North West Chelmsford (21SHELAA41; CFS165; CFS182 (Part); CFS82; CFS80; 21SHELAA100; 21SHELAA17; CFS183).	19,488	248,946 sqm

6.4.45 **Table 6.4** presents the spatial strategy options in more detail, including the level of growth at specific site options to reflect the key choices outlined earlier in this Chapter.

¹²⁴ Total number of dwellings excludes completions, commitments and windfall presented in Table 6.2.



Table 6.4 Spatial Strategy Options in Detail

Site Name and SHELAA ID	Option 1	Option 2a	Option 2b	Option 2c	Option 2d	Option 3
Residential dwellings						
Existing adopted Local Plan Allocations	11,867	11,867	11,867	11,867	11,867	11,867
Additional brownfield and small site options identified earlier in Section 6 of this report.	0	1,233	1,233	1,233	1,233	1,233
East Chelmsford Garden Community (Hammonds Farm) (CFS83)	0	3,000	0	0	0	3,194
Chatham Green (21SHELAA65; 21SHELAA66)	0	0	3,000	0	0	0
West and North West Chelmsford (21SHELAA41; CFS165; CFS182 (Part); CFS82; CFS80; 21SHELAA100; 21SHELAA17; CFS183)	0	0	0	3,000	0	0
Howe Green and Rettendon Common/ Place (CFS131; CFS132)	0	0	0	0	3,000	3,194
Total residential dwellings	11,867	16,100	16,100	16,100	16,100	19,488
Employment floorspace (sqm)						
Existing adopted Local Plan Allocations	67,146	67,146	67,146	67,146	67,146	67,146
Waltham Road Employment Area (21SHELAA21)	0	3,500	3,500	3,500	3,500	3,500
Little Boyton Hall Farm Employment Area (17SLAA27)	0	6,000	6,000	6,000	6,000	6,000



Site Name and SHELAA ID	Option 1	Option 2a	Option 2b	Option 2c	Option 2d	Option 3
East Chelmsford Garden Community (Hammonds Farm) (CFS83)	0	43,000	0	0	0	43,000
Land adjacent to A12 Junction 18 Employment Area (21SHELAA5)	0	43,000	0	0	0	43,000
Chatham Green (21SHELAA65; 21SHELAA66)	0	0	43,000	0	0	0
West and North West Chelmsford (21SHELAA41; CFS165; CFS182 (Part); CFS82; CFS80; 21SHELAA100; 21SHELAA17; CFS183)	0	0	0	43,000	0	43,000
Howe Green and Rettendon Common/ Place (CFS131; CFS132)	0	0	0	0	43,000	0
Land East and West of the A12, North and North West of Howe Green Sandon (CFS55)	0	0	43,000	43,000	43,000	43,000
Total employment floorspace	67,146	162,646	162,646	162,646	162,646	248,946

IIA OF ALTERNATIVE SPATIAL STRATEGY OPTIONS

6.4.46 The Spatial Strategy options identified above were assessed against the IIA framework of objectives. A summary of the findings is provided below and the detailed assessment presented in **Table 6.5**.

Table 6.5 Summary Scores of the Reasonable Alternatives

	Option 1: Lower Growth	Option 2a: Transitional growth	Option 2b: Transitional growth	Option 2c: Transitional growth	Option 2d: Transitional growth	Option 3: Higher Growth
1. Biodiversity and Geodiversity	+/-/?	+/-/?	+/-/?	+/-/?	+/-/?	+/-/?
2. Housing	-/?	++	++	++	++	++/?
3. Economy, Skills & Employment	-/?	++	++/?	++	++/?	++/?
4. Sustainable Living and Revitalisation	+/-	+/-	-/?	+/-	-/?	+/-
5. Health and Wellbeing	+/-	+/-	-/?	+/-	-/?	+/-
6. Transport	+/-/?	+/-/?	-/?	-/?	-/?	+/-/?
7. Land Use and Soils	-/?	-/?	--/?	--/?	-/?	--/?
8. Water	0/?	-/?	-/?	-/?	-/?	--/?
9. Flood Risk and Coastal Erosion	0	0	0	0	0	0
10. Air	0/?	0/?	-/?	-/?	-/?	-/?
11. Climate Change	0/?	0/?	-/?	-/?	-/?	-/?
12. Waste and Natural Resources	+/-	+/-	+/-	+/-	+/-	+/-
13. Cultural Heritage	+/-/?	+/-/?	+/-/?	+/-/?	+/-/?	+/-/?
14. Landscape and Townscape	+/-/?	+/-/?	+/-/?	+/-/?	+/-/?	+/-/?

Commentary

- This analysis of Reasonable Alternatives demonstrates that overall, the alternatives perform no better, and in many instances worse than the Proposed Spatial Strategy (Option 2a).
- The lower growth option (Option 1a) performs better than Option 2a in respect of Objective 7 Land Use and soils; and Objective 8 Water, reflecting lower inherent resource use. By contrast, Option 1a performs more poorly against Option 2a in respect of Objective 2 Housing and Objective 3 Employment, reflecting more limited opportunities for meeting housing and associated employment needs.
- Central variants, Options 2b – 2d all offer similar types of performance, generally poorer than the Proposed Spatial Strategy, particularly in respect of Objective 4 Sustainable Living and Revitalisation and Objective 6 Transport, reflecting housing-led developments without established sustainable infrastructure connections and consequent reliance on use of the private car, at least in the short and medium term. Whilst relatively large-scale developments could in principle over time deliver a relatively high degree of self-sufficiency, there is a risk that this will not be achieved.
- The higher growth option (Option 3) performs more poorly overall reflecting greater resource use with greater uncertainty overall such as potential oversupply of housing in the plan period disrupting co-ordinated delivery against identified need.
- In respect of the Objectives 12 Waste and Natural Resources, 13 Cultural Heritage and 14 Landscape and Townscape, all reasonable alternatives perform similarly displaying mixed effects which, in the case of cultural heritage and landscape are dependent upon locality-specific factors. In the case of landscape, site development will bring landscape transformation from current agricultural use, with opportunities for mitigation.

OUTLINE REASONS FOR THE SELECTION OF THE PREFERRED APPROACH AND REJECTION OF ALTERNATIVES

- 6.4.47 The Council's outline reasons for the selection of the preferred approach and rejection of alternatives are provided below.
- 6.4.48 **Option 1** is rejected because it would not meet the revised housing need, either for the original or the revised Standard Method assessment. It is also likely to have a negative effect on employment, reflecting restrictions on employment growth and the generation of out-commuting as residents seek employment opportunities elsewhere.
- 6.4.49 **Option 2a** is selected as the preferred approach because:
- It complies well with Strategic Priorities, Vision, Spatial Principles.
 - It is in accordance with the settlement hierarchy.
 - Allocated sites being brought forward from the adopted Local Plan have been found sound at Examination.
 - Many allocated sites in the adopted Local Plan have an approved Masterplan, and/or planning permission and/or resolution to grant planning permission, demonstrating their deliverability.
 - It makes the best use of existing and proposed infrastructure capacity.

- It provides key infrastructure benefits including a second radial distributor road to the north of Chelmsford, and Section 1a of the Chelmsford North-East Bypass.
- The East Chelmsford Garden Community (Hammonds Farm) has the opportunity to make use of the Green Wedge for multifunctional active travel routes including to existing and new employment locations. There is also the potential to create active and sustainable routes to existing Park and Ride sites, Beaulieu Park Rail Station, and deliver new Bus Based Rapid Transit infrastructure.
- With development focused on the City Centre, South Woodham Ferrers, West Chelmsford, Garden Communities and key service settlements and service settlements, prospective residents are likely to benefit from high levels of accessibility which may promote walking and cycling (and also, potentially, reduce car use and associated emissions).
- It includes employment sites.
- It meets the proposed transitional requirements.

6.4.50 **Option 2b** is rejected because:

- Chatham Green is relatively isolated from the strategic highway network and new railway station, with limited sustainable accessibility or opportunity for solutions.
- Its relative isolation from existing services and facilities which would lead to higher reliance on the use of the private car.
- Landscape capacity and sensitivity concerns.
- There is limited wastewater capacity to accommodate this development (Water Cycle Study 2024).
- Employment opportunities would be less accessible to the wider population (for example through public transport).

6.4.51 **Option 2c** is rejected because:

- Although adjacent to the Chelmsford Urban Area, the sites at West and North West Chelmsford have poorer connectivity into the urban area of Chelmsford, and as such they are relatively isolated from the strategic highway network. There are less opportunities create sustainable routes to existing public transport or provide new Bus Based Rapid Transit infrastructure.
- The sites that comprise the West and North West Chelmsford site option are under multiple ownerships, which may delay delivery and result in piecemeal development.
- Employment opportunities would be less accessible to the wider population (for example through public transport).

6.4.52 **Option 2d** is rejected because:

- Development here would require a new primary school, with no single site of the scale needed being promoted.

- In combination, the sites in this option would not consolidate existing settlement pattern.
- There is a greater distance to the transport network than other options.
- Lack of strategic highway capacity at Junction 17 of the A12.
- Its relative isolation from existing services and facilities which would lead to higher reliance on the use of the private car.
- Employment opportunities would be less accessible to the wider population (for example through public transport).

6.4.53 **Option 3** is rejected because:

- Lack of strategic highway capacity at Junction 17 of the A12 and no deliverable junction improvements planned to accommodate strategic scale employment growth at this location.
- Its relative isolation from existing residential areas, services and facilities which would lead to higher reliance on the use of the private car, including for access to employment.
- This location has lower landscape capacity to accommodate employment development compared with the Council’s preferred option at Location 16b.

ASSESSMENT OF REASONABLE ALTERNATIVES

1. Biodiversity and Geodiversity: To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.

	Option 1: Lower Growth based on SHNA	Option 2a: Transitional growth, i.e. Pre-Submission Plan	Option 2b: Transitional growth, i.e. Pre-Submission Plan (without Hammonds Farm and including Chatham Green)	Option 2c: Transitional growth, i.e. Pre-Submission Plan (without Hammonds Farm and including West & North West Chelmsford)	Option 2d: Transitional growth, i.e. Pre-Submission Plan (without Hammonds Farm and including Howe Green & Rettendon Common)	Option 3: Higher Growth (Hammonds Farm & West & North West Chelmsford)
Score	+/-/?	+/-/?	+/-/?	+/-/?	+/-/?	+/-/?
Commentary	<p>Option 1 proposes a lower level of growth compared to Options 2a to 2d and 3. As a result, it is likely to have less impacts on biodiversity across the plan area.</p> <p>The key differences between Options 2a to 2d relate to the inclusion or exclusion of a strategic site (to deliver 3,000 dwellings and 43,000 sqm of employment floorspace) and an alternative employment site (to deliver 43,000 sqm). As a result, there is little to differentiate between Options 2a to 2d in terms of the nature and significance of effects on this IIA objective at a plan-level. However, there are some differences between the alternative sites/ the options and these are highlighted below.</p> <ul style="list-style-type: none"> • Option 2a - Includes the ‘East Chelmsford Garden Community (Hammonds Farm)’ site. There is an Ancient Woodland and Local Wildlife Site adjacent to the south east boundary. There is also a Local Wildlife Site that runs contiguous with the River Chelmer along the western boundary of the site and partially falls within the development boundary. Further to this, there are Local Wildlife Sites situated between and adjacent to two parcels of the site in the east. A 					

	<p>small proportion of the Blake's Wood & Lingwood Common SSSI is situated adjacent to eastern boundary of the site. It should be noted that the SSSI been assessed as having a 100% favourable condition status and Natural England (NE) identify the current pressures for the SSSI as plant disease, deer and woodland management. It is assumed that development would avoid and provide suitable buffers to any designated sites highlighted above. It is also assumed that suitable mitigation can be incorporated to avoid significant effects on the water quality and flow of the River Chelmer and therefore associated biodiversity. While NE do not identify that the SSSI is sensitive to recreational activities this should be a consideration for development as it could have impacts in the future. To reflect this, suitable alternative areas for recreation should be provided on site.</p> <ul style="list-style-type: none"> • Option 2b - Includes the 'Chatham Green' site and the Straw Brook flows through the site and then into the River Ter SSSI. The River Ter SSSI is designated for its geological features as a representative of a lowland stream with a distinctive floor regime. Any development or activity that restricts natural processes could damage the interest features, this includes from outside the SSSI. It should be noted that the SSSI been assessed as having a 100% favourable condition status. Further to this, there is also an Ancient Woodland adjacent to the site option in the north west. It is assumed that development would avoid and provide suitable buffers to any designated sites highlighted above. It is also assumed that suitable mitigation can be incorporated to avoid significant effects on the natural processes/ flow of the Straw Brook and therefore River Ter. • Option 2c - Includes a collection of site options referred to as 'West and North West Chelmsford'. There are no designated sites for biodiversity within or adjacent to this site. • Option 2d - Includes the 'Howe Green and Rettendon Common/Place' sites. There are no designated sites for biodiversity within or adjacent to these sites. • Options 2b to 2d - Include the alternative employment site 'Land East and West of the A12, North and North West of Howe Green Sandon' and the majority of this site to the north of Sandon Hall is designated as a Local Wildlife Site. Given the extent of the Local Wildlife Site, it is assumed that development would inevitably result in the loss of some of the LWS. However, it is assumed that compensatory habitat could be provided either on or off-site. <p>Option 3 proposes a higher level of growth compared to Option 1 and Options 2a to 2d. It includes the 'East Chelmsford Garden Community (Hammonds Farm)' site, 'West and North West Chelmsford' site as well as an additional employment site 'Land East and West of the A12, North and North West of Howe Green Sandon'. While there are likely to be negative effects in the short-term across a greater proportion of the plan area this does not mean that a residual significant negative effect is likely. As for the other options, once mitigation is taken into account it is considered unlikely that there would be a residual significant negative effect on biodiversity at a plan-level.</p> <p>Overall, none of the options are considered likely to have a significant negative effect on biodiversity once mitigation is taken into account. It is assumed that any development coming forward under the options and that is of sufficient scale will deliver Biodiversity Net Gain in line with requirements. While it could be argued that the higher growth options could deliver a greater overall level of BNG, this also needs to be considered and balanced against the increased loss and fragmentation of habitats as well as increased levels of disturbance. To reflect this, all of the options have been identified as having the potential for a minor long-term positive effect.</p>
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2. Housing: To meet the housing needs of the Chelmsford City Area and deliver decent homes.

	Option 1: Lower Growth based on SHNA	Option 2a: Transitional growth, i.e. Pre-Submission Plan	Option 2b: Transitional growth, i.e. Pre-Submission Plan (without Hammonds Farm and including Chatham Green)	Option 2c: Transitional growth, i.e. Pre-Submission Plan (without Hammonds Farm and including West & North West Chelmsford)	Option 2d: Transitional growth, i.e. Pre-Submission Plan (without Hammonds Farm and including Howe Green & Rettendon Common)	Option 3: Higher Growth (Hammonds Farm & West & North West Chelmsford)
Score	-/?	++	++	++	++	++/?
Commentary	<p>While Option 1 would meet the needs identified in the SHNA (955 dwellings per annum) it would not meet needs through the revised Standard Method (either the transitional or full need). As a result, it is identified as having a minor long-term negative effect.</p> <p>Options 2a to 2d all propose the same level of housing growth and would meet the needs set out through the revised Standard Method in terms of transitional arrangements (1,210 dwellings per annum). As a result, they are identified as having a significant long-term positive effect. They would also help to deliver a wider range of housing types, including affordable housing, compared to Option 1.</p> <p>Option 3 would meet the full needs identified through the revised Standard Method (1,406 dwellings per annum) and is therefore also identified as having the potential for a long-term significant positive effect. The housing delivery rates over the past 10 years have been in the order of 1,000 dwellings per annum. Whilst the provision of a quantum of housing beyond the transitional need is likely to provide additional flexibility in delivery and choice of tenure, over-delivery could be disruptive to the local housing market with demand failing to match supply and potentially stalled developments. As a result, there is an element of uncertainty in relation to Option 3.</p>					

3. Economy, Skills and Employment: To achieve a strong and stable economy which offers rewarding and well located employment opportunities to everyone.

	Option 1: Lower Growth based on SHNA	Option 2a: Transitional growth, i.e. Pre-Submission Plan	Option 2b: Transitional growth, i.e. Pre-Submission Plan (without Hammonds Farm and including Chatham Green)	Option 2c: Transitional growth, i.e. Pre-Submission Plan (without Hammonds Farm and including West & North West Chelmsford)	Option 2d: Transitional growth, i.e. Pre-Submission Plan (without Hammonds Farm and including Howe Green & Rettendon Common)	Option 3: Higher Growth (Hammonds Farm & West & North West Chelmsford)
Score	-/?	++	++/?	++	++/?	++/?
Commentary	<p>The construction of new development would support the construction sector both within and outside the City Area and has the potential to create employment opportunities as well as increased economic activity in the local and wider supply chain. However, the extent to which the jobs created benefit the City Area's residents will depend on the number jobs created and the recruitment policies of prospective employers. In the longer term (once development is complete), the increase in local population could boost the local labour market and increase economic activity in the local community.</p> <p>Options 2a to 2d and Option 3 have the potential to balance housing and employment growth through on-site provision, although the relative remoteness of development associated with options 2b and 2d is likely to mean that employment opportunities are less accessible to the wider population (for example through public transport). Conversely, Option 1 (Lower Growth) is likely to have a negative effect, reflecting restrictions on employment growth and the generation of out-commuting as residents seek employment opportunities elsewhere.</p> <p>The importance of balancing population and employment growth was emphasised within the most recent Employment Land Review 2023 (and Focused Update 2024), where an analysis of economic forecasts has been undertaken together with demographic projections to establish the inter-relationship between population growth, forecasts of new jobs and the number of new homes proposed. Significantly increasing the quantum of housing could disrupt the relationship between housing and employment growth, leading to out-commuting, for example, thus prompting uncertainty associated with the effects associated with Option 3 Higher Growth (notwithstanding the proposals for employment growth within it).</p>					

4. Sustainable Living and Revitalisation: To promote urban renaissance and support the vitality of rural centres, tackle deprivation and promote sustainable living.

	Option 1: Lower Growth based on SHNA	Option 2a: Transitional growth, i.e. Pre-Submission Plan	Option 2b: Transitional growth, i.e. Pre-Submission Plan (without Hammonds Farm and including Chatham Green)	Option 2c: Transitional growth, i.e. Pre-Submission Plan (without Hammonds Farm and including West & North West Chelmsford)	Option 2d: Transitional growth, i.e. Pre-Submission Plan (without Hammonds Farm and including Howe Green & Rettendon Common)	Option 3: Higher Growth (Hammonds Farm & West & North West Chelmsford)
Score	+/-	+/-	-/?	+/-	-/?	+/-
Commentary	<p>Residential development has the potential to improve the viability and vitality of existing shops, services and facilities in the City Centre, South Woodham Ferrers, West Chelmsford, Garden Communities and principal and local neighbourhood centres. New development may also encourage and support investment in existing, and the provision of new, services and facilities in the City Area through, for example, developer contributions and on-site provision. This could help</p>					

	<p>enhance the accessibility of existing and prospective residents to key services and facilities, although this would be dependent on the exact location of new development and the level of investment generated.</p> <p>Larger services such as schools and health facilities as well as employment opportunities are predominantly focused within the two main urban areas of Chelmsford and South Woodham Ferrers. Prospective residents are likely to benefit from high levels of accessibility. Service accessibility analysis (Essex Highways, 2022) notes the following accessibility scores:</p> <ol style="list-style-type: none"> 1. Brownfield sites in Chelmsford Urban Area* 2.81 2. Edge of Chelmsford extension (West Chelmsford; East Chelmsford) 2.04 3. North of South Woodham Ferrers 2.14 4. North East Chelmsford 2.57 5. Key Service Settlements (Bicknacre, Boreham, Broomfield, Danbury, Great Leighs) 1.94 6. Service Settlements (East Hanningfield, Ford End, Great Waltham, Little Waltham, Rettendon Place, Woodham Ferrers) 1.68 7. Settlements with good proximity to transport corridors (Chatham Green, Howe Green, Rettendon Common) 1.45 8. New Strategic Settlement/Garden Community (Hammonds Farm) 1.64 <p>The above scores suggest that as part of the accommodation of new development, considerable reliance will be placed on local service provision developed in tandem and ideally advance of housing and employment development where a mixed positive/ negative outcome is likely. This less likely with proposals which are characterised by a remoter geography from existing urban areas.</p> <ul style="list-style-type: none"> • Option 1 - Includes the North East Chelmsford Garden Community which whilst proximate to the Key Service Settlement of Boreham (providing a range of services including schools, shops, health and other services) is separated by the A12 with access via Waltham Road to the east and (indirectly) Generals Lane to the west. The scale of the North East Chelmsford site would require the provision of free-standing services such as schools and a neighbourhood centre. • Option 2a - Includes the 'East Chelmsford Garden Community (Hammonds Farm)' which whilst proximate to the Key Service Settlement of Boreham (providing a range of services including schools, shops, health and other services) is accessed via Church Lane, or via the A12/B1137 Main Road. The scale of the site would require the provision of free-standing services such as schools and a neighbourhood centre as well as connectivity across/via the A12 and River Chelmer to services within the current urban area of Chelmsford. • Option 2b - Includes the 'Chatham Green' site, the nearest service centre being Great Leighs approx. 2.5km to the north along the A131, otherwise Little Waltham 2km, and Broomfield 5km to the south. Great Leighs is a Key Service Settlement with a limited range of services including a primary school, shops and a post office. The scale of the site would require the provision of free-standing services such as schools and a neighbourhood centre. • Option 2c - Includes a collection of sites referred to as 'West and North West Chelmsford', the nearest service centre being the Key Service Settlement of Writtle (providing a range of services including schools, shops, health and other services) some 1.5km to the south, otherwise Chelmsford City Centre some 3.5km to the east. The scale of the site would require the provision of free-standing services such as schools and a neighbourhood centre. • Option 2d - Includes the 'Howe Green and Rettendon Common/Rettendon Place' sites, the nearest service centre being East Hanningfield approx. 1.5km to the east 2km, and Bicknacre 3km to the east, both providing a limited range of services including a primary school, shops and a post office. Otherwise, services are at South Woodham Ferrers (c.7km by road to the south for Rettendon Common and 3.5km for Rettendon Place) or Sandon 5km to the north (for Rettendon Common Sites). • Option 3 - Includes East Chelmsford Garden Community (Hammonds Farm) and West and North West Chelmsford with the observations in Option 2a and 2c applying. <p>A mixture of positive and negative effects are identified, reflecting the need for the delivery of services associated with housing growth, without relying on existing service centres for immediate needs. Options 2b and 2d are less certain in this regard reflecting their relative distance from existing and higher order service centres. The extent and speed with which these can be provided, and thus the creation of relatively self-contained communities, would depend upon site-specific proposals. No significant negative effects are identified.</p>
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5. Health and Wellbeing: To improve the health and wellbeing of those living and working in the Chelmsford City Area.

	Option 1: Lower Growth based on SHNA	Option 2a: Transitional growth, i.e. Pre-Submission Plan	Option 2b: Transitional growth, i.e. Pre-Submission Plan (without Hammonds Farm and including Chatham Green)	Option 2c: Transitional growth, i.e. Pre-Submission Plan (without Hammonds Farm and including West & North West Chelmsford)	Option 2d: Transitional growth, i.e. Pre-Submission Plan (without Hammonds Farm and including Howe Green & Rettendon Common)	Option 3: Higher Growth (Hammonds Farm & West & North West Chelmsford)
Score	+/-	+/-	-/?	+/-	-/?	+/-
Commentary	<p>The construction of new housing may have a localised negative effect on the health and wellbeing of residents, particularly those with poor respiration, who are in close proximity to development sites and along transport routes within the City Area. Effects may include, for example, respiratory problems associated with construction traffic and dust. These issues would be more pertinent if development were to take place within sensitive areas with pre-existing health issues. However, these effects are expected to be temporary and not significant.</p> <p>Once dwellings are occupied, there may be further adverse effects on health arising from, in particular, emissions to air associated with increased traffic movements. In this context, the baseline presented in Section 3 of the IIA Report highlights that the main source of air pollution in Chelmsford is road traffic emissions from major roads.</p> <p>As at 2016, the Chelmsford City Area had 2,446ha of open space including 263ha of park, sport and recreation grounds open space. It should be noted, however, that the Chelmsford Open Space Study (2024) has found some deficiencies in open space provision including amenity greenspace, parks and recreation grounds and play space. New development could be expected to provide an opportunity to facilitate further the promotion of healthy lifestyles through addressing these deficiencies.</p> <p>The extent to which new development promotes healthy lifestyles through, for example, the provision of infrastructure for walking and cycling will be dependent, in part, on its location vis-à-vis the accessibility of services, facilities, jobs and open space. With development focused on the City Centre, South Woodham Ferrers, West Chelmsford, Garden Communities and key service settlements and service settlements, prospective residents are likely to benefit from high levels of accessibility which may promote walking and cycling (and also, potentially, reduce emissions to air associated with car use).</p> <ul style="list-style-type: none"> • Option 1 - Includes the North East Chelmsford Garden Community which whilst proximate to the Key Service Settlement of Boreham (providing a range of services including schools, shops, health and other services) is separated by the A12 with access via Waltham Road to the east and (indirectly) Generals Lane to the west. The scale of the North East Chelmsford site would require the provision of free-standing services such as schools and a neighbourhood centre. • Option 2a - Includes the 'East Chelmsford Garden Community (Hammonds Farm)' which whilst proximate to the Key Service Settlement of Boreham (providing a range of services including schools, shops, health and other services) is accessed via Church Lane, or via the A12/B1137 Main Road. The scale of the site would require the provision of free-standing services such as schools and a neighbourhood centre as well as connectivity across/via the A12 to services within the current urban area of Chelmsford. • Option 2b - Includes the 'Chatham Green' site, the nearest service centre being Great Leighs approx. 2.5km to the north along the A131, otherwise Little Waltham 2km, and Broomfield 5km to the south. Great Leighs is a Key Service Settlement with a limited range of services including a primary school, shops and a post office. The scale of the site would require the provision of free-standing services such as schools and a neighbourhood centre. • Option 2c - Includes a collection of sites referred to as 'West and North West Chelmsford', the nearest service centre being the Key Service Settlement of Writtle (providing a range of services including schools, shops, health and other services) some 1.5km to the south, otherwise Chelmsford City Centre some 3.5km to the east. The scale of the site would require the provision of free-standing services such as schools and a neighbourhood centre. • Option 2d - Includes the 'Howe Green and Rettendon Common/Rettendon Place' sites, the nearest service centre being East Hanningfield approx. 1.5km to the east 2km, and Bicknacre 3km to the east, both providing a limited range of services including a primary school, shops and a post office. Otherwise, services are at South Woodham Ferrers (c.7km by road to the 					

	<p>south for Rettendon Common and 3.5km for Rettendon Place) or Sandon 5km to the north (for Rettendon Common Sites).</p> <ul style="list-style-type: none"> • Option 3 - Includes Hammonds Farm and West Chelmsford with the observations in Option 2a and 2c applying. <p>A mixture of positive and negative effects are identified, reflecting opportunities for the promotion of health and wellbeing associated with housing growth, without relying on existing service centres for immediate needs. Options 2b and 2d are less certain in this regard reflecting their relative distance from existing and higher order service centres. The extent and speed with which these can be provided, and thus the creation of relatively self-contained communities, would depend upon site-specific proposals. No significant negative effects are identified.</p>
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6. Transport: To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.

	Option 1: Lower Growth based on SHNA	Option 2a: Transitional growth, i.e. Pre-Submission Plan	Option 2b: Transitional growth, i.e. Pre-Submission Plan (without Hammonds Farm and including Chatham Green)	Option 2c: Transitional growth, i.e. Pre-Submission Plan (without Hammonds Farm and including West & North West Chelmsford)	Option 2d: Transitional growth, i.e. Pre-Submission Plan (without Hammonds Farm and including Howe Green & Rettendon Common)	Option 3: Higher Growth (Hammonds Farm & West & North West Chelmsford)
Score	+/-/?	+/-/?	-/?	-/?	-/?	+/-/?
Commentary	<p>The development proposed under the options has the potential to increase traffic both during construction and once development is complete. This could result in localised traffic congestion with associated negative effects including driver delay and an increase in road traffic accidents. In this regard, the baseline analysis presented in Section 3 of the IIA Report notes that development could result in increased pressure on the local road network and public transport infrastructure with congestion on key trunk roads including the A12, A130 and A414 east and west of Chelmsford (a number of junctions on the strategic highway network have capacity constraints and pinch points). Further development is likely to result in a re-assignment of traffic to local and rural routes.</p> <p>A Transport Impact Assessment of December 2023 tested three spatial approaches (1 – Growing the existing strategy; 2 – Exploring a new settlement and employment locations; 3 – Exploring growth along transport corridors) and concluded that: <i>In terms of overall network impact (severity and breadth) and without considering the scope for mitigation, Spatial Approach 2 is modelled as having the smallest impact, and Spatial Approach 3 as having the largest. Spatial Approach 1 is characterised as having a broader, but less pronounced impact on the road network.</i> Thus, Options 2b and 2d, both associated with growth along transport corridors, are considered to have a comparatively worse performance than more self-contained development.</p> <p>Notwithstanding the above, in relations to Options 2a and 3, the Transport Impact Appraisal of Preferred Spatial Approach, March 2024 notes that: <i>Of the Local Plan development allocated in the preferred spatial approach on greenfield sites outside of the city centre, only Hammonds Farm and the employment site adjacent to the A12 J18 are shown in the modelling to generate vehicle flows of sufficient volume to impact traffic conditions significantly on the surrounding road network.</i> However, development may support investment in highways improvements and public transport provision which could help to mitigate adverse effects in this regard. The Transport Impact Appraisal of Preferred Spatial Approach, March 2024 concludes that <i>“Overall, the allocation of development in the Local Plan preferred spatial approach provides the opportunity to make good use of existing and potential sustainable accessibility to and from proposed sites. However, this will be dependent on the delivery of the bus, cycling and walking infrastructure proposed by developers, as well as additional measures required to provide the necessary connectivity to the wider sustainable transport network.”</i></p> <p>The housing requirement would meet (as a minimum) Chelmsford’s assessed housing need, helping to ensure that there is sufficient housing to meet the needs of workers in the City Area and providing opportunities for those who currently commute into the City Area to live in the area. However, based on current trends, it would be expected that an increased local population would result in higher levels of out-commuting overall.</p> <p>Under Option 2a, the delivery of new homes and employment in the City Area could help to maintain and, potentially, stimulate investment in public transport provision due to greater demand</p>					

	<p>linked with population growth and developer contributions. With development focused on the City Centre, South Woodham Ferrers, West Chelmsford, Garden Communities and key service settlements and service settlements, prospective residents are also likely to benefit from high levels of accessibility which may promote walking and cycling (and also, potentially, reduce car use).</p> <p>Bus priority routes could be employed for Options 2a, 2b, 2d and 3, but this is more challenging to the West and North West of Chelmsford (Option 2c) which would consequently concentrate reliance on the private to access wider employment opportunities and services. The Lower Growth Option 1, whilst having less traffic-generation-related effects is likely to result in less investment in infrastructure, both upgrading the existing network and sustainable transport measures such as bus priority routes.</p>
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7. Land Use and Soils: To encourage the efficient use of land and conserve and enhance soils

	Option 1: Lower Growth based on SHNA	Option 2a: Transitional growth, i.e. Pre-Submission Plan	Option 2b: Transitional growth, i.e. Pre-Submission Plan (without Hammonds Farm and including Chatham Green)	Option 2c: Transitional growth, i.e. Pre-Submission Plan (without Hammonds Farm and including West & North West Chelmsford)	Option 2d: Transitional growth, i.e. Pre-Submission Plan (without Hammonds Farm and including Howe Green & Rettendon Common)	Option 3: Higher Growth (Hammonds Farm & West & North West Chelmsford)
Score	-/?	-/?	--/?	--/?	-/?	--/?
Commentary	<p>Housing growth is expected to encourage the reuse of brownfield land. However, the limited number of brownfield sites that have not already been earmarked for future development in the Chelmsford City Area will mean that a potentially substantial area of greenfield land will be required.</p> <p>The best and most versatile agricultural land in the City Area generally lies to the north/ north west of the Chelmsford Urban Area and is characterised as Grade 2 ('Very Good'). Land to the south of the urban area, meanwhile, is predominantly Grade 3 ('Good') agricultural land.</p> <ul style="list-style-type: none"> • Option 1 - Includes the 'North East Chelmsford Garden Community' which is scheduled later in the Plan period following minerals extraction. Land quality is classed generally as Grade 3 although substantial areas are disturbed by minerals extraction. Land to the north of South Woodham Ferrers is Grade 3. • Option 2a - Includes the 'East Chelmsford Garden Community (Hammonds Farm)' which is principally Grade 3 with some Grade 4. • Option 2b - Includes the 'Chatham Green' site which is Grade 2. • Option 2c - Includes a collection of sites referred to as 'West and North West Chelmsford' which is Grade 2. • Option 2d - Includes the 'Howe Green and Rettendon Common/Place' sites which are Grade 3. • Options 2b to 2d - Includes the alternative employment site 'Land East and West of the A12, North and North West of Howe Green Sandon' which is Grade 2 and a minerals safeguarding site. • Option 3 - Includes Hammonds Farm and West Chelmsford with the observations in Option 2a and 2c applying. <p>Options 2b, 2c and 3 include a strategic site that is largely Grade 2 Agricultural Land, which will be lost to development, consequently resulting in a significant negative effect on this Objective which is unlikely to be able to be mitigated, although site-specific land quality assessment could reveal localised patterns.</p>					

8. Water: To conserve and enhance water quality and resources

	Option 1: Lower Growth based on SHNA	Option 2a: Transitional growth, i.e. Pre-Submission Plan	Option 2b: Transitional growth, i.e. Pre-Submission Plan (without Hammonds Farm and including Chatham Green)	Option 2c: Transitional growth, i.e. Pre-Submission Plan (without Hammonds Farm and including West & North West Chelmsford)	Option 2d: Transitional growth, i.e. Pre-Submission Plan (without Hammonds Farm and including Howe Green & Rettendon Common)	Option 3: Higher Growth (Hammonds Farm & West & North West Chelmsford)
Score	0/?	-/?	-/?	-/?	-/?	--/?
Commentary	<p>The construction of new housing development and the consequent growth in population can be expected to increase demand on water resources, with the potential to affect water availability. However, the baseline analysis presented in Section 3 notes that one of the two pumped storage reservoirs, Abberton, has recently been enlarged and enhanced so to provide long term water resources for Essex. The Essex and Suffolk Water Draft Water Resources Management Plan 2024 notes that the Essex supply area is seriously water stressed area with full customer metering planned 2035. The demand savings from planned water efficiency and metering programmes will enable national targets for water consumption to be met, namely household per capita consumption: 122 litres per person per day by 2038 and 110 litres per person per day by 2050.</p> <p>The Water Cycle Study (2024) identifies some constraints with respect to water service infrastructure and the water environment to deliver development, likely to require that strategic water resource options and wastewater solutions are developed in advance of development coming forward. The draft Essex and Suffolk Water Resource Management Plan 2024 identifies that without further investment in things like expanding reservoirs and other sources of water, that demand for water will begin to outpace supply in the future (2030+). This is also due to changes in the rules governing how much water, water companies can take from existing sources that will come into force after 2030.</p> <p>Consequently, effects on water resource availability are not expected to be significant across Options 1 to 2d, although Option 3 Higher Growth could begin to exceed these resource constraints.</p> <p>Depending on the location of new development, the proximity to waterbodies and the prevailing quality of the waterbody, there is potential for adverse effects on water quality associated with construction activities (through, for example, accidental discharges or uncontrolled surface water runoff from construction sites). However, it is assumed that the appropriate measures will be taken during construction to mitigate risks and the design of new development will include (where appropriate) sustainable urban drainage systems (SUDS) to ensure that all subsequent rainfall will infiltrate surfaces rather than exacerbate any downstream flood risks (which also have temporary effects on water quality).</p>					

9. Flood Risk and Coastal Erosion: To reduce the risk of flooding and coastal erosion to people and property, taking into account the effects of climate change

	Option 1: Lower Growth based on SHNA	Option 2a: Transitional growth, i.e. Pre-Submission Plan	Option 2b: Transitional growth, i.e. Pre-Submission Plan (without Hammonds Farm and including Chatham Green)	Option 2c: Transitional growth, i.e. Pre-Submission Plan (without Hammonds Farm and including West & North West Chelmsford)	Option 2d: Transitional growth, i.e. Pre-Submission Plan (without Hammonds Farm and including Howe Green & Rettendon Common)	Option 3: Higher Growth (Hammonds Farm & West & North West Chelmsford)
Score	0	0	0	0	0	0
Commentary	<p>The baseline analysis presented in Section 3 of the IIA Report highlights that flood risk is a potential constraint to future development in the Chelmsford City Area with large parts of the Chelmsford Urban Area in particular being a risk of fluvial flooding and South Woodham Ferrers being at risk of coastal flooding. However, given requirements for proposals to be accompanied by a Flood Risk Assessment (FRA) where appropriate, it is considered unlikely that new development would be at significant risk of flooding, although this is dependent on the exact location of development.</p> <p>Environment Agency flood maps indicate that surface water flooding is a potential constraint in some parts of the City Area including within the main urban areas of Chelmsford, South Woodham Ferrers and East Chelmsford Garden Community. In this context, the loss of greenfield land to support housing development could lead to an increased risk of flooding off site (as a result of the increase in impermeable surfaces). However, it can be reasonably assumed that new development proposals which may result in an increase in flood risk will be accompanied by an FRA and incorporate suitable flood alleviation measures (thereby minimising the risk of flooding).</p> <p>For two proposed strategic allocations (East Chelmsford Garden Community (Hammonds Farm) and Land Adjacent to A12 Junction 18 Employment Area) a bespoke application of the Sequential and Exceptions Tests (Updated Flood Sequential and Exception Tests of Site Allocations, May 2024) concluded that notwithstanding the presence of Flood Zones 2 and 3, the site area is such that it is entirely feasible that with appropriate site planning, land uses can be placed in those areas of least risk pertinent to their flood risk classification.</p> <p>There may be opportunities as part of new development proposals to enhance existing, or incorporate new, green infrastructure which could potentially have a positive effect on this objective by providing space for flood waters to flow through and additional areas for future flood storage. However, this is dependent on policies contained within the Local Plan, the competing priorities for developer contributions and details of site specific proposals.</p> <p>Consequently, all options have been scored as neutral, recognising the presence of flood risk across a range of sites, to greater or lesser degrees, and the opportunities through the application of the Sequential and Exceptions tests, to mitigate risks through site masterplanning.</p>					

10. Air: To improve air quality

	Option 1: Lower Growth based on SHNA	Option 2a: Transitional growth, i.e. Pre-Submission Plan	Option 2b: Transitional growth, i.e. Pre-Submission Plan (without Hammonds Farm and including Chatham Green)	Option 2c: Transitional growth, i.e. Pre-Submission Plan (without Hammonds Farm and including West & North West Chelmsford)	Option 2d: Transitional growth, i.e. Pre-Submission Plan (without Hammonds Farm and including Howe Green & Rettendon Common)	Option 3: Higher Growth (Hammonds Farm & West & North West Chelmsford)
Score	0/?	0/?	-/?	-/?	-/?	-/?
Commentary	<p>The construction of new residential development is likely to have a negative effect on air quality due to, for example, emissions generated from plant and HGV movements during construction. Once dwellings are occupied, the increase in population in the City Area will in-turn generate additional transport movements and associated emissions to air. In this regard, the baseline analysis presented in Section 3 indicates that the main source of air pollution in Chelmsford is road traffic emissions from major roads, notably the A12, A414, A138, A130 and B1016.</p> <p>The HRA identifies that growth supported by the Preferred Options Local Plan has the potential to contribute to 'in combination' air quality effects on sensitive sites (principally Epping Forest SAC). However, further assessment through the HRA has demonstrated that the 'in combination' contribution of the Local Plan is likely to be too small to be 'significant'.</p> <p>The housing requirement would meet (as a minimum) Chelmsford's assessed housing need, helping to ensure that there is sufficient housing to meet the needs of workers in the City Area and providing opportunities for those who currently commute into the City Area to live in the area thereby reducing in-commuting and associated pollution from vehicles. However, based on current trends, it would be expected that an increased local population would result in higher levels of out-commuting overall.</p> <p>A Transport Impact Assessment of December 2023 tested three spatial approaches (1 – Growing the existing strategy; 2 – Exploring a new settlement and employment locations; 3 – Exploring growth along transport corridors) and concluded that: <i>In terms of overall network impact (severity and breadth) and without considering the scope for mitigation, Spatial Approach 2 is modelled as having the smallest impact, and Spatial Approach 3 as having the largest. Spatial Approach 1 is characterised as having a broader, but less pronounced impact on the road network.</i></p> <p>The Transport Impact Appraisal of Preferred Spatial Approach, March 2024 notes that: <i>Of the Local Plan development allocated in the preferred spatial approach on greenfield sites outside of the city centre, only Hammonds Farm and the employment site adjacent to the A12 J18 are shown in the modelling to generate vehicle flows of sufficient volume to impact traffic conditions significantly on the surrounding road network.</i> However, development may support investment in highways improvements and public transport provision which could help to mitigate adverse effects in this regard. The Transport Impact Appraisal of Preferred Spatial Approach, March 2024 concludes that <i>“Overall, the allocation of development in the Local Plan preferred spatial approach provides the opportunity to make good use of existing and potential sustainable accessibility to and from proposed sites. However, this will be dependent on the delivery of the bus, cycling and walking infrastructure proposed by developers, as well as additional measures required to provide the necessary connectivity to the wider sustainable transport network.”</i></p> <p>Significant additional development is likely to help to maintain and, potentially, stimulate investment in public transport provision reducing emissions to air associated with car use and congestion. With development focused on the City Centre, South Woodham Ferrers, West Chelmsford, Garden Communities and key service settlements and service settlements, prospective residents are also likely to benefit from high levels of accessibility which may reduce car use and associated emissions to air.</p> <p>The Lower Growth (Option 1) and Pre-Submission (Option 2a) are both scored as neutral reflecting the proposals for self-contained development and the inclusion of sustainable transport options reducing car-based use. By contrast, proposals for more remote and higher growth options (2b – 2d and 3) are likely to be largely reliant on car-based transport and it is unclear whether this situation is able to be mitigated. West and north west Chelmsford are less likely to provide bus priority routes, whilst the relative remoteness of Options 2b and 2d could place higher reliance on use of the private car, even with the provision of bus priority measures, for example. Consequently, a negative (uncertain) score is accorded.</p> <p>At a plan-level it is considered that a significant negative effect is not likely.</p>					

11. Climate Change: To minimise greenhouse gas emissions and adapt to the effects of climate change

	Option 1: Lower Growth based on SHNA	Option 2a: Transitional growth, i.e. Pre-Submission Plan	Option 2b: Transitional growth, i.e. Pre-Submission Plan (without Hammonds Farm and including Chatham Green)	Option 2c: Transitional growth, i.e. Pre-Submission Plan (without Hammonds Farm and including West & North West Chelmsford)	Option 2d: Transitional growth, i.e. Pre-Submission Plan (without Hammonds Farm and including Howe Green & Rettendon Common)	Option 3: Higher Growth (Hammonds Farm & West & North West Chelmsford)
Score	0/?	0/?	-/?	-/?	-/?	-/?
Commentary	<p>Residential development would be expected to increase overall energy consumption and greenhouse gas emissions within the City Area. Sources of emissions will include the use of plant, HGV movements and the embodied carbon in materials during construction and domestic energy consumption and vehicle movements once dwellings are occupied.</p> <p>While the development proposed through would help to meet (or contribute to meeting needs in the case of Option 1) identified needs, helping to ensure that there is sufficient housing to meet the needs of workers in the City Area and providing opportunities for those who currently commute into the City Area to live in the area. However, despite this and based on current trends, it would be expected that an increased local population would result in higher levels of out-commuting overall.</p> <p>The delivery of new homes and employment in the City Area could help to maintain and, potentially, stimulate investment in public transport provision reducing emissions associated with car use and congestion. Where development is focused on the City Centre and existing urban areas, including South Woodham Ferrers, and key service settlements and service settlements, prospective residents are also likely to benefit from high levels of accessibility which may reduce car use and associated emissions.</p> <p>Notwithstanding the anticipated increase in overall emissions identified above, per capita emissions for the Chelmsford City Area have generally fallen, albeit slowly, and residential development could present opportunities for new homes to include low carbon technologies within their design and to use low carbon materials within their construction. All new development of this scale will be expected to incorporate SUDS which take into account the effects of climate change.</p> <p>The Lower Growth (Option 1) and Pre-Submission (Option 2a) are both scored as neutral reflecting the proposals for self-contained development and the inclusion of sustainable transport options reducing car-based use. By contrast, proposals for more remote and higher growth options (2b – 2d and 3) are likely to be largely reliant on car-based transport and it is unclear whether this situation is able to be mitigated. West and north west Chelmsford are less likely to provide bus priority routes, whilst the relative remoteness of Options 2b and 2d could place higher reliance on use of the private car, even with the provision of bus priority measures, for example. Consequently, a negative (uncertain) score is accorded.</p>					

12. Waste and Natural Resources: To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources

	Option 1: Lower Growth based on SHNA	Option 2a: Transitional growth, i.e. Pre-Submission Plan	Option 2b: Transitional growth, i.e. Pre-Submission Plan (without Hammonds Farm and including Chatham Green)	Option 2c: Transitional growth, i.e. Pre-Submission Plan (without Hammonds Farm and including West & North West Chelmsford)	Option 2d: Transitional growth, i.e. Pre-Submission Plan (without Hammonds Farm and including Howe Green & Rettendon Common)	Option 3: Higher Growth (Hammonds Farm & West & North West Chelmsford)
Score	+/-	+/-	+/-	+/-	+/-	+/-
Commentary	<p>The construction of new dwellings will require raw materials (such as aggregates, steel and timber). This may place pressure on local mineral assets to support construction. However, the volume of materials required is not expected to be significant (in a regional or national context). Further, it is anticipated that there would be opportunities to utilise recycled and sustainably sourced construction materials as part of new developments.</p> <p>Some parts of the City Area have been designated as Mineral Safeguarding Areas. However, residential development within these areas is unlikely as the principle of extraction has been accepted and the need for release of minerals proven within the Minerals Local Plan. If there are any instances where development sites overlay a Minerals Safeguarding Area it may be feasible to work minerals prior to development taking place.</p> <p>Residential development will generate waste through construction, although it is anticipated that a proportion of this waste would be reused or recycled. Once dwellings are occupied, there would also be an increase in municipal waste arisings which could place pressure on existing waste management facilities. However, it is again anticipated that a proportion of this waste would be reused or recycled.</p> <p>All options are considered to exhibit similar performance, reflecting the use of scarce resources for the construction of homes and infrastructure and the generation of waste. However, at a plan-level it is considered that a significant negative effect is not likely and there is little to differentiate between the options against this IIA objective. All of the options could have a positive effect on this objective where resource-sensitive building design is employed, including in building materials, energy use and generation and waste management. However, the extent and impact of this is uncertain at this stage.</p>					

13. Cultural Heritage: To conserve and enhance the historic environment, cultural heritage, character and setting

	Option 1: Lower Growth based on SHNA	Option 2a: Transitional growth, i.e. Pre-Submission Plan	Option 2b: Transitional growth, i.e. Pre-Submission Plan (without Hammonds Farm and including Chatham Green)	Option 2c: Transitional growth, i.e. Pre-Submission Plan (without Hammonds Farm and including West & North West Chelmsford)	Option 2d: Transitional growth, i.e. Pre-Submission Plan (without Hammonds Farm and including Howe Green & Rettendon Common)	Option 3: Higher Growth (Hammonds Farm & West & North West Chelmsford)
Score	+/-/?	+/-/?	+/-/?	+/-/?	+/-/?	+/-/?
Commentary	<p>Option 1 proposes a lower level of growth compared to Options 2a to 2d and 3. As a result, it is likely to have less impacts on the historic environment across the plan area and in particular localised areas where the other options are proposing growth.</p> <p>The key differences between Options 2a to 2d relate to the inclusion or exclusion of a strategic site (to deliver 3,000 dwellings and 43,000 sqm of employment floorspace) and an alternative employment site (to deliver 43,000 sqm). As a result, there is little to differentiate between Options 2a to 2d in terms of the nature and significance of effects on this IIA objective at a plan-level. However, there are some differences between the alternative sites/ the options at a local level and these are highlighted below.</p> <ul style="list-style-type: none"> • Option 2a - Includes the 'East Chelmsford Garden Community (Hammonds Farm)'. The Chelmer and Blackwater Conservation Area follows the River Chelmer and runs through the western and northern areas of the site. There is only one Listed Building present on the site (Grade II Listed Hammonds Farmhouse) but a number of others are located in close proximity. It is assumed that development would avoid the Conservation Area and also provide suitable mitigation to ensure that residual effects are not significant on the designated heritage assets. • Option 2b - Includes the 'Chatham Green' site. There are no designated heritage assets that fall within the boundary of the site; however, are a number of Listing Buildings in close proximity and the Great Waltham Conservation Area and Langleys Registered Park and Garden are within 700m to the south of the site. It is assumed that suitable mitigation can be provided to ensure that there a no residual significant effects on the setting of these designated heritage assets. • Option 2c - Includes a collection of sites referred to as 'West and North West Chelmsford'. The Broomfield Conservation Area falls partially within the site to the east. Little Waltham Conservation Area is situated approximately 500m to the north east and Great Waltham Conservation Area and Langleys Registered Park and Garden are situated approximately 750m to the north. There is also a Scheduled Monument (Settlement site at Ash Tree Corner) within 550m of the site to the north. There are two Listed Buildings within the site and a number of others in close proximity to the site boundary. It is assumed that development would avoid the Conservation Area and also provide suitable mitigation to ensure that residual effects are not significant on the designated heritage assets. • Option 2d - Includes the 'Howe Green and Rettendon Common' site. The East Hanningfield Conservation Area is situated approximately 400m away from the southern parcel of land to the north east. There are also a number of Listed Buildings in close proximity to the southern parcel of land at Rettendon Place. It is assumed that suitable mitigation can be provided to ensure that there a no residual significant effects on the setting of these designated heritage assets. • Options 2b to 2d - Includes the alternative employment site 'Land East and West of the A12, North and North West of Howe Green Sandon'. The Sandon Conservation Area is situated within 300m to the north of the site. There are two Listed Buildings within the site at Sandon Hall and a number of others in close proximity to the north and north east. Danbury Park Registered Park and Garden is approximately 720m to the north east. It is assumed that suitable mitigation can be provided to ensure that there a no residual significant effects on the setting of these designated heritage assets. • Option 3 - Includes Hammonds Farm and West Chelmsford with the observations in Option 2a and 2c applying. <p>Adverse effects on these historic and cultural assets may be felt during construction and also in the longer term once development has been completed. Effects may be direct (where development involves the loss of, or alteration to, assets) or indirect (where elements which contribute to the significance of assets are harmed). However, the likelihood of these effects occurring and their</p>					

	<p>magnitude will be dependent on the type, location and design of new development which is currently uncertain. It is assumed at this stage that development under any of the options would not result in the loss of any designated heritage assets.</p> <p>Overall, all of the options are likely to have negative effects on the historic environment in the short-term during construction and the longer-term once built out. The significance of this at a local level will depend on the design and layout of development as well as proposed mitigation at the project level. At a plan-level it is considered that a significant negative effect is not likely and there is little to differentiate between the options against this IIA objective. All of the options could have a positive effect on this objective where it increases the accessibility of residents to cultural heritage assets and there may also be scope for heritage-led development to positively impact and enhance the setting of assets. However, this is uncertain at this stage.</p>
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14. Landscape and Townscape: To conserve and enhance landscape character and townscapes

	Option 1: Lower Growth based on SHNA	Option 2a: Transitional growth, i.e. Pre-Submission Plan	Option 2b: Transitional growth, i.e. Pre-Submission Plan (without Hammonds Farm and including Chatham Green)	Option 2c: Transitional growth, i.e. Pre-Submission Plan (without Hammonds Farm and including West & North West Chelmsford)	Option 2d: Transitional growth, i.e. Pre-Submission Plan (without Hammonds Farm and including Howe Green & Rettendon Common)	Option 3: Higher Growth (Hammonds Farm & West & North West Chelmsford)
Score	+/-/?	+/-/?	+/-/?	+/-/?	+/-/?	+/-/?
Commentary	<p>There are no national landscape designations within the Chelmsford City Area. However, the delivery of new homes and employment is likely to result in adverse effects on landscape character. Effects may be felt during construction and once development is complete, although the likelihood of adverse effects occurring and their magnitude will be dependent on the scale, density and location of new development in the context of the landscape sensitivity of the receiving environment. In particular, the level of growth proposed under the options is likely to increase pressure on greenfield land for development and could lead to higher density (and taller) residential development, particularly for the higher growth options.</p> <ul style="list-style-type: none"> • Option 1 – Includes the North East Chelmsford Garden Community which is scheduled later in the Plan period following minerals extraction. The Landscape Sensitivity and Capacity Study (2017 and 2024 update) concluded that there is a mixed Medium and Medium to high capacity to accept new development reflecting previous uses and some opportunities to reconstitute landscape character. Land to the north of South Woodham Ferrers was found to have a mixed capacity, from Low-Medium to Medium-High, reflecting the topography of the site, consequent sensitivity and opportunities to respect and strengthen landscape character. • Option 2a - Includes the 'East Chelmsford Garden Community (Hammonds Farm)' which was judged to have an overall Low to Medium landscape capacity, reflecting an open agricultural landscape of relatively high visual sensitivity with modest opportunities for visual mitigation. • Option 2b - Includes the 'Chatham Green' site which was judged to have an overall Low to Medium landscape capacity, reflecting an open agricultural landscape of relatively high visual sensitivity with modest opportunities for visual mitigation. • Option 2c - Includes a collection of sites referred to as 'West and North West Chelmsford' which was judged to have mixed Medium and Low to Medium landscape capacity, reflecting an open agricultural landscape with relatively high visual sensitivity on higher land extending towards Chignall St James. • Option 2d - Includes the 'Howe Green and Rettendon Common' sites. Only the Rettendon Place site has been subject to a specific landscape sensitivity and capacity assessment, which concludes that there is Low to Medium landscape capacity reflecting relatively high visual sensitivity. • Options 2b to 2d - Includes the alternative employment site 'Land East and West of the A12, North and North West of Howe Green Sandon' which was found to have an overall Medium and Medium to High landscape capacity to accept new development reflecting previous uses and opportunities to reconstitute landscape character. • Option 3 – Includes Hammonds Farm and West Chelmsford with the observations in Option 2a and 2c applying. 					

	<p>The baseline analysis presented in Section 3 of the IIA Report highlights that the built form and scale of the City Centre is a product of historic evolution. It notes that the City Centre has areas of distinct built character based on history, townscapes and use, all requiring the reinforcement of their sense of place. With regard to South Woodham Ferrers, meanwhile, the analysis highlights the unique character of the town. Residential development has the potential to adversely affect the townscape character of these areas during construction and once development is complete. However, there may also be potential for new development to enhance the quality of the built environment and to improve townscapes, particularly where brownfield sites are redeveloped (although as noted previously, there are only a limited number of brownfield sites that have not already been earmarked for future development in the City Area). Overall, all of the options are likely to have negative effects landscape during construction and the longer-term once built out. The significance of this at a local level will depend on the design and layout of development as well as proposed mitigation at the project level. At a plan-level it is considered that a significant negative effect is not likely and there is little to differentiate between the options against this IIA objective.</p>
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7. CUMULATIVE, SYNERGISTIC AND SECONDARY EFFECTS

7.1 CUMULATIVE EFFECTS

7.1.1 In determining the significance of effects of a plan, the SEA Regulations require that consideration is given to the cumulative nature of the effects. This section considers the potential for the policies and proposals contained within the Pre-Submission Consultation Document to act in-combination both with each other and other plans and programmes to generate cumulative (including synergistic and secondary) effects.

CUMULATIVE EFFECTS ARISING FROM THE PRE-SUBMISSION CONSULTATION DOCUMENT

7.1.2 **Table 7.1** presents the appraisal of the cumulative effects of the Pre-Submission Consultation Document by summarising the cumulative effects of each policy chapter (Chapters 5 to 9) on the IIA objectives and by providing an overall judgement on the cumulative effect of the plan policies (including proposed site allocations) as a whole.

7.1.3 The appraisal of cumulative effects presented in **Table 7.1** highlights that the majority of the IIA objectives will experience positive effects as a result of the implementation of the policies and proposals contained in the Pre-Submission Consultation Document. Significant positive effects are expected in respect of the following IIA objectives: housing; economy; urban renaissance; health and wellbeing and transport. This reflects the likely socio-economic benefits associated with the delivery of housing, employment and related community facilities, services and infrastructure in the City Area over the plan period and the focus of the majority of this growth in and adjacent to the Chelmsford Urban Area, to the north of South Woodham Ferrers and at Key Service Settlements. It also reflects the strong framework provided by the plan policies that will help to conserve and enhance the City Area's natural and built environments.

7.1.4 Despite the overall positive cumulative effects associated with the implementation of the Pre-Submission Consultation Document, cumulative negative effects have also been identified against many of the IIA objectives including: biodiversity; transport; land use; water; flood risk; air quality; climate change; waste and resources; cultural heritage; and landscape. This principally reflects impacts associated with the construction and operation of new development including land take, resource use, emissions and loss of landscape character and the location of proposed site allocations. However, the Pre-Submission Consultation Document includes policies which seek to manage these effects (including through development requirements related to proposed site allocations) and in consequence, it is expected that significant adverse effects will be largely avoided, although some uncertainty remains which will be addressed through monitoring.

7.1.5 The Pre-Submission Consultation Document has been assessed as having mixed significant positive and significant negative effects on land use. The proposed Local Plan policies and proposals seek to maximise the use of previously developed (brownfield) land. However, the scale of development requirements and the limited number of brownfield sites that have not already been earmarked for future development in the City Area mean that greenfield land adjacent to the urban areas of Chelmsford would be required to deliver circa 80% of new development. Approximately 244ha of Grade 2 agricultural land and 864ha of Grade 3 land and will be lost. This equates to around 2.4% of Grade 2 land and 4.3% of Grade 3 land in the City Area. In consequence, a cumulative significant negative effect has also been identified in respect of land use.



Table 7.1 Results of the Cumulative Effects Appraisal

IIA Objective	Pre-Submission Consultation Document Policy Section						Commentary on cumulative effects (including secondary and synergistic effects)
	Creating Sustainable Development	How will Future Development Growth be Accommodated?	Where will Development Growth be Focused?	Protecting and Securing Important Assets	Making High Quality Places	Cumulative effect of the Pre-Submission Document	
1. Biodiversity and Geodiversity: To conserve and enhance biodiversity and geodiversity and promote improvements to the multifunctional green infrastructure network.	++	+/-/?	-/?	++/?	+	+/-/?	<p>Growth in terms of new housing and economic development together with the delivery of new infrastructure is likely to have adverse effects on biodiversity through, for example, land take and disturbance with associated impacts on habitats and species. However, the Strategic Growth Site Policies and Development Management Policies (notably Policy DM16) contained in the Pre-Submission Consultation Document provide a strong framework that is expected to help ensure that development does not have adverse effects on designated nature conservation sites and protect habitats and species thereby minimising or offsetting adverse ecological effects arising from development and avoiding significant harm to the City Area's assets. Through the Green Wedge and the requirements for onsite provision of green infrastructure at site allocations, there will also be opportunities to enhance biodiversity. Policy DM16 (Protection and Promotion of Ecology, Nature and Biodiversity) requires the provision of a minimum 10% biodiversity net gain above the existing ecological baseline value of the site.</p> <p>Overall, the Pre-Submission Consultation Document has been assessed as having cumulative positive and negative effects on this objective, although some uncertainty remains.</p>
2. Housing: To meet the housing needs of the Chelmsford City	++/-	++/-/?	++	++/-/?	++	++	<p>The policies and proposed site allocations of the Pre-Submission Consultation Document will deliver a minimum of 22,990 new dwellings over the plan period, meeting the City Area's assessed housing requirement and providing additional flexibility. The provision of 30 permanent pitches for Gypsies</p>



IIA Objective	Pre-Submission Consultation Document Policy Section						Commentary on cumulative effects (including secondary and synergistic effects)
	Creating Sustainable Development	How will Future Development Growth be Accommodated?	Where will Development Growth be Focused?	Protecting and Securing Important Assets	Making High Quality Places	Cumulative effect of the Pre-Submission Document	
Area and deliver decent homes.							<p>and Travellers and 28 permanent plots for Travelling Showpeople, meanwhile, would also meet the requirements identified in the Gypsy and Traveller Accommodation Assessment.</p> <p>Those policies of the Pre-Submission Consultation Document that relate to housing will help to ensure that an appropriate mix of size, type and tenure of well-designed housing is delivered to meet local needs.</p> <p>Overall, the Pre-Submission Consultation Document has been assessed as having a cumulative significant positive effect on this objective.</p>
3. Economy, Skills and Employment: To achieve a strong and stable economy which offers rewarding and well-located employment opportunities to everyone.	++/-	++/-	++	++/- /?	++	++	<p>The provision of a minimum of 162,646 sqm of employment floorspace over the plan period is expected to help maintain and enhance Chelmsford's strategic economic role in the Heart of Essex sub-region, supporting existing businesses, attracting inward investment and facilitating economic diversification. Jobs growth would, in-turn, increase the amount of money spent in the local economy and there may also be supply chain benefits associated with new businesses. Through the proposed site allocations and Local Plan policies, it is expected that this provision will help to support the creation of accessible employment opportunities that will benefit the City Area's communities.</p> <p>The policies of the Pre-Submission Consultation Document including the development requirements related to specific site allocations (in Section 7) will help to ensure that there is sufficient investment in educational facilities to accommodate future growth and that links with the two university campuses are capitalised upon.</p>



IIA Objective	Pre-Submission Consultation Document Policy Section						Commentary on cumulative effects (including secondary and synergistic effects)
	Creating Sustainable Development	How will Future Development Growth be Accommodated?	Where will Development Growth be Focused?	Protecting and Securing Important Assets	Making High Quality Places	Cumulative effect of the Pre-Submission Document	
							Overall, the Pre-Submission Consultation Document has been assessed as having a cumulative significant positive effect on this objective.
4. Sustainable Living and Revitalisation: To promote urban renaissance and support the vitality of rural centres, tackle deprivation and promote sustainable living.	++	++/-	++	++	++	++	<p>The Proposed Spatial Strategy, associated site allocations and plan policies seek to focus growth in and adjacent to the Chelmsford Urban Area, to the North of South Woodham Ferrers and at Key Service and Service Settlements. Allied with the provision of community facilities, services and employment land on many of the proposed site allocations (including developments using garden community principles), this will help to ensure that new development is accessible to key services, facilities and employment opportunities, stimulates urban regeneration, tackles deprivation and promotes community inclusion.</p> <p>Whilst growth could place pressure on existing services, facilities and infrastructure, the proposed Local Plan policies including site specific development requirements (as detailed in Section 7) are expected to help mitigate any such effects through, for example, protecting existing facilities and infrastructure, seeking on-site provision/developer contributions towards new provision and by providing a positive planning framework for investment in facilities in accessible locations. The Pre-Submission Consultation Document also defines Special Policy Areas within and around existing facilities and institutions including Broomfield Hospital and ARU Writtle which is expected to support the continued growth and expansion of these institutions, generating benefits in terms of continued access to services and facilities.</p> <p>It is anticipated that, in directing growth and investment towards/adjacent to urban areas and promoting high quality design including enhancement of the public realm, the Pre-Submission</p>



IIA Objective	Pre-Submission Consultation Document Policy Section						Commentary on cumulative effects (including secondary and synergistic effects)
	Creating Sustainable Development	How will Future Development Growth be Accommodated?	Where will Development Growth be Focused?	Protecting and Securing Important Assets	Making High Quality Places	Cumulative effect of the Pre-Submission Document	
							<p>Consultation Document will enhance the City Centre and the vitality and viability of South Woodham Ferrers town centre.</p> <p>Overall, the Pre-Submission Consultation Document has been assessed as having a cumulative significant positive effect on this objective.</p>
5. Health and Wellbeing: To improve the health and well being of those living and working in the Chelmsford City area.	++	++/-	+	++	++	++	<p>As noted above, the Proposed Spatial Strategy seeks to focus growth in and adjacent to the Chelmsford Urban Area, to the North of South Woodham Ferrers and at Key Service and Service Settlements. New development will therefore be accessible to key services and facilities such as GP surgeries. Whilst growth could place pressure on existing healthcare facilities, the Pre-Submission Consultation Document policies are expected to help mitigate such effects through, for example, protecting existing facilities, delivering healthcare provision on large strategic sites, seeking developer contributions towards new provision and by providing a positive planning framework for investment in facilities in accessible locations.</p> <p>Focusing the majority of new residential and employment development in and adjacent to the Chelmsford Urban Area and to the North of South Woodham Ferrers, promoting mixed used schemes and the adoption of Garden Community principles at strategic sites are together likely to encourage walking/cycling as services and employment opportunities would be physically accessible. Allied with proposed improvements to highway circulation, public transport and walking and cycling as well as the protection of existing green infrastructure including open space and recreational facilities and new provision, this is expected to generate a positive effect in relation to the promotion of healthy lifestyles.</p>



IIA Objective	Pre-Submission Consultation Document Policy Section						Commentary on cumulative effects (including secondary and synergistic effects)
	Creating Sustainable Development	How will Future Development Growth be Accommodated?	Where will Development Growth be Focused?	Protecting and Securing Important Assets	Making High Quality Places	Cumulative effect of the Pre-Submission Document	
							<p>The proposed Local Plan policies provide a strong framework to protect amenity and maintain and enhance environmental quality (see, for example, Policy S4 Conserving and Enhancing the Natural Environment).</p> <p>Overall, the Pre-Submission Consultation Document has been assessed as having a cumulative significant positive effect on this objective.</p>
6. Transport: To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	++	++/-	+	+	+/?	++/-	<p>Growth over the plan period will result in increased vehicle movements which could have adverse effects on the highways network, notably increased pressure on the local and strategic road network and public transport infrastructure with congestion on key trunk roads including the A12, A130 and A414 east and west of Chelmsford (a number of junctions on the strategic highway network have capacity constraints and pinch points). However, the concentration of new residential and employment development in and adjacent to urban areas, the promotion of mixed use sustainable urban extensions that reflect Graden Community principles and the delivery of strategic improvements to the walking/cycling network are all likely to reduce the need to travel by car and encourage walking/cycling (as services and employment opportunities would be physically accessible). New development should also be well connected to the existing public transport network (including existing planned infrastructure such as the new rail station and transport hub to the north east of Chelmsford as part of the Beaulieu development).</p> <p>The Pre-Submission Consultation Document identifies a number of transport infrastructure improvements including a proposed new Chelmsford North-East Bypass, highways improvements (including at the Army and Navy Junction and to the A132) and two potential park and ride schemes</p>



IIA Objective	Pre-Submission Consultation Document Policy Section						Commentary on cumulative effects (including secondary and synergistic effects)
	Creating Sustainable Development	How will Future Development Growth be Accommodated?	Where will Development Growth be Focused?	Protecting and Securing Important Assets	Making High Quality Places	Cumulative effect of the Pre-Submission Document	
							<p>(one located to the south west of Chelmsford around the A414 and the other located to the north east of Chelmsford around the A12 and A138). These measures, together with the development requirements for proposed site allocations contained in Section 7, are expected to help mitigate adverse impacts associated with new development and enhance the City Area's transport network.</p> <p>Overall, the Pre-Submission Consultation Document has been assessed as having a cumulative mixed significant positive and minor negative effect on this objective.</p>
7. Land Use and Soils: To encourage the efficient use of land and conserve and enhance soils.	++	+/--	++/--	+/-	++	++/--	<p>The policies and proposals of the Pre-Submission Consultation Document seek to make efficient use of land and promote the reuse of previously developed sites in sustainable locations. Brownfield land is allocated in preference to greenfield and high levels of land recycling achieved in the urban area of Chelmsford. However, the scale of development requirements and the limited number of brownfield sites that have not already been earmarked for future development in the City Area mean that greenfield land adjacent to the urban areas of Chelmsford and South Woodham Ferrers and at, Great Leighs, Danbury and Bicknacre would be required. Allied with the potential construction of a Chelmsford North-East Bypass (as well as other infrastructure), the area of greenfield land required over the plan period is expected to be significant. Overall a loss of approximately 864ha of Grade 3 agricultural land (4.3% of the total in Chelmsford's administrative area) and 244ha of Grade 2 land (some 2.4% of the City Area's total).</p> <p>Overall, the Pre-Submission Consultation Document has been assessed as having a cumulative mixed significant positive and significant negative effect on this objective.</p>



IIA Objective	Pre-Submission Consultation Document Policy Section						Commentary on cumulative effects (including secondary and synergistic effects)
	Creating Sustainable Development	How will Future Development Growth be Accommodated?	Where will Development Growth be Focused?	Protecting and Securing Important Assets	Making High Quality Places	Cumulative effect of the Pre-Submission Document	
8. Water: To conserve and enhance water quality and resources.	++	++/-	-	+	++	+/-	<p>Growth will result in the increased use of water which, if unmitigated, could place pressure on water resources and associated infrastructure. However, the Water Cycle Study (2024) identifies some constraints with respect to water service infrastructure and the water environment to deliver development, likely to require that strategic water resource options and wastewater solutions are developed in advance of development coming forward. The draft Essex and Suffolk Water Resource Management Plan 2024 identifies that without further investment in things like expanding reservoirs and other sources of water, that demand for water will begin to outpace supply in the future (2030+). This is also due to changes in the rules governing how much water, water companies can take from existing sources that will come into force after 2030.</p> <p>Further, the policies of the Pre-Submission Consultation Document promote sustainable design (which is expected to help minimise the consumption of water at new developments), seek to protect existing utilities infrastructure and will help ensure that there is sufficient infrastructure capacity to accommodate growth. Hanningfield Reservoir Treatment Works, a major site containing water treatment facilities, is also designated as a Special Policy Area. Through these provisions, the Pre-Submission Consultation Document is expected to help lessen the adverse effects of development on water resources.</p> <p>Depending on the exact location of new development, the proximity to waterbodies and the prevailing quality of the waterbody, there is potential for adverse effects on water quality associated with construction activities (through, for example, accidental discharges or uncontrolled surface water runoff from construction sites). In this context, a number of the proposed site allocations are within close proximity to waterbodies. However, it is anticipated that potential effects on water could be lessened through the application of the proposed Local Plan policies and through mitigation measures agreed at the individual planning application stage. Other plan policies relating to the</p>



IIA Objective	Pre-Submission Consultation Document Policy Section						Commentary on cumulative effects (including secondary and synergistic effects)
	Creating Sustainable Development	How will Future Development Growth be Accommodated?	Where will Development Growth be Focused?	Protecting and Securing Important Assets	Making High Quality Places	Cumulative effect of the Pre-Submission Document	
							<p>conservation and enhancement of the City Area's natural environment and provision of green infrastructure may also help to enhance water quality.</p> <p>On balance, the Pre-Submission Consultation Document has been assessed as having a cumulative mixed positive and negative effect on this objective.</p>
<p>9. Flood Risk: To reduce the risk of flooding to people and property, taking into account the effects of climate change.</p>	++	++/-	-	++/?	+	+/-	<p>A number of proposed site allocations are located partially within areas of flood risk. However, the policies of the Pre-Submission Consultation Document seek to minimise flood risk and ensure that development does not give rise to flood risk elsewhere, in accordance with a sequential, risk-based approach. In particular, Policy S9 (Infrastructure Requirements) stipulates that planning permissions for all types of development will only be granted where it can be demonstrated that the site is safe from all types of flooding and it does not worsen flood risk elsewhere. In addition, all major development, through Strategic Growth Site and Growth Site Policies, will be required to incorporate water management measures to reduce surface water run-off and ensure that it does not increase flood risk elsewhere. In consequence, it is anticipated that the potential for significant adverse effects on flood risk will be reduced. Through the plan's emphasis on green infrastructure provision there may also be opportunities to enhance flood storage and reduce surface water run-off.</p> <p>Overall, the Pre-Submission Consultation Document has been assessed as having a cumulative mixed positive and negative effect on this objective.</p>



IIA Objective	Pre-Submission Consultation Document Policy Section						Commentary on cumulative effects (including secondary and synergistic effects)
	Creating Sustainable Development	How will Future Development Growth be Accommodated?	Where will Development Growth be Focused?	Protecting and Securing Important Assets	Making High Quality Places	Cumulative effect of the Pre-Submission Document	
10. Air: To improve air quality.	++	+/-	-	+	++	+/-	<p>Growth over the plan period will result in increased emissions to air during both the construction of new development and once development is complete. However, the concentration of new residential and employment development in and adjacent to urban areas, the promotion of strategic mixed use sustainable urban extensions that reflect Garden Community principles and the delivery of strategic improvements to the walking/cycling network (including through the Green Wedge) are all likely to reduce the need to travel by car and associated emissions to air. Investment in transportation infrastructure may also help to address air quality issues.</p> <p>Policy DM30 (Contamination and Pollution) of the Pre-Submission Consultation Document stipulates that for developments where an air quality impact assessment has been provided, permission will only be granted where the Council is satisfied that (after selection of appropriate mitigation) the development will not have an unacceptable significant impact on air quality, health and wellbeing.</p> <p>Overall, the Pre-Submission Consultation Document has been assessed as having a cumulative mixed positive and negative effect on this objective.</p>
11. Climate Change: To minimise greenhouse gas emissions and adapt to the	++	+/-	-	++	++/?	+/-	<p>New development will result in increased energy use and associated greenhouse gas emissions. However, as noted above, the concentration of new residential and employment development in and adjacent to urban areas, the promotion of strategic mixed use sustainable urban extensions that reflect Garden Community principles and the delivery of strategic improvements to the walking/cycling network (including through the Green Wedge) are all likely to reduce the need to travel by car and associated emissions of greenhouse gases.</p>



IIA Objective	Pre-Submission Consultation Document Policy Section						Commentary on cumulative effects (including secondary and synergistic effects)
	Creating Sustainable Development	How will Future Development Growth be Accommodated?	Where will Development Growth be Focused?	Protecting and Securing Important Assets	Making High Quality Places	Cumulative effect of the Pre-Submission Document	
effects of climate change.							<p>The Pre-Submission Consultation Document also provides a strong policy framework that seeks to minimise energy use and greenhouse gas emissions and promote climate change adaptation through the siting and design of development. Policy DM31 (Net Zero Carbon Development) sets out standards expected of new development to ensure that wider aspirations for zero carbon targets are met over the longer term.</p> <p>Overall, the Pre-Submission Consultation Document has been assessed as having a cumulative mixed positive and negative effect on this objective.</p>
12. Waste and Natural Resources: To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	++	-	--/?	+	+/?	+/-/?	<p>The construction of new development will require raw materials (such as aggregates, steel and timber) which may place pressure on local mineral assets. However, the volume of materials required is not expected to be significant (in a regional or national context). Further, it is anticipated that there would be opportunities to utilise recycled and sustainably sourced construction materials as part of new developments and in this regard, the policies contained in the Pre-Submission Consultation Document promote the sustainable use of natural resources. Growth will also generate waste, although it is anticipated that a proportion of arisings would be reused or recycled.</p> <p>Several of the proposed site allocations are located within Minerals Safeguarding Areas and in consequence, there is the potential for significant negative effects on this objective due to sterilisation of the mineral resource. However, it is anticipated that the policies of the Preferred Options Consultation Document will help to avoid significant adverse impacts in some cases (through the requirements for Minerals Resource Assessment).</p>



IIA Objective	Pre-Submission Consultation Document Policy Section						Commentary on cumulative effects (including secondary and synergistic effects)
	Creating Sustainable Development	How will Future Development Growth be Accommodated?	Where will Development Growth be Focused?	Protecting and Securing Important Assets	Making High Quality Places	Cumulative effect of the Pre-Submission Document	
							On balance, the Pre-Submission Consultation Document has been assessed as having a cumulative mixed positive and negative effect on this objective, although some uncertainty remains.
13. Cultural Heritage: To conserve and enhance the historic environment, cultural heritage, character and setting.	++	+/-/?	+/-	++/?	+	+/-/?	<p>New development has the potential to affect the City Area's cultural heritage assets both directly (through the loss of, or damage to, assets) or indirectly (through effects on setting). In this regard, the potential for negative effects on cultural heritage has been identified in respect of a number of the proposed site allocations. However, the policies contained in the Pre-Submission Consultation Document as well as the development requirements for specific sites set out in Section 7, seek to conserve and enhance the City Area's cultural heritage assets and are expected to help ensure that adverse effects are minimised and that opportunities are sought to enhance assets and their settings.</p> <p>Locating new development in close proximity to heritage assets may increase the accessibility of prospective residents to them, generating a positive effect on this objective. There may also be opportunities for heritage-led development which could serve to protect and enhance areas or buildings of historical, archaeological and cultural value and potentially enhance the setting of assets (for example, through the sensitive redevelopment of brownfield sites such as Sandford Mill which is designated as a Special Policy Area).</p> <p>Overall, the Pre-Submission Consultation Document has been assessed as having a cumulative mixed positive and negative effect on this objective, although some uncertainty remains.</p>

IIA Objective	Pre-Submission Consultation Document Policy Section						Commentary on cumulative effects (including secondary and synergistic effects)
	Creating Sustainable Development	How will Future Development Growth be Accommodated?	Where will Development Growth be Focused?	Protecting and Securing Important Assets	Making High Quality Places	Cumulative effect of the Pre-Submission Document	
14. Landscape and Townscape: To conserve and enhance landscape character and townscapes.	++	+/-/?	+/-	++/?	++	+/-/?	<p>Development will affect the character of the City Area's landscapes and townscapes, particularly given the area of greenfield land that will be required to accommodate growth over the plan period. However, it is anticipated that the application of the proposed Local Plan policies and the site-specific development requirements contained in Section 7 will help to minimise adverse effects in this regard. Under the Proposed Spatial Strategy, the existing Green Wedge would be retained. Together with the adoption of Garden Community principles at proposed strategic urban extensions, these measures would be expected to help mitigate adverse effects on landscape character arising from new development and maintain separation between built-up areas.</p> <p>The redevelopment of brownfield sites and the provision of green infrastructure present opportunities to enhance landscape and townscape. In this regard, the policies contained in the Pre-Submission Consultation Document (including site-specific development requirements) seek to conserve and enhance landscape, promote good design and protect visual amenity.</p> <p>On balance, the Pre-Submission Consultation Document has been assessed as having a cumulative mixed positive and negative effect on this objective, although some uncertainty remains.</p>

CUMULATIVE EFFECTS ARISING FROM OTHER PLANS AND PROGRAMMES

7.1.6 The policies and proposals contained in the Pre-Submission Consultation Document sit within the context of a number of other plans and programmes including the local plans of surrounding local authorities. These plans and programmes are identified at **Appendix C** and include, for example:

- The London Plan;
- the adopted and emerging local plans of Basildon Council, Braintree District Council, Brentwood District Council, Epping Forest District Council, Maldon District Council, Rochford District Council and Uttlesford District Council;
- Essex and Suffolk Water Final Water Resources Management Plan;
- Anglian River Basin District River Basin Management Plan;
- The Local Transport Plan for Essex; and
- Essex Minerals Local Plan.

7.1.7 The cumulative effects arising from the interaction of the Pre-Submission Consultation Document with other plans and programmes have been considered. No significant negative cumulative effects have been identified, although increased development in the City Area and neighbouring local authorities will be likely to generate adverse cumulative effects on IIA objectives relating to:

- biodiversity, due to increased visitor pressure on nature conservation sites;
- transport, due to increased vehicle movements and associated congestion;
- climate change, as a result of increased greenhouse gas emissions associated with new development;
- air quality, principally due to increased vehicle movements and associated emissions to air;
- land use, reflecting the cumulative loss of greenfield land; and
- waste and resources, due to an anticipated cumulative increase in waste arisings associated with new development and the requirement for materials in the construction of new development.

7.1.8 However, these cumulative effects could be minimised through the policy measures contained across a number of the emerging/adopted local plans including the Pre-Submission Consultation Document.

8. CONCLUSIONS AND NEXT STEPS

8.1 INTRODUCTION

- 8.1.1 This section summarises the key conclusions from the report and sets out the next steps, including details of how to comment on this report. This IIA Report has presented the findings of the assessment of the Review of the Local Plan Pre-Submission Consultation Document. Specifically, the IIA has considered the Local Plan spatial priorities, housing requirement, employment land requirement and proposed Spatial Strategy that together comprise the quantum and distribution of future development in the Chelmsford City Area.
- 8.1.2 The assessment found that the Spatial Priorities for the Local Plan are broadly compatible with the Assessment Objectives. Where possible incompatibilities or uncertainties have been identified, these can be resolved if development takes place in accordance with the proposed Local Plan Spatial Priorities. 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.

8.2 KEY CONCLUSIONS ARISING FROM THE PLAN-MAKING AND ASSESSMENT PROCESS

- 8.2.1 The Review of the Local Plan Pre-Submission document and supporting information presents the intended quantum of housing and employment development centred on:
- Vision and objectives.
 - The proposed Spatial Strategy and reasonable alternatives.
 - The proposed approach to growth, other settlements and reasonable alternatives.
 - Options for site allocations and policies associated with the proposed site allocations
 - A suite of strategic, special area and development management policies covering relevant issues, including health and wellbeing, climate change adaptation and mitigation, biodiversity protection and enhancement, delivery of the strategy and allocations, community needs, design and heritage and supporting the economy.
- 8.2.2 This report provides an assessment of each of these elements of the Review of the Local Plan and also considers the potential for cumulative and synergistic effects.
- 8.2.3 The Chelmsford Local Plan sets out a Spatial Strategy which identifies the location, scale and uses of development and demonstrates how the needs of the City's current and future population will be met. The Chelmsford Local Plan also seeks to plan for:
- A minimum of 22,990 net new homes at an average annual rate of 1,210 net new homes per year in order to meet the proposed transitional arrangements for assessed housing need calculated using the revised Standard Method.
 - A total of 30 permanent pitches for Gypsies and Travellers as defined by national planning policy for the period 2022-2041.

- A total of 28 permanent plots or Travelling Showpeople as defined by national planning policy in the period 2022- 2041.
 - A flexible rolling employment land supply across the plan period to 2041 to accommodate a minimum of 162,646 sqm of new employment business floorspace (Use Classes E(g)(i-iii), B2 and-B8) in addition to existing commitments
- 8.2.4 The proposed Spatial Strategy, in summary, entails the rolling forward of the Adopted Local Plan’s development commitments, supplemented by a range of proposed housing and employment sites across the Plan area. Notably, the Spatial Strategy includes a proposed allocation for a large greenfield development to the east of Chelmsford.
- 8.2.5 The Local Plan Vision has been found to be compatible with the IIA objectives and includes principles such as the promotion of health and wellbeing which are supported through a range of Strategic and Development Management policies. Some uncertainties are identified, although these relate to the effects of policy implementation and the need for monitoring and review.
- 8.2.6 This report concludes that the Proposed Spatial Strategy of the Review of the Local Plan Pre-Submission Document is anticipated to have significant positive and negative effects across a number of the IIA objectives, including:
- **Housing (Objective 2):** Realising the delivery of homes to help meet local and sub-regional needs, including affordable housing.
 - **Economy (Objective 3):** The provision of employment land will support economic growth across Chelmsford, delivering deliver jobs and supporting regeneration and investment.
 - **Health and Well-Being (Objective 5):** The provision of more and a wider range of services associated with population growth.
 - Significant negative effects associated with **Land Use (Objective 7)** and **Landscape (Objective 14)**, reflecting the permanent loss of these resources to urban development.
- 8.2.7 The negative (and uncertain) effects identified across a range of the IIA objectives reflects the potential for development to result in adverse environmental impacts which is an inevitable by-product of development and where they cannot be avoided require mitigation to reduce these to the lowest practicable extent. Strategic and development management policies seek to recognise and address these effects as part of site location, design and scheme operation, which include requirements for ensuring development make positive enhancements to site and wider area function such as through green infrastructure, sustainable travel initiatives, service provision and improvement of the existing built environment through brownfield land recycling.
- 8.2.8 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.
- 8.2.9 The delivery of a minimum of 22,990 new homes in the period 2022-2041 will enable the City’s housing needs to be met, along with opportunities to stimulate economic growth through the co-ordinated delivery of homes, jobs and infrastructure, along with

opportunities for sustainable travel, health and well-being enhancements. There will be pressures on biodiversity, land use, resource use and climate change, challenging policy and site-specific proposals to employ best practice sustainable measures.

- 8.2.10 The Pre-Submission Local Plan proposes the allocation of 162,646 sqm of employment land across a range of sites, in scale, location and type. Negative (and uncertain) effects have been identified across a range of the Assessment Objectives associated with greenfield land-take, biodiversity, transport, air quality, climate change and waste and natural resources, reflecting increases in trends such as commuting, new infrastructure requirements and emissions associated with HGVs. As with housing, these potential effects have required further consideration in the development of policies for the Local Plan with 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.
- 8.2.11 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.
- 8.2.12 The Review of the Local Plan Pre-Submission Document seeks to mitigate negative and uncertain effects through the application of Strategic and Development Management policies, in turn guided by a Vision and Spatial Principles for the long-term growth of the City Area. Recommendations are made in relation to the content and application of policies, notable in respect of the role of monitoring and review in helping to adjust the specifics of implementation. It is acknowledged that some identified negative effects such as greenfield land take cannot be directly mitigated but reflect the need to meet the Council's obligations for housing and employment space provision. The application of demanding masterplanning and site development conditions through the proposed policies help to ensure that development is of a quality that makes a positive contribution to other aspects of the Local Plan's intentions.

8.3 EQUALITIES IMPACT ASSESSMENT

- 8.3.1 The EqIA analyses the likely effects of the proposed Local Plan policies specific equality groups. The 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. The results are set out in **Appendix I**.

8.4 HEALTH IMPACT ASSESSMENT

- 8.4.1 The HIA analyses the likely impact of the Review of the Local Plan on health matters and the results are set out in **Appendix J**. The 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.

8.5 HABITATS REGULATIONS ASSESSMENT

- 8.5.1 The HRA is being undertaken as an iterative process. The topics the HRA needs to consider, and its geographical scope have been agreed with Natural England and HRA work will progress as the Local Plan develops. This will include the consideration of avoidance and mitigation measures at the plan level (as required under *Regulation 105 of the Conservation of Habitats and Species Regulations 2017 (as amended)*).

8.6 ASSESSMENT OF THE CHANGES MADE SUBSEQUENT TO THE PREFERRED OPTIONS CONSULTATION DOCUMENT

- 8.6.1 Following consultation on the Preferred Options Local Plan and IIA, the following changes have been made to the draft Local Plan and which have been taken into account in the assessment set out in this IIA Report:
- In light of the revised housing requirement in areas of high demand/low affordability across, increasing the overall delivery to a minimum of 22,990 net new homes at an average rate of 1,210 net new homes per year.
 - Confirmation of the number of Gypsy and Traveller plots and pitches, being 30 permanent pitches for Gypsies and Travellers and 28 permanent plots will be provided for Travelling Showpeople as defined by national planning policy for the period 2022-2041.
 - Increasing the windfall allowance from 100 dpa to 150 dpa reflecting past delivery rates (an average of 196 windfall homes built per year over the past 12 years).
 - Allocating a new site at Andrews Place, off Waterhouse Lane.
 - Increasing the capacity of Meadows Shopping Centre (Site 1w).
 - Significantly reducing the supply buffer from around 20% proposed in the Preferred Options Local Plan to around 1.5% by using all the preferred allocations to meet the potential revised minimum housing requirement (except for sites that are now built out such as Woodhall Road (Site 1o) and Rivermead (Site 1u) and sites which are either no longer available or suitable such as the former Kay Metzeler site (Site 1x) and Land West of Back Lane, Ford End (Site 14a)).
 - Amending site capacities for some allocations to reflect new information and further assessment including Granary Car Park, Victoria Road (Site 1z).
 - Amending the Build-out Rate for Chelmsford Garden Community within the plan period to align with the Outline Planning Applications showing that 681 of the overall 6,250 units will be delivered post-2041.
 - Replacing the Travelling Showpeople Allocation of 9 plots in the adopted Local Plan with 10 Gypsy & Traveller pitches at Chelmsford Garden Community (Site 6)
 - Relocating the allocation of 10 Travelling Showpeople Plots from Chelmsford Garden Community (Site 6) to East Chelmsford Garden Community – Hammonds Farm (Site 16a).
- 8.6.2 These amendments do not result in any changes to the scoring of the assessment of the overall development requirement or its spatial distribution. With respect the amendment to the overall housing requirement, the revised Standard Method would result in an increase from 1,000 dwellings per annum (dpa) to 1,454 dpa. However, the transitional

arrangements contained within the draft NPPF state that to proceed under the existing plan system, local plans need meet at least 80% of the new housing number. Consequently, the Council proposes to meet this reduced target using the existing 20% supply buffer to plan for 1,210 dpa, which is 83% of the new number. Given that a 20% supply buffer was taken account of in the existing assessment, there is no change to the significance of the scoring.

8.7 CONCLUDING OBSERVATIONS

- 8.7.1 Throughout the evolution of the Local Plan Review, a range of options in respect of amount of development and spatial distribution and site delivery options have been tested and assessed, taking into account:
- The current pattern of development including commitments to future growth on certain sites, as well as learning from the successes and lessons of recent developments.
 - The scale of required development which will in the case of housing, both help to meet existing demand (notably for affordable housing) but also the planned growth of the City.
 - Environmental protection constraints including biodiversity, the Green Belt, the Green Wedge and flood risk.
 - Using a balance of large, medium and smaller sites which provide for opportunities for higher degrees of self-containment of both new development and that associated with existing settlements where service provision can be vulnerable.
 - Commitments to the regeneration of the Chelmsford City urban area through the recycling of brownfield land in preference to greenfield, where possible, maintaining and enhancing service provision, green infrastructure and accessibility using non-car forms of transport.
 - Maintaining and enhancing the City's economic dynamism and potential through a proportionate employment land supply and balancing housing development with job creation such that a higher degree of self-containment is achievable than was previously the case.
 - Taking opportunities to introduce higher and challenging standards for matters such as green infrastructure (notably on larger sites, but also City-wide), addressing climate change through flood risk mitigation strategies, energy efficiency in building design and implementing best practice on place-making such as the Essex Design Guide.
- 8.7.2 The proposed quantum of development reflects realistic delivery of supporting community infrastructure as part of a balanced portfolio of development sites, from a large-scale garden community to proportionate additions to existing settlements, whilst ensuring brownfield redevelopment as a priority.
- 8.7.3 The scale of development proposed (and across all options) means that there will be significant greenfield land-take and which cannot be mitigated in itself but through the introduction of biodiversity enhancement and wider green infrastructure, particularly on larger sites, creates new resources and enhances health and wellbeing through greater access to these important facets of high quality places. In addition, there will be disruption to existing landscape character will occur associated with the land-take of

significant scale new communities.

- 8.7.4 Whilst higher growth options are more likely to deliver and/or contribute to significant new infrastructure such as road and junction enhancements, this has to be balanced with the wider aspiration to minimise the need to travel and encourage a modal shift away from the private car to 'sustainable' modes of transport (walking, cycling, public transport, electric vehicles). Similarly, the introduction of low-carbon energy generation (such as through ground source heat pumps/networks, battery storage) along with class-leading standards of sustainable design and construction could be presented through the economies of scale associated with high development quanta, in addition to planned communities.
- 8.7.5 The proposed configuration of growth across the Plan area matches aspirations for housing and employment development with opportunities for a greater degree of self-containment within new and existing communities, reducing the need to travel, accessing local jobs and services and providing an attractive environment for recreation and leisure.
- 8.7.6 In light of the above, the Pre-Submission Local Plan is likely to have significant positive effects across a number of the IIA Objectives, including:
- Meeting the housing needs of the City both now and in the future through the delivery of a minimum of 22,990 homes (1,210 per year) to 2041, including housing for older people and other specialist needs and demand-led affordability targets, contributing to Objective 2: Housing and Objective 4: Sustainable Living & Revitalisation.
 - Expanding and creating sustainable neighbourhoods through City-centre regeneration, expanding existing urban extensions, a new garden community, and proportionate increases to smaller, free-standing communities, creating a well-connected and communities with access to services, contributing to Objective 2: Housing, Objective 4: Sustainable Living & Revitalisation and Objective 5: Health and Wellbeing.
 - Expanding and strengthening the City's successful economy through the provision of a flexible rolling employment land supply across the plan period to 2041 to accommodate a minimum of 162,646 sqm of new employment business floorspace (Use Classes E(g)(i-iii), B2 and-B8), contributing to Objective 3: Economy, Skills and Employment; Objective 4. Sustainable Living and Revitalisation and Objective 5: Health and Wellbeing.
 - Protecting and enhancing local centres contributing to Objective 3. Economy, Skills and Employment, Objective 4. Sustainable Living and Revitalisation and Objective 5: Health and Wellbeing.
 - Achieving high quality design contributing to Objective 4. Sustainable Living and Revitalisation: Objective 13: Cultural Heritage, 14. Landscape and Townscape.
 - Providing social, health and education facilities which will support progression towards sustainable communities contributing to Objective 4. Sustainable Living and Revitalisation and Objective 5: Health and Wellbeing.
 - Protecting and enhancing Green and Blue Infrastructure resources, including biodiversity resources, recreational amenity, air and water quality, contributing to Objective 1: Biodiversity and Geodiversity, Objective 5: Health and Wellbeing, Objective 7: Land Use and Soils, Objective 8: Water, Objective 9: Flood Risk and

Coastal Erosion: Objective 10: Air. Encouraging more sustainable forms of transport contributing to Objective 5: Health and Wellbeing and Objective 6: Transport. Managing waste and natural resources contributing to Objective 12: Waste and Natural Resources.

- Responding to the challenge of climate change through mitigation measures such as energy efficiency in buildings and on-site energy generation contributing to Objective 2: Housing, Objective 4. Sustainable Living and Revitalisation and Objective 11: Climate Change.

8.7.7 The strategic policies in the Pre-Submission Local Plan are anticipated to have positive effects across all of the IIA objectives. These effects are expected to be of significance cumulatively for the following group of policies:

- Strategic Policy S1 – Spatial Principles;
- Strategic Policy S2 – Addressing Climate Change and Flood Risk;
- Strategic Policy S14 – Health and Wellbeing;
- Strategic Policy S15 – Creating Successful Places;
- Strategic Policy S3 – Conserving and Enhancing the Historic Environment;
- Strategic Policy S4 – Conserving and Enhancing the Natural Environment;
- Strategic Policy S5 – Protecting and Enhancing Community Assets.

8.7.8 This reflects the intent and detail of the policies which seek to anticipate and mitigate negative effects whilst promoting good practice and site-specific requirements in matters such as site design and encouraging healthier lifestyles such as through active travel.

8.7.9 There are mixed predicted cumulative effects against the following suite of policies reflecting the challenges of delivering development balanced with issues such as greenfield land-take, increased emissions and timely delivery of social infrastructure.

- Strategic Policy S6 – Housing and Employment land requirements
- Strategic Policy S7 – The Spatial Strategy
- Strategic Policy S8 – Delivering Economic Growth
- Strategic Policy S16 – Connectivity and Travel
- Strategic Policy S9 – Infrastructure Requirements
- Strategic Policy S10 – Securing Infrastructure and Impact Mitigation
- Strategic Policy S11 – The Role of the Countryside
- Strategic Policy S12 – The Role of the City, Towns and Neighbourhood Centres
- Strategic Policy S17 – The Future of Chelmsford City Centre
- Strategic Policy S13 – Monitoring and Review

8.7.10 Development Management Policies are predicted to have cumulatively positive and significant positive effects, reflecting the requirements for securing high quality developments as specified in the suite of policies set out in Chapter 9 – Making High Quality Places, namely:

- Policy DM23 – High Quality and Inclusive Design
- Policy DM24 – Design and Place-Shaping Principles in Major Developments
- Policy DM25 – Sustainable Buildings
- Policy DM26 – Design Specification for Dwellings
- Policy DM27 – Parking Standards
- Policy DM28 – Tall Buildings
- Policy DM31 – Net Zero Carbon Development (in Operation)

8.7.11 Again, whilst there are inevitably compromises in the accommodating significant development in a timely and cost-effective manner, the direction of travel is to increase the standards of development such that sustainable development goals are taken into account and through good practice and policy implementation met and continually improved upon. Monitoring and review, both of plan implementation and the meeting of sustainability goals, will provide a guide on the degree of success and address the inevitable uncertainties associated with the interaction between development and sustainability aspirations.

8.7.12 The Pre-Submission Local Plan proposes a number of amendments to the Preferred Options Consultation Plan, reflecting the publication of the draft NPPF, minor adjustments individual site capacities and policy amendments made in light of comments on the Preferred Options Plan, such as the provision of nature-based solutions to flood risk in Strategic Priority 1 and enhancing the provision of semi-natural greenspace and public rights of way within Strategic Growth Sites, meeting Natural England’s 8ha/1000 new population metric.

8.8 RECOMMENDATIONS FOR LOCAL PLAN CONTENT AND IMPLEMENTATION

8.8.1 The Pre-Submission Consultation Document presents a comprehensive suite of policies at strategic and local scales which, inherited from the Adopted Local Plan, have been tested in practice and found to be robust.

8.8.2 In addition to the mitigation and enhancement measures associated with Strategic Growth Area and Growth Area Policies, the following suggested measures should be considered by Council as part of the further refinement of the Local Plan prior to its publication for Examination:

1. There should be consideration of the fuller cross-referencing to key Development Management policies in Strategic Growth Areas, Growth Areas and Special Area Policies. Including the demonstration that the policies will (where relevant) contribute to realising the Council’s response to identification of a climate emergency, biodiversity emergency, focus on health and wellbeing and securing the enhancement and extension of the City’s Green Infrastructure Resource. Specific reference could be made in the Spatial Principles to the advancement of the afore-mentioned priorities.
2. There should be reference within Health and Wellbeing (Strategic Policy S14) as to how the aspirations will be measured and the criteria which could be used to determine success.

3. There is a need to ensure that there is a direct link between Implementation of 10% Biodiversity Net Gain requirement and the associated progress to responding to the biodiversity emergency, along with realisation of the Council's biodiversity strategy.
4. There is a need to ensure that the long-term management of existing and new habitats is in place, through legal agreements if necessary. This could include secure the involvement of voluntary/community groups in the management of existing and new habitats, particularly in new communities as a focus for local identity.
5. In respect of the Development Management Policy (DM31) Implementation of Net Zero Carbon, there is a need to work collaboratively with partners to determine the effectiveness of this policy and measuring its contribution to the Council's response to the climate emergency. What happens if the demanding requirements cannot be met?
6. There could be measures identified for addressing the effects of inconsistent delivery on specific sites (especially on large extensions) including contingency plans such as the identification of alternative sites or bringing forward sites planned for later development.
7. Reference could be made to an aspiration that regeneration schemes that involve the loss and replacement of housing should benefit existing residents, rather than resulting in their displacement.
8. There should be monitoring of the degree of self-containment in large extensions such that residents and vulnerable groups are not disadvantaged in access to basic services such as transport provision and medical facilities. The phasing of development is of particular importance.
9. The management of site developers in respect of the commitments required in respect of sustainable design and construction and the specifics of a Construction Environmental Management Plan (CEMP) which should reflect policy requirements and industry best practice.
10. Monitoring the balance between housing and jobs provision in order to maintain a balance between in- and out-commuting to the City area, and consequently the aspiration for long-term sustainability in terms of a reasonable degree of self-containment.
11. Working with public and private sector partners to facilitate behavioural change in matters such as travel choices, attitudes to health and well-being, water use and recycling patterns. This reflects the role of Local Plan as a tool for enabling change through protection, enhancement and provision of assets across the City area and opportunities to focus the ambitions and guidance provided through partner strategies and plans such as the Essex Design Guide and associated initiatives.

8.9 MONITORING

- 8.9.1 It is a requirement of the SEA Regulations to establish how the significant sustainability effects of implementing the Local Plan will be monitored. However, as earlier government guidance on SEA (ODPM *et al*, 2005) notes monitoring needs to be focused on significant sustainability effects. Monitoring the Local Plan for sustainability effects can help to answer questions such as:

- Were the Assessment's predictions of sustainability effects accurate?
- Is the Local Plan contributing to the achievement of desired Assessment Objectives?
- Are mitigation measures performing as well as expected?
- Are there any adverse effects? Are these within acceptable limits, or is remedial action desirable?

8.9.2 Monitoring should be focussed on:

- Significant sustainability effects that may give rise to irreversible damage, with a view to identifying trends before such damage is caused.
- Significant effects where there was uncertainty in the IIA and where monitoring would enable preventative or mitigation measures to be undertaken.
- Where there is the potential for effects to occur on sensitive environmental receptors.

8.9.3 In light of the above, **Appendix L** sets out proposed indicators relating to each of the IIA Objectives which will enable the monitoring of the principal sustainability effects associated with implementation of the Local Plan. Some of these overlap with established indicators which are already collected as part of the Annual Monitoring Review process and can therefore be collated and published together.

8.10 CONSULTATION ON THIS IIA REPORT

8.10.1 This IIA Report is being issued for consultation and we would welcome your views on any aspect of this IIA Report. In particular, we would like to hear your views as to whether the effects which are predicted are likely and whether there are any significant effects which have not been considered.

8.10.2 Please provide your comments by 18 March 2025. The Council encourages people to submit comments via its consultation portal at: www.chelmsford.gov.uk/planningpolicyconsult

8.10.3 Alternatively, comments can be sent:

- By email – planning.policy@chelmsford.gov.uk
- By post – Spatial Planning Services, Chelmsford City Council, Civic Centre, Duke Street, Chelmsford, CM1 1JE

8.10.4 You can comment on as much or as little as you wish but please ensure you clearly mark which paragraph/figure/table/policy your comments relate to.

8.10.5 Please note we are unable to accept anonymous representations and any comments received after the closing date cannot be accepted.

8.10.6 Full details of how to make comments can be found in the Consultation Statement available at: www.chelmsford.gov.uk/lp-review

8.11 NEXT STEPS

8.11.1 This IIA Report is being issued for consultation alongside the Regulation 19 Pre-Submission Local Plan. The findings of the IIA Report, together with consultation

responses on the Regulation 19 Local Plan and any further evidence base work, will be used to help refine the Local Plan prior to submission (as the Regulation 22 Local Plan) to the Secretary of State who will appoint an Inspector to carry out an independent examination. This process is dealt with by the Planning Inspectorate. The Inspector will conduct an independent examination as to whether the Local Plan is sound and meets all relevant legal requirements. The criteria for soundness are whether the Local Plan's policies are positively prepared, justified, effective and consistent with national policy.

- 8.11.2 Following the Examination, and depending on the recommendations of the Inspector, further modifications to the Local Plan may be required. Any significant changes to the draft Local Plan may require further appraisal and consultation. Following this, the Council will seek to adopt the final Local Plan. The Council will issue a Post Adoption Statement (PAS) which will set out the results of the consultation and IIA process and the extent to which the findings of the IIA have been reflected in the Adopted Local Plan.
- 8.11.3 Once adopted, the Council will monitor its implementation and any significant social, economic and environmental effects.

8.12 QUALITY ASSURANCE

- 8.13.1 This Report has been prepared in accordance with the relevant requirements of the SEA Regulations. A Quality Assurance Checklist is presented at **Appendix A**.

APPENDIX A – QUALITY ASSURANCE CHECKLIST

Quality Assurance Checklist	
Objectives and Context	
<ul style="list-style-type: none"> The plan's purpose and objectives are made clear. 	Section 1.3.
<ul style="list-style-type: none"> Sustainability issues, including international and EC objectives, are considered in developing objectives and targets. 	Key sustainability issues identified through a review of relevant plans and programmes (see Section 2) and analysis of baseline conditions (see Section 3) have informed the development of the SA Framework presented in Section 2.2.
<ul style="list-style-type: none"> SEA objectives are clearly set out and linked to indicators and targets where appropriate. 	Section 4.2 presents the IIA objectives and guide questions.
<ul style="list-style-type: none"> Links with other related plans, programmes and policies are identified and explained. 	A review of related plans and programmes is contained at Appendix C and summarised in Section 2 of this SA Report.
Scoping	
<ul style="list-style-type: none"> The environmental consultation bodies are consulted in appropriate ways and at appropriate times on the content and scope of the Environmental Report. 	The environmental bodies were consulted on the Scoping Report in July-September 2015.
<ul style="list-style-type: none"> The assessment focuses on significant issues. 	Sustainability issues have been identified in the baseline analysis contained in Section 3 of this SA Report on a topic-by-topic basis. Section 3.14 summarises the key sustainability issues identified.
<ul style="list-style-type: none"> Technical, procedural and other difficulties encountered are discussed; assumptions and uncertainties are made explicit. 	As set out in Section 4.4 of the Scoping Report, no difficulties were encountered during its preparation. Difficulties encountered in undertaking the appraisal of the Local Plan are identified in Section 4.5 of this SA Report.
<ul style="list-style-type: none"> Reasons are given for eliminating issues from further consideration. 	No issues have been knowingly eliminated from this SA Report.
Baseline Information	
<ul style="list-style-type: none"> Relevant aspects of the current state of the environment and their likely evolution without the plan are described. 	Section 3 of this SA Report presents the baseline analysis of the City Area's social, economic and environmental characteristics including their likely evolution without the Local Plan.
<ul style="list-style-type: none"> Characteristics of areas likely to be significantly affected are described, including those wider than the physical boundary of the plan area where it is likely to be affected by the plan where practicable. 	Throughout Section 3 of this SA Report, reference is made to areas which may be affected by the Local Plan. Section 3.2 and Appendix D together present a summary of the characteristics of the City Area's key settlements.
<ul style="list-style-type: none"> Difficulties such as deficiencies in information or methods are explained. 	As set out in Section 4.4 of the Scoping Report, no difficulties were encountered during its preparation. Difficulties encountered in undertaking the appraisal of the Local Plan are identified in Section 4.5 of this SA Report.
Prediction and evaluation of likely significant effects	
<ul style="list-style-type: none"> Likely significant social, environmental and economic effects are identified, including those listed in the SEA Regulations (biodiversity, population, human health, fauna, flora, soil, water, air, climate factors, material assets, cultural heritage and landscape), as relevant. 	Section 5 sets out the appraisal of the sustainability performance of the Local Plan in terms of the Local Plan Vision and Spatial Principles, development requirements and Proposed Spatial Strategy, site allocations and policies. Detailed appraisal matrices are also provided at Appendix F,

Quality Assurance Checklist	
	G, H and I that have been developed to meet the requirements of the SEA Regulations.
<ul style="list-style-type: none"> Both positive and negative effects are considered, and where practicable, the duration of effects (short, medium or long-term) is addressed. 	Positive and negative effects are considered within the appraisal matrices and within Section 5. Potential effects are identified in the short, medium and long-term.
<ul style="list-style-type: none"> Likely secondary, cumulative and synergistic effects are identified where practicable. 	The cumulative effects of the Local Plan are considered in Section 7.
<ul style="list-style-type: none"> Inter-relationships between effects are considered where practicable. 	Inter-relationships between effects are identified in the assessment commentary, where appropriate.
<ul style="list-style-type: none"> Where relevant, the prediction and evaluation of effects makes use of accepted standards, regulations, and thresholds. 	These are identified in the commentary, where appropriate.
<ul style="list-style-type: none"> Methods used to evaluate the effects are described. 	These are described in Section 4 and Appendix E.
Mitigation measures	
<ul style="list-style-type: none"> Measures envisaged to prevent, reduce and offset any significant adverse effects of implementing the plan are indicated. 	These are identified within the appraisal matrices.
<ul style="list-style-type: none"> Issues to be taken into account in development consents are identified. 	These are identified within the appraisal matrices.
The SA Report	
<ul style="list-style-type: none"> Is clear and concise in its layout and presentation. 	The SA Report is clear and concise.
<ul style="list-style-type: none"> Uses simple, clear language and avoids or explains technical terms. Uses maps and other illustrations where appropriate. 	Maps and tables have been used to present the baseline information in Section 3 where appropriate.
<ul style="list-style-type: none"> Explains the methodology used. Explains who was consulted and what methods of consultation were used. 	Section 4 presents the methodology used for assessment whilst consultation arrangements are discussed in Section 1.
<ul style="list-style-type: none"> Identifies sources of information, including expert judgement and matters of opinion. 	Information is referenced throughout the SA Report.
<ul style="list-style-type: none"> Contains a non-technical summary 	Included.
Consultation	
<ul style="list-style-type: none"> The SEA is consulted on as an integral part of the plan-making process. 	This SA Report is being consulted upon at the same time as the Local Plan.
<ul style="list-style-type: none"> The consultation bodies, other consultees and the public are consulted in ways which give them an early and effective opportunity within appropriate time frames to express their opinions on the draft plan and SA Report. 	This SA Report is being consulted upon at the same time as the Local Plan.
Decision-making and information on the decision	
<ul style="list-style-type: none"> The SA Report and the opinions of those consulted are taken into account in finalising and adopting the plan. 	Responses received to this SA Report will inform the preparation of the Local Plan.
<ul style="list-style-type: none"> An explanation is given of how they have been taken into account. 	This information will be provided in subsequent reports.

Quality Assurance Checklist	
<ul style="list-style-type: none">Reasons are given for choices in the adopted plan, in the light of other reasonable options considered.	Section 6 and Appendix F and G set out the reasons for the selection of the Council's development requirements and Proposed Spatial Strategy and proposed site allocations.

APPENDIX B – CONSULTATION RESPONSES

Scoping Report

Ref	Consultee	Report Chapter	Consultee Response Summary	Responses/Actions
1 IIA SC5	Historic England	General	<ul style="list-style-type: none"> General support for the report, stating that it provides the basis for the development of an appropriate framework for assessing the significant effects which this plan might have upon the historic environment. 	Noted
			<ul style="list-style-type: none"> HE strongly advises that the conservation and archaeological team of the authority are closely involved throughout the preparation of the SEA/SA of this Plan. 	Noted
		Plans and programmes	<ul style="list-style-type: none"> The report should also refer to the draft South-East Marine Plan. 	South East Marine Plan now included in review of plans and programmes.
		Cultural Heritage	<ul style="list-style-type: none"> In paragraph 3.12.2 of the report, Historic England would prefer the use of the term Designated Heritage Assets, in order to be consistent with National Planning Policy and Guidance. 	The wording has been changed from 'historic' to 'heritage'
			<ul style="list-style-type: none"> HE welcomes the reference to non-designated heritage assets in paragraphs 3.12.4 and 3.12.4. 	Noted
			<ul style="list-style-type: none"> General support for the assessment of potential impacts in the absence of an up-to-date Local Plan. 	Noted

Ref	Consultee	Report Chapter	Consultee Response Summary	Responses/Actions
			<ul style="list-style-type: none"> The text in paragraph 3.12.6 could be extended to refer to the wider role that landscape plays in proving the setting for all heritage assets. 	Test amended
		Key sustainability issues	<ul style="list-style-type: none"> General support for this section and the issues set out in 3.18. 	Noted
		Landscape and Townscape	<ul style="list-style-type: none"> General support, but suggestion for this section to link back to Cultural Heritage section. 	Noted – cross-reference added
		Approach to Integrated Impact Assessment	<ul style="list-style-type: none"> General support for the proposed IIA Framework including objectives and associated guide questions to be used in the assessment of the Review of the Adopted Local Plan, set out in table 4.1. 	Noted
			<ul style="list-style-type: none"> Suggestion to re-word the first bullet point to “<i>Will it help to conserve and enhance existing features of the historic built environment and their settings, including archaeological assets, both above and below ground</i>”, in order to make it clear that archaeological assets can also include unseen, below ground remains. 	The wording has been changed to include: ‘below and above ground’
		Methodology Spatial Strategy	<ul style="list-style-type: none"> Expresses the need for a Heritage Impact Assessment produced in line with HE’s Advice Note 3, in order to demonstrate that the allocation of this area is not incompatible with the requirements of the NPPF. 	Noted – a high level HIA will be undertaken by Chelmsford City Council as part of site- and policy-specific assessment, prior to any decision on allocation.
2	Tory Melhuish – Galleywood Parish Council	General	<ul style="list-style-type: none"> General support for the context of the IIA, the main economic, social, and environmental issues, and the proposed approach of the IIA presented in the Scoping Report. 	Noted

Ref	Consultee	Report Chapter	Consultee Response Summary	Responses/Actions
			<ul style="list-style-type: none"> Notes regarding the Appendix 3 – Key Settlement Characteristics for Galleywood. One being that The Galleywood Medical Centre in Barnard Road closed in 2016, the other being that the school, Thriftwood School, Beehive Lane, is missing from the report. 	Profile amended
3	Suzanne Walker – Little Waltham Parish Council	General	<ul style="list-style-type: none"> Suggestion that the Scoping Report should also include issues around the building of communities in relation community spirit and integration, in order for people to feel part of a community. 	<p>Community identity and sense of belonging are covered in Health Impact Assessment criteria (Appendix G), as follows: Standard 4: Supporting Communities</p> <ul style="list-style-type: none"> Provision of community facilities Reducing social isolation through design Personal safety and crime/fear of crime Engagement and consultation with the local community <p>Community identity and sense of belonging are also covered Health & Wellbeing part of the Assessment Framework.</p>
4	Darren Parker – The Essex Badger Protection Group	General	<ul style="list-style-type: none"> General objection to the context of the IIA set out in the Scoping Report. 	Noted
			<ul style="list-style-type: none"> General support for the economic, social, and environmental issues set out in the Scoping Report. 	Noted

Ref	Consultee	Report Chapter	Consultee Response Summary	Responses/Actions
			<ul style="list-style-type: none"> General objection to the approach to the IIA and the range of economic, environmental, and social issues covered. 	The approach to the IIA and range of topics covered reflects industry-standard approaches which have been tested at Examination.
			<ul style="list-style-type: none"> Dissatisfaction with the lack of engagement with local groups. The groups feels they are being dismissed. 	Noted – Chelmsford City Council to respond in detail.
5	Historic England		<ul style="list-style-type: none"> The same response as Ref 1 	
6	Jenny Upton – Chelmer Housing Partnership		<ul style="list-style-type: none"> Suggestion to include promoting skills training to deliver these new homes. Recommendation to look into promoting modern construction methods and developing people’s skills to do this. 	Skills development is addressed in Assessment Objective 3. Economy, Skills and Employment: To achieve a strong and stable economy which offers rewarding and well located employment opportunities to everyone.
			<ul style="list-style-type: none"> Question on whether promoting net zero will help alleviate fuel poverty. 	This is a wider question to be addressed as part of further research at the County/national level.
			<ul style="list-style-type: none"> Concern that it focuses too much on Chelmsford. Suggestion for report to cover empty shops and rejuvenating local villages. 	Settlement profiles are included within the consideration of the Chelmsford Area as a whole.
			<ul style="list-style-type: none"> Suggestion to include more about fostering social cohesion and good community relations. 	Social cohesion is addressed in Assessment Objective 5. Health and Wellbeing: To improve the health and well being of those living and working in the Chelmsford City area.
			<ul style="list-style-type: none"> Suggestion to include more information about community involvement. 	The emerging Plan’s Strategic Priority 7 concerns “Creating well designed and attractive places, and promoting the health and social well-being of communities” and the Assessment Objective 5 relates to

Ref	Consultee	Report Chapter	Consultee Response Summary	Responses/Actions
				<p>“Health and Wellbeing: To improve the health and well-being of those living and working in the Chelmsford City area.”</p> <p>Together, these will help to focus the appraisal of policies and proposals on their contribution to promoting community involvement, in turn helping to inform the Health Impact Assessment.</p>
			<ul style="list-style-type: none"> Suggestion for there to be more focus on the connection between mental-health and the built environment. 	See above
			<ul style="list-style-type: none"> Request for clarity on how housing is on a standard that will decrease poverty and between health. 	Housing quality is addressed in Assessment Objective 2. Housing: To meet the housing needs of the Chelmsford City Area and deliver decent homes.
			<ul style="list-style-type: none"> Statement that the report is missing some focus on whether it addresses life outcomes not just the build quality. 	The Local Plan establishes the context for the provision of housing and employment opportunities which in turn affect life outcomes.
			<ul style="list-style-type: none"> Request for more focus on how poor housing contributes to increased poverty and poor health conditions. 	Whilst the connection between housing quality, poverty and health is well understood, this is the principal focus of wider Council and Government programmes. The Local Plan establishes the context for the provision of high quality housing and an environment which supports health and well-being.
7	James Smith – DWD		<ul style="list-style-type: none"> General support for the economic, social, and environmental issues that are relevant to the local plan review 	Noted

Ref	Consultee	Report Chapter	Consultee Response Summary	Responses/Actions
			<ul style="list-style-type: none"> Request to be kept informed as the plan progresses and in particular included on any discussions regarding the CGC 	Noted
8	Amanda Parrott – Castle Point Borough Council	Baseline Analysis	<ul style="list-style-type: none"> Concern that there was not consideration made in the baseline for the affordability of homes in Chelmsford City, or the implications of unmet housing needs. Suggestion for Chelmsford City Council to review the Baseline Analysis in the IIA. 	Affordable housing issues now addressed in the baseline.
9	Natural England	Plans and programmes	<ul style="list-style-type: none"> Two additional strategic guidance documents could be added: The Clean Air Strategy 2019 (Defra) and the Essex Green Infrastructure Strategy 2020. 	Now included in review of plans and programmes.
			<ul style="list-style-type: none"> Suggestion to interrogate the Air Pollution Information System (APIS) for information on pollutants and their impacts for habitats and species at protected sites. 	This is a valuable but highly specific tool for individual habitats and forms of pollutant. Will be invaluable as part of the HRA and site-specific evaluation of likely effects.
		Biodiversity and Green Infrastructure	<ul style="list-style-type: none"> The report should explicitly state the importance of the Habitat Regulations Assessment in addressing the potential impact of development upon designated sites that are beyond the City Council administrative area 	The role of HRA is cited at page ii and pp.6/7 of the Scoping Report.
			<ul style="list-style-type: none"> Suggestion to amend the first guide question by adding “both within and beyond the local authority area?” 	The question has been amended to fit the proposed wording.
		Land-use, Geology and Soils	<ul style="list-style-type: none"> The map in Figure 3.14 does not show how much of the land would fall within Grade 1,2 and 3a. Recommends adding this information to the map. 	The ALC map is a reasonable representation for this scale of analysis at this stage.

Ref	Consultee	Report Chapter	Consultee Response Summary	Responses/Actions
			<ul style="list-style-type: none"> Suggestion to amend the proposed guide question to “Will it avoid the loss of best and most versatile agricultural land?” 	The question has been amended to fit the proposed wording.
		Air Quality	<ul style="list-style-type: none"> The chapter does not address the potential impacts of poor or declining air quality upon the natural environment 	<p>The following action is identified: To progress actions set out in the Climate and Ecological Emergency Action Plan.</p> <p>Paragraph added on the effects of poor air quality on the natural environment.</p>
			<ul style="list-style-type: none"> Suggestion to – add a guide question “Will it affect air quality at designated sites that are sensitive to air pollution?” 	The proposed guide question has been added.
		Landscape and Townscape	<ul style="list-style-type: none"> The Scoping Report should identify tranquil areas and explore whether they are at risk. 	Tranquil areas mapping was produced by the CPRE in 2006 and therefore cannot be relied upon as an objective source of information that might guide local plan production at this stage. However, the concept is helpful in assessing development effects (see response below).
			<ul style="list-style-type: none"> Suggestion to add a guide question “Will it protect tranquil landscapes and areas?” 	Guide question added
10	Essex County Council	Introduction	<ul style="list-style-type: none"> ECC recommend the use of consistent data to that being used for the Sustainable Accessibility Assessment is incorporated into the IIA process. 	Results from the sustainable accessibility assessment are incorporated into the assessment.
		Health Impact Assessment	<ul style="list-style-type: none"> General support for the incorporation of a HIA as a key component of the IIA. 	Noted
			<ul style="list-style-type: none"> ECC would seek that the new Local Plan incorporates a specific policy requiring the need 	Noted – the emerging Review of the Adopted Local Plan cites the potential for a

Ref	Consultee	Report Chapter	Consultee Response Summary	Responses/Actions
			for appropriate developments to undertake a HIA.	policy requirement relating to HIA and larger developments.
		Scope and Content of the Review of the Adopted Local Plan	<ul style="list-style-type: none"> Welcomes reference to the 'Review' addressing updated or new local strategic priorities and the need to accommodate additional development growth requirements. 	Noted
			<ul style="list-style-type: none"> ECC recommend paragraph 1.4.5 also makes reference to the provision of necessary infrastructure to accommodate and/or mitigate the impact of growth. It should read <i>“accommodate additional development growth requirements, including necessary infrastructure”</i> (Proposed on page 3 of ECC response) 	The wording has been changed to include: 'including necessary infrastructure'
			<ul style="list-style-type: none"> Suggestion the ECC has help with the review by undertaking a number of different assessments (See page 3 ECC response). 	Noted
		Plans and Programmes	<ul style="list-style-type: none"> A large number of different policy documents have been suggested in ECC's Appendix A, for consideration in the review. 	Noted
		Key Messages	<ul style="list-style-type: none"> After the review of the additional plans in ECC's Appendix A, any 'key messages' arising should be included within Table 2.2, as appropriate. 	Amended
			<ul style="list-style-type: none"> Appendix B primarily refers to those adopted neighbouring Local Plans which presently provide the planning policy guidance for that district. However, ECC consider that those 	Local Plan references updated where appropriate:

Ref	Consultee	Report Chapter	Consultee Response Summary	Responses/Actions
			neighbouring Local Plans that are being prepared and have significantly progressed through the planning process should be identified, as they are likely to be adopted within the review timetable, namely Braintree and Epping Forest Local Plans.	Basildon has been withdrawn (11/03/22) for example.
			<ul style="list-style-type: none"> It should be noted that Uttlesford District Council is preparing a new Local Plan and not a review as referenced on B89. 	Reference amended
			<ul style="list-style-type: none"> ECC recommends that Basildon, Brentwood, Maldon, Rochford and Uttlesford Local Plans are also referenced as either a review of the existing Plan or a new plan is being prepared. 	References updated where appropriate
		Population and Community	<ul style="list-style-type: none"> ECC would encourage CCC to fully meet its own housing needs within its administrative boundary, as indicated in bullet 4. If this is not the case or a request is received from a neighbouring district to accommodate their unmet housing need, as per bullet 5, and or Gypsy and Traveller need, as per bullet 6, then ECC would expect the process outlined in the EPOA Guidance Note Mechanism for the Consideration of Unmet Housing Need (2017) and the Mechanism for the consideration of Unmet Gypsy and Traveller Need (2018) to be implemented. 	The wording has been changed to match ECC's proposed wording.
			<ul style="list-style-type: none"> ECC recommend reference to 'objectively assessed housing needs' in Key Sustainability Issue 2 is replaced with reference to the 'standard method', as required in Planning Practice Guidance. It should read: <i>"The need to enable housing growth, using the standard method to identify the minimum number of homes to be planned for and planning for a mix</i> 	The wording has been changed to match ECC's proposed wording.

Ref	Consultee	Report Chapter	Consultee Response Summary	Responses/Actions
			<i>of accommodation to suit all household types.”</i> (Page 10 of ECC response)	
			<ul style="list-style-type: none"> ECC, with responsibilities for Adult Social Care, supports the reference to the need to deliver independent living housing in Key Sustainability Issue 4, but consider this should also make reference to the provision of housing for people with disabilities. It should read: <i>“The need to support the delivery of independent living housing for older people and <u>people with disabilities</u>”</i> (Page 11 of ECC response) 	Added
			<ul style="list-style-type: none"> ECC notes there is no reference to the considerable benefits of new build general needs housing having to be constructed to high standards of accessibility and adaptability. 	High standards of accessibility and adaptability are part of the provision of high quality housing, in turn controlled by development management policies and national standards
			<ul style="list-style-type: none"> ECC support a number of sustainability issues identified on page 50, however, However, ECC considers the Local Plan will also need to consider aspects of recovery from the economic impacts of COVID and the move towards net zero carbon emissions by 2030, as recommended in the Essex Climate Action Commissioner's (ECAC) Report 2021 Net Zero – Making Essex Carbon Neutral. 	The recommendations of the Essex Climate Action Commissioner's (ECAC) Report 2021 Net Zero – Making Essex Carbon Neutral are summarised and noted, although they remain as recommendations and not policy.
			<ul style="list-style-type: none"> In addition to the issues identified on page 50, the issues listed in ECC' consultation response (on pages 11-12) need to be considered. 	Considered throughout
			<ul style="list-style-type: none"> Support for Key Sustainability Issue 13 which seeks to maintain and raise educational attainment and skills in the local labour force. 	Noted

Ref	Consultee	Report Chapter	Consultee Response Summary	Responses/Actions
		Material Assets (Table 2.2)	<ul style="list-style-type: none"> Reference should be made to the need to avoid and sustainably manage construction waste in bullet point 3 	A new key objective has been added to Table 2.2, matching ECC's recommendation.
			<ul style="list-style-type: none"> ECC recommend an additional key message from Policy 4 of the Minerals Plan 2014 is added to read: <i>"Promote the maximum recovery of minerals from construction, demolition and excavation wastes by segregating, reusing and recycling minerals generated as a result of development/ redevelopment."</i> (Page 5 of ECC response) 	Now included in Table 2.2 under Material Assets.
		Biodiversity and Green Infrastructure	<ul style="list-style-type: none"> ECC recommend paragraph 3.3.19 should refer to the Essex Green Infrastructure Strategy (2020) and Essex Green Infrastructure Standards as ongoing initiatives, along with the establishing of a Local Nature Partnership (LNP) covering Greater Essex along with a Local Nature Recovery Strategy, which are being led by ECC 	Noted
			<ul style="list-style-type: none"> ECC supports the reference to encouraging multiple uses of green infrastructure in Issue 4 and to enhance the GI network. 	Noted
			<ul style="list-style-type: none"> The ECC 10 year plan has been updated – The info in paras 3.4.36, 3.4.27 and table 3.10 should be amended accordingly 	Wording has been amended to fit ECC's proposed wording.
			<ul style="list-style-type: none"> The footnote 69 should be deleted as the Essex School Organisation Plan has been superseded by the '10 Year Plan' 	Wording has been amended to fit ECC's proposed wording
			<ul style="list-style-type: none"> ECC support Sustainable Issues (SI) 1, but consider it should be more consistent with 	Amended

Ref	Consultee	Report Chapter	Consultee Response Summary	Responses/Actions
			NPPF para 174 d) where possible. It should read <i>“The need to conserve and enhance biodiversity through providing net gains in biodiversity where possible including sites designated for their nature conservation value.”</i> (Page 9 of ECC response)	
			<ul style="list-style-type: none"> IIA Objective 1 and Guide question 6 should make reference to the green infrastructure being ‘multifunctional’ in Key Sustainability Issue 4. It should read: <i>“The need to enhance the multifunctional green infrastructure network, addressing deficiencies and gaps, improving accessibility and encouraging multiple uses where appropriate.”</i> (Page 10 of ECC response) 	Objective 1, Guide Question 6, and Sustainability Issue 4 all now make reference to ‘multifunctional’ green infrastructure.
			<ul style="list-style-type: none"> In Key Sustainable Issues 4, reference should be made to the Essex Count Disturbance Avoidance and Mitigation Strategy (Essex RAMS). 	Objective 1, Guide Question 6, and Sustainability Issue 4 all now make reference to ‘multifunctional’ green infrastructure.
			<ul style="list-style-type: none"> ECC advise that consideration of ‘off-site’ measures (i.e. in and around the relevant European designated site(s)) is also required as part of the mitigation package for predicted recreational disturbance impacts in these cases. 	Noted – considered within the HRA
		Transport and Accessibility	<ul style="list-style-type: none"> Paragraph 3.6.4 should also reference the role that the new Beaulieu Park Rail Station will have in the ‘Chelmsford future transport network – strategic zonal focus’. It should read: <i>“This will be a key element of the City’s planning strategy for the area, and will help to remove traffic from the outskirts of the city as part of the Chelmsford future transport network – strategic zonal focus.”</i> (Page 6 of ECC response) 	The wording of para 3.6.4 has been amended to fit ECC’s recommended wording.

Ref	Consultee	Report Chapter	Consultee Response Summary	Responses/Actions
			<ul style="list-style-type: none"> Paragraph 3.6.17 refers to the 'Chelmsford future transport network – strategic zonal focus'. For completeness, ECC recommend the outer zone should also make reference to utilising the existing and future park and rides. 	Reference added.
			<ul style="list-style-type: none"> Paragraph 3.6.18 should make reference that the Chelmsford North East Bypass (CNEB) 	Reference included
			<ul style="list-style-type: none"> ECC recommend reference is also made to the Army and Navy Sustainable Transport Package, as this is a key gateway into the city centre, an existing pinch point on the network and is designated an Air Quality Management Area (AQMA). 	Reference added
			<ul style="list-style-type: none"> To demonstrate the 'pinch points' inferred in para 3.6.15 there should also be reference to the A12 Chelmsford to A120 widening scheme. 	This proposal has not yet been submitted to the Planning Inspectorate.
			<ul style="list-style-type: none"> ECC support Key Sustainability Issue 1 in terms of the need for timely investment in infrastructure but recommend this may be through developer funded works or contributions, e.g. S278 or S106 agreements. However, it should read: "<i>The need to ensure timely investment in transport infrastructure and services through securing developer funded works or contributions and other sources of funding.</i>" (Page 14 of ECC response) 	The wording of Key Sustainability Issue 1 has been amended to include ECC's recommended text.
			<ul style="list-style-type: none"> ECC consider Key Sustainability Issue 5 should refer to the 'expansion' of park and ride sites given the decision, as part of the Army and Navy Sustainable Transport Package scheme to expand Sandon and Chelmer Valley park and ride sites instead of a new site in Widford. It 	The wording of Key Sustainability Issue 5 has been amended to include ECC's recommended text.

Ref	Consultee	Report Chapter	Consultee Response Summary	Responses/Actions
			should read: “ <i>The need to encourage alternative modes of transport to the car, including the expansion of park and ride sites.</i> ” (Page 14 of ECC response)	
			<ul style="list-style-type: none"> ECC supports the encouragement of the use of public transport and key interchanges of different modes, as highlighted in Key Sustainability Issue 9. 	Noted
			<ul style="list-style-type: none"> ECC supports Key Sustainability Issue 8 to encourage walking and cycling, as part of active travel. 	Noted
			<ul style="list-style-type: none"> ECC supports Key Sustainability Issue 11 in that there is a need to address congestion in and around the City Centre. 	Noted
			<ul style="list-style-type: none"> ECC supports Key Sustainability Issue 12, which identifies the need for more innovative ways to tackle behavioural change regarding the take up of sustainable modes rather than the present approach by simply monitoring travel patterns. 	Noted
		Water	<ul style="list-style-type: none"> ECC recommend consideration is also given to the strategic water supply issues, as identified in the recent consultation on the Water Resources Draft Regional Plan (January – February 2022) by Water Resources East (WRE) 	Noted – details now included
			<ul style="list-style-type: none"> ECC seeks to work with CCC to ensure any water policy in the local plans sets out a clear framework for seeking to reduce water use and primate water re-use. 	Noted

Ref	Consultee	Report Chapter	Consultee Response Summary	Responses/Actions
		Climate Change	<ul style="list-style-type: none"> ECC is keen to work with CCC to secure the highest standards required to address climate change and net zero development and to embed these standards within policies in the emerging local plan 	Noted
			<ul style="list-style-type: none"> ECC supports Key Sustainability Issue 1 whereby new development is adaptable to the effects of climate change. 	Noted
			<ul style="list-style-type: none"> ECC supports Key Sustainability Issue 2 to increase woodland and tree cover to help mitigate and adapt to climate change. 	Noted
			<ul style="list-style-type: none"> ECC supports Key Sustainability Issue 3 in relation to the need to increase renewable energy provision. 	<p>The wording of Key Sustainability Issue 3 has been amended to include ECC's recommended text.</p> <p>The wording of Guide Question 3 has been amended to include ECC's recommended text</p>
			<ul style="list-style-type: none"> ECC notes that Key Sustainability Criteria 3 (page 103) only refers to mitigating the impact of climate change through the provision of 'increased renewable energy provision'. 	Wording amended, referencing maximising renewable energy provision
			<ul style="list-style-type: none"> In relation to Guide Question 4 in IIA Objective 2 – Housing, ECC recommends more emphasis is placed on the wider provision of energy efficiency in not simply new homes. 	Guide question is considered to be appropriately phrased.
			<ul style="list-style-type: none"> In relation to paras 3.10.9 and 3.10.10, ECC would seek more reference in the IIA for new development to be required to achieve net zero carbon by 2050 or sooner in accordance with 	The recommendations of the Essex Climate Action Commissioner's (ECAC) Report 2021 Net Zero – Making Essex Carbon Neutral are summarised and noted,

Ref	Consultee	Report Chapter	Consultee Response Summary	Responses/Actions
			the recommendations of the ECAC and subsequent work programmes.	although they remain as recommendations and not policy.
			<ul style="list-style-type: none"> Suggested amendments to Key Sustainability Issue 3. It should read: <i>“The need to mitigate climate change including through <u>maximising renewable energy provision at site and district level.</u>”</i> (Page 16 of ECC response) 	Wording amended
			<ul style="list-style-type: none"> Suggested amendments to Guide Question 3 (Page 16 of ECC’s response). It should read: <i>“Will it <u>maximise the delivery of renewable and low carbon energy generation at site level and district level and reduce dependency on non-renewable sources?</u>”</i> (Page 16 of ECC response) 	Wording amended
			<ul style="list-style-type: none"> Suggested addition of a Guide Question (Page 16 of ECC’s response) It should read: <i>“Will it deliver homes <u>and other buildings</u> of high energy efficiency standards which contribute to the City’s zero carbon targets?”</i> (Page 16 of ECC response) 	An additional guide question has been added, matching ECC’s proposed wording.
			<ul style="list-style-type: none"> The LLA and Review will need to consider that direct and cumulative impact of NSIPs relevant to the plan area including: Longfield Solar Farm, East Anglia GREEN, Bradwell B New Nuclear, and A12 Chelmsford to A120 widening scheme – Highways England. 	Noted
		Material Assets	<ul style="list-style-type: none"> ECC would support a Site Waste Management Plan being prepared for sites to be allocated in the new Local Plan incorporated within a Waste Management Strategy. 	Noted

Ref	Consultee	Report Chapter	Consultee Response Summary	Responses/Actions
			<ul style="list-style-type: none"> A Minerals Supply Audit should be submitted as part of the documents to be included in any ES. 	Comment relevant to proposals for development
			<ul style="list-style-type: none"> ECC recommends reference is also made to the Essex Minerals Local Plan (MLP) Review within para 3.11.14 	Reference made
			<ul style="list-style-type: none"> ECC supports the Key Sustainability Issue 1 – 5 identified on page 97, subject to amendments 	Noted
			<ul style="list-style-type: none"> ECC recommend an additional sentence be added to paragraph 3.11.14 to acknowledge that a 'Call for Sites' has commenced which will supplement existing allocations in the MLP. (Suggested text on page 18 of ECC's response) 	To be addressed in later iterations of the Review of the Adopted Local Plan and accompanying IIA
		Health and Wellbeing	<ul style="list-style-type: none"> Support for Key Sustainability Issue 2. 	Noted
			<ul style="list-style-type: none"> ECC consider that CCC should also consider the impact of the proliferation of hot-food takeaways, including around schools if evidenced, in order to address obesity issues. Key Sustainability Issue 2 should read: <i>"The need to promote healthy lifestyles and in particular reduce obesity and increase levels of physical activity and reduce the proliferation of fast food outlets in specific locations."</i> (Page 13 of ECC response) 	Key Sustainability Issue 2 has been amended to include ECC's suggested text.
		Cultural Heritage	<ul style="list-style-type: none"> ECC supports the need to avoid harm to designated heritage assets in Key Sustainability Issue 2. However, to be consistent with NPPF, paragraph 194 reference should also be made to the contribution made by their setting. It should read: <i>"The need to avoid harm to designated heritage assets and the contribution</i> 	Key Sustainability Issue 2 has been amended to fit ECC's suggestion.

Ref	Consultee	Report Chapter	Consultee Response Summary	Responses/Actions
			<i>made by their setting.</i> " (Page 18 of ECC response)	
			<ul style="list-style-type: none"> ECC welcomes reference to non-designated heritage assets in Key Sustainability Issue 3. However, should be amended to state: <i>"The need to recognise the value of non-designated heritage assets and protect where appropriate enhance these where possible. Such sites should be retained in situ, where possible or subject to an appropriate programme of investigation, recording and reporting prior to development commencing"</i>. (Page 19 of ECC response) 	Key Sustainability Issue 3 has been amended to included ECC's suggested text.
			<ul style="list-style-type: none"> ECC recommend paragraph 3.12.1 is amended to reflect the correct number of designated monuments. (See page 19 of ECC's Response) 	Para 3.12.1 has been amended to display the correct figures.
		Landscape and Townscape	<ul style="list-style-type: none"> Notes that para 3.13.2 does not reference to the Landscape Character Areas which are identified at the 1:25,000 scale. 	Noted, although finer grained data will be used in the assessment of development proposals.
			<ul style="list-style-type: none"> ECC recommend reference is made to the requirement for street trees to be included within new developments in accordance with NPPF, paragraph 131. 	This is a detailed policy matter to be addressed as part of the implementation of good design. Reference is made in para 3.3.13 as part of Green Infrastructure.
		Proposed IIA Framework – IIA Objective 1 – Biodiversity and Geodiversity	<ul style="list-style-type: none"> However, reference should be made to the green infrastructure being 'multifunctional' within IIA Objective 1 and Guide Question 6. All other references to green infrastructure in the Scoping Report should be reviewed and referenced as to their multifunctionality, as appropriate (eg Table 2.2, page 24, bullet 2 - Identify opportunities for green infrastructure 	Qualifying term added throughout

Ref	Consultee	Report Chapter	Consultee Response Summary	Responses/Actions
			provision; page 26, bullet 7). (Suggested wording on page 20 of ECC response)	
			<ul style="list-style-type: none"> Consideration should be given to the use of the Essex Green Infrastructure Strategy (2020) and Essex Green Infrastructure Standards in securing multifunctional green infrastructure. 	Documents has been reviewed and will be considered as part of policy development.
			<ul style="list-style-type: none"> ECC recommend Guiding Question 8 should be clarified to refer to biodiversity net gain being required to be provided across the whole of the administrative area, and not just the City urban area. (i.e. remove 'across the city' from the question – page 20 of ECC response) 	Guide Question 8 has been amended and the phrase 'across the city' has been removed.
		Proposed IIA Framework – IIA Objective 2 - Housing	<ul style="list-style-type: none"> ECC recommend an additional 'Guide Question' is added to provide consistency with Objective 5, Guide Question 5 which relates to meeting the needs of an ageing population and support those with disabilities. It should state: <i>"Will it deliver independent living housing for older people and people with disabilities."</i> (Proposed wording on page 20 of ECC response) 	A new Guide Question has been added, matching ECC's proposed wording.
		Proposed IIA Framework – IIA Objective 4 – Sustainable Living and Revitalisation	<ul style="list-style-type: none"> Support for Guiding Question 7. Regarding new schools ECC points in the direction of Department for Educations Guidance 'Securing Developer Contributions Guidance Update (2019). 	Noted
			<ul style="list-style-type: none"> However, Guide Question 8 should also make reference to 'early years and childcare' for clarity. ECC recommend reference should also be made to access to schools being provided via safe and direct walking and cycling routes. It should read: <i>"Will it increase access to <u>schools</u> via safe and direct walking and cycling routes,</i> 	Guide Question 8 has been amended to include ECC's recommended text.

Ref	Consultee	Report Chapter	Consultee Response Summary	Responses/Actions
			<i>early years and childcare and colleges?</i> " (Page 20 of ECC response)	
		Proposed IIA Framework – IIA Objective 9 – Flood Risk and Coastal Erosion	<ul style="list-style-type: none"> ECC recommend Guiding Question 5 is amended to refer to the opportunities for SuDS measures to be multifunctional in terms of biodiversity enhancement, aesthetic and amenity value and forming part of public open spaces. It should read: <i>"Will it deliver multifunctional sustainable urban drainage systems (SUDs) where possible and promote investment in flood defences that reduce vulnerability to flooding?"</i> (Page 21 of ECC response) 	Guide Question 5 has been amended to include ECC's recommended text.
		Proposed IIA Framework – IIA Objective 12 – Waste and Natural Resources	<ul style="list-style-type: none"> ECC, as Minerals and Waste Authority, recommend that `Guide Question 5' is amended to read: <i>"Will it result in development within a Minerals Safeguarding Area"</i> (Propose on page 21 of ECC response) 	Guide Question 5 has been amended to include ECC's recommended text.
			<ul style="list-style-type: none"> In relation to NPPF para 212, ECC considers this requirement relates to any development rather than simply inappropriate development. ECC acknowledges that location within an MSAs is not an absolute barrier to future development. However, any development proposals or site selection process should consider the environmental feasibility and practicality of prior extraction to avoid the unnecessary sterilisation of mineral resources. It is necessary that this process also considers not simply the extent of the development site but also the land around the site in order that its allocation/development does not constrain any potential future use for mineral extraction. 	Noted – included within detained Development Management policies.

Ref	Consultee	Report Chapter	Consultee Response Summary	Responses/Actions
		Appendix E – Site Assessment Criteria – IIA Objective 1 – Biodiversity and Geodiversity	<ul style="list-style-type: none"> ECC recommends that Key Sustainability Issue 1 is strengthened to be consistent with NPPF, paragraph 174 d) and refer to ‘net gains for biodiversity’ where possible. 	Reference to net gains for biodiversity added.
		Appendix E – Site Assessment Criteria – IIA Objective 4 – Sustainable Living and Revitalisation	<ul style="list-style-type: none"> ECC recommends primary and secondary schools should be separated out from the other key services including GP surgeries, Pharmacies, supermarkets and proximity to town centres. A specific criteria should be included for primary and secondary education, as recommended in the Essex Design Guide, whereby any residential area should be no further than 600 metres walking distance from a primary school and 1500 metres for secondary school. Also gives direction towards ECC’s Developers’ Guide to Infrastructure Contributions (Section 5.3) and Garden Communities and Planning School Places Guide (Section 3). 	Noted – school-specific distance criteria added to Objective 4.
		Appendix E – Site Assessment Criteria – IIA Objective 6 – Transport	<ul style="list-style-type: none"> ECC welcomes the assessment criteria reference to the impact on the highway network but consider this should clarify the impact is upon the capacity and safety of the highway network consistent with NPPF, paragraph 110 d). This is also consistent with ECC Development Management Policy DM1 - General Policy, whereby the Highway Authority will protect the highway network for the safe and efficient movement of people and goods by all modes of travel. It should read: <i>“Impact on highway network in terms of capacity and safety.”</i> (Proposed on page 22 of ECC response) 	The wording in Appendix E has been amended to fit ECC’s recommended wording.

Ref	Consultee	Report Chapter	Consultee Response Summary	Responses/Actions
		Appendix E – Site Assessment Criteria – IIA Objective 10 – Air	<ul style="list-style-type: none"> Key Sustainability Issue 2 makes reference to the need to improve air quality, particularly in the Army & Navy and the Maldon Road, Danbury AQMAs. ECC recommend the assessment criteria is amended to refer to both the AQMAs in the City area. It should read: <i>“Proximity to Army and Navy and Maldon Road, Danbury Air Quality Management Areas (AQMA)”</i> (Proposed on page 22 of ECC response) 	The wording in Appendix E has been amended to fit ECC’s recommended wording.
		Appendix E – Site Assessment Criteria – IIA Objective 12 – Waste and Natural Resources	<ul style="list-style-type: none"> ECC recommend the ‘Assessment Criteria’ covers not simply MSAs but also Mineral Consultation Areas and Waste Consultation Areas, as required by Policy S8 – Safeguarding mineral resources and mineral reserves (MLP) and Policy S2 – Safeguarding Waste Management Sites and Infrastructure (WLP). It should read: <i>“Development in Minerals Safeguarding Areas; Mineral Consultation Areas and Waste Consultation Areas”</i> (Proposed on page 22 of ECC response) 	The wording in Appendix E has been amended to fit ECC’s recommended wording.
		Appendix E – Site Assessment Criteria – IIA Objective 13 – Cultural Heritage	<ul style="list-style-type: none"> ECC notes that the Assessment Criteria and Threshold relate to the effects on designated heritage assets with no reference to non-designated heritage assets. However, Appendix F - Indicative IIA Monitoring Criteria makes reference to possible indicators regarding the number of developments permitted affecting designated and non-designated heritage assets. ECC recommend the assessment criteria is amended to that below and the thresholds accordingly. It should read: <i>“Effects on designated and non-designated heritage assets”</i> 	The wording in Appendix E has been amended to fit ECC’s recommended wording.

Ref	Consultee	Report Chapter	Consultee Response Summary	Responses/Actions
11	Pigeon (Sandon) Ltd – prepared by Savills	Table 2.2 – Key Objectives and policies	<ul style="list-style-type: none"> Table 2.2 – Neither the NPPF, nor the Essex Transport Strategy support the proposed objective of reducing road freight movements. 	Noted – reference removed.
			<ul style="list-style-type: none"> Suggestion to create an alternative objective that seeks to ‘promote sustainable freight movements’. 	Included.
		Objective 3 – Economy Skills and Employment	<ul style="list-style-type: none"> Support for the objective, but suggestion for the IIA to expressly recognise that importance of the employment and logistics sector in supporting the local economy, and its likely increasing importance in the post-pandemic era. 	Noted – however, inclusion would introduce an inappropriate degree of specificity at this stage.
		Objective 6 – Transport	<ul style="list-style-type: none"> Support for the promotion of sustainable modes of transport in the IIA objectives. 	Noted
			<ul style="list-style-type: none"> Support for the inclusion of reducing the need to travel, however the IIA should avoid an overly simplistic approach to considering proposals against this objective. 	Noted
			<ul style="list-style-type: none"> Object to objective 6 guide question: “Will it reduce the level of freight movement by road?” stating it is problematic, as freight movement by road should not be seen as being inherently contrary to sustainable development. 	Amended to: Promote sustainable freight movement.
		General	<ul style="list-style-type: none"> Concern that the IIA could result in a somewhat simplistic assessment options. 	Comment noted – a proportionate analysis is required.
			<ul style="list-style-type: none"> Suggestion to amend IIA objectives a guide question to ensure future decision-makers recognise the importance of appropriately-located logistics development to both the local 	Disagree – this would introduce an inappropriate degree of specificity at this stage.

Ref	Consultee	Report Chapter	Consultee Response Summary	Responses/Actions
			economy; and to ensuring an overall reduction in the need to travel / ensuring goods are moved sustainably.	
12	Vistry Group – produced by Carter Jonas	Green Belt	<ul style="list-style-type: none"> Stressed the importance of undertaking a Green Belt review as part of the new Local Plan review. 	This issue is not for the IIA to determine.
13	BDP on behalf of Grosvenor and Hammonds Estate	Housing Affordability	<ul style="list-style-type: none"> The Housing Baseline between paras 3.4.12 and 3.4.14 could provide a more detailed explanation of the of the Council's affordability needs or supply, which are outlined in the Council's recently published Housing Strategy. 	Noted – section expanded accordingly
			<ul style="list-style-type: none"> Suggestion for the IIA baseline to provide further evidence and explanation of the issues surrounding affordability. 	Noted – section expanded accordingly
		Support and Open Space	<ul style="list-style-type: none"> Recommendation for baseline to more thoroughly analyse local supply and demand for particular types of open space and acknowledge the integral links between natural environments and improved health, social and cognitive development. 	Open space section expanded accordingly including reference to the GI Strategic Plan.
		General	<ul style="list-style-type: none"> Support for main economic, social, and environmental issues identified in the scoping report. 	Noted
		Approach to Integrated Impact Assessment	<ul style="list-style-type: none"> General support for approach to IIA. 	Noted
			<ul style="list-style-type: none"> Support for contents of table 2.2, particularly the objective relating to Population and Community. 	Noted

Ref	Consultee	Report Chapter	Consultee Response Summary	Responses/Actions
			<ul style="list-style-type: none"> Strong support for the emphasis placed on Sustainable Living and Revitalisation. 	Noted
			<ul style="list-style-type: none"> Strong support for the council's commitment to developing a Spatial Strategy. 	Noted
		Net Zero (Approach to IIA)	<ul style="list-style-type: none"> Suggestion for Council to elaborate on their net zero ambitions as part of a future sustainable urban Chelmsford. 	<p>Paras 3.10.10 and 3.10.11 set out the Council's pathway to net zero. These include measures which are reflected throughout the Appraisal Framework, including:</p> <ul style="list-style-type: none"> Measures to reduce DM7 and NO2 emissions The promotion of sustainable travel through infrastructure investment and behavioural change Reductions in waste generation and promoting re-use and recycling of waste lowering energy consumption, efficient use of water resources, reducing pollution and improving air quality significantly increase the amount of woodland and the proportion of tree cover measures to improve the 'green infrastructure' of Chelmsford, protecting and expanding natural habitats and increasing biodiversity Improving the environmental quality, attractiveness and recreational potential of public spaces, rivers and waterways in the City Centre and surrounding areas

Ref	Consultee	Report Chapter	Consultee Response Summary	Responses/Actions
			<ul style="list-style-type: none"> Suggestion that ‘creating pathways to net zero’ should be added as key issue under the topic of Net Zero. 	Policy to be developed which will consider this matter.
			<ul style="list-style-type: none"> Suggestion that the opportunities to address the climate crisis should be strongly reflected in the IIA framework. 	CCC declaration of a climate crisis is noted and numerous references included in the Assessment Framework, including key issues.
		Transport Infrastructure (Approach to IIA)	<ul style="list-style-type: none"> Appendix E – concern that criteria 6 ‘Transport Infrastructure Investment’ does not clearly distinguish between investment in highways upgrades and active travel infrastructure. 	Current criterion: <i>Development would support investment in transportation infrastructure and/or services</i> is considered appropriate given the diversity of investment which could be possible.
			<ul style="list-style-type: none"> Recommendation to alter the wording of the threshold to make specific reference to active or sustainable travel infrastructure. 	Current reference to transport considered to be appropriate given the scope of the topic.
		Employment	<ul style="list-style-type: none"> Suggestion that the need for long term upskilling, training and support for growing businesses is also recognised in the Site Assessment Criteria. 	Included in guidance criteria under 3. Economy, Skills and Employment (Appendix D)
		Design Quality	<ul style="list-style-type: none"> Support for the emphasis of the importance of health and wellbeing in the accreditation in appendix E 	Noted
			<ul style="list-style-type: none"> Livewell Accreditation should be referenced in the IIA Framework, either within the Appendix D Definitions of Significance, or the Appendix E Site Assessment Criteria. 	Included in Appendix D

Ref	Consultee	Report Chapter	Consultee Response Summary	Responses/Actions
		Public Realm and Inclusive Design	<ul style="list-style-type: none"> Recommend more clarification is provided on the meaning behind the phrase 'different groups within the society are taken into consideration'. 	Definite article 'the' removed
			<ul style="list-style-type: none"> Concern about phrase: 'different groups within the society are taken into consideration'. The IIA should seek to provide more clarity on what this means in different place-making contexts. 	Summary point is appropriate to this context i.e. Appendix D Illustrative Guidance, in turn supported by reference to Livewell Guidance.
			<ul style="list-style-type: none"> The Council should further develop the IIA Framework to ensure clarity is provided on the definitions of success for truly inclusive spaces. 	Noted – various indicators are provided which are considered appropriate and reflect EqIA measures, for example.
		Housing	<ul style="list-style-type: none"> Housing affordability and the ability of local people to access a suitable home should be a key focus in the new local plan, however this is not adequately reflected in the Appendix E Site Assessment Criteria. 	Criteria amended to included affordable housing.
			<ul style="list-style-type: none"> Recommendation that the Site Assessment Criteria is expanded beyond the single criteria of 'net new dwellings' to include additional criteria that better reflects a site's potential contribution to the local housing market. 	The provision of a proportion of affordable housing is a long-standing policy requirement for the provision of new dwellings above a specific threshold.
14	Environment Agency	Flood Risk	<ul style="list-style-type: none"> Concern that the Strategic Flood Risk Assessment is outdated. The SFRA mentioned in paragraph 3.16 is out of date for tidal, and fluvial and pluvial climate change. 	This evidence document will be updated as appropriate and reflected in future IIA Reports.
			<ul style="list-style-type: none"> Concern that the Climate Change section is outdated. (Links to more up-to-date information is included in EA's response) 	Climate change section updated accordingly.

Ref	Consultee	Report Chapter	Consultee Response Summary	Responses/Actions
			<ul style="list-style-type: none"> The policies relating to Flood Alleviation scheme need reviewing. EA advise that a Local Plan policy based upon the alleviation scheme being built should be produced, as well as a policy for pre-alleviation scheme, in case the scheme does not go ahead. 	Noted – policies to be updated as appropriate.
			<ul style="list-style-type: none"> The LPA could consider producing guidance in the form of a Supplementary Planning Document for the new Chelmsford alleviation scheme – so developers know how assess the flood risk within a site-specific FRA prior to any defences/scheme being in place. 	Noted
			<ul style="list-style-type: none"> Strategic Policy 2 should clarify what is meant by 'safe' 	To be addressed as part of plan preparation
			<ul style="list-style-type: none"> The 'key sustainability issues' section should clarify what is meant by 'adaptable'. 	Clarified to: The need to ensure that new development anticipates and can be adapted to the effects of climate change
			<ul style="list-style-type: none"> Section 9 and 11 of Table 4.1 should show how the framework will meet the criteria stated in pages 3 and 4 of EA's response 	Sections 9 and 11 of Table 4.1 amended to reflect suggested criteria
			<ul style="list-style-type: none"> Table appendix D8 should refer to the 1% (1 in 100) annual probability flood event with allowance for climate change and 0.1% (1 in 1000) annual probability event with allowance for climate change – not just FZ3 or Flood Zone 2 or 1 in 100/1000 floodplain. These events (Flood Zones need to be considered with climate change allowances). 	Amendments made
		Ecology and Biodiversity	<ul style="list-style-type: none"> Concern that the Plan probably is unlikely to deliver real improvements in terms of biodiversity and habitats. The new Plan needs 	View noted – preparation of the plan takes place within the context of a range of strategies, including those relating to

Ref	Consultee	Report Chapter	Consultee Response Summary	Responses/Actions
			to have bolder policies to repair damaged habitats and create and develop larger and strategically linked areas which will be rich in biodiversity.	biodiversity and green infrastructure which have been prepared in consultation with the Environment Agency.
			<ul style="list-style-type: none"> There is no evidence that continuing the same strategy as the previous plans will be more successful. 	Noted
			<ul style="list-style-type: none"> Opportunities need to be taken for habitat restoration and achieving a cohesive strategic network of larger and more connected high-quality habitats as proposed in the Lawton Review. 	There are wide-ranging references to Green infrastructure creation within new development and City-wide in line with the Chelmsford and Essex GI Strategies.
		Water Quality	<ul style="list-style-type: none"> Broad agreement with the assessment in terms of water quality. 	Noted
			<ul style="list-style-type: none"> EA states that CCC need to invest in water management infrastructure in a timely manner in order to accommodate new development. 	Noted
			<ul style="list-style-type: none"> Section 3.8.6 - mentions WFD information in the 2015 RBMP: WFD classification 2019 are available and could be used to provide a more recent and specific to the Chelmsford area. 	Data updated via: https://www.data.gov.uk/dataset/a2a10b3a-2049-48ba-9ab5-fbc3ae26c9f9/wfd-river-canal-and-surface-water-transfer-water-bodies-cycle-2-classification-2019
		Water Resources	<ul style="list-style-type: none"> EA states that an update of the Anglian River Basin Management Plan will be published at the end of this year. The draft RBMPs are currently available on gov.uk. 	Noted. Future IIA Reports will include reference to the RBMPs once published.
			<ul style="list-style-type: none"> The report references Essex & Suffolk Water's Water Resource Management Plan (WRMP) 2014, this is not there latest plan. E&SW's current WRMP was published in 2019 and a 	References amended

Ref	Consultee	Report Chapter	Consultee Response Summary	Responses/Actions
			WRMP for 2024 is currently being worked upon. The report should be considering the most up to date WRMP and future plans, as these will provide the most up to date resource assessment in the Essex Water Resource Zone.	
			<ul style="list-style-type: none"> There are significant water resource pressure within this area. EA consider it particularly important that water efficiency measures are incorporated into all new developments. Measures such as the use of water efficient systems and fittings such as dual-flush toilets; water butts; water-saving taps and showers; and appliances with the highest water efficiency rating as a minimum. Greywater recycling and rainwater harvesting should also be considered. 	Noted in the review of the Water Resources Regional Plan for Eastern England and in Table 2.2. Also a matter for the preparation of detailed policy.
			<ul style="list-style-type: none"> EA suggests that local authorities should adopt and promote the building standard of 110 litres per person per day in all new builds. 	To be considered as part of the preparation of detail Local Plan policies – cited on the potential monitoring indicators (Appendix F)

Chelmsford Local Plan Review: Issues and Options Consultation Document

Chelmsford City Council (the Council) is currently preparing the Chelmsford Local Plan Review (the ‘Local Plan Review’). Once adopted, the Local Plan Review will replace the Adopted Local Plan¹²⁵, setting out how much new development will be accommodated in the Council’s administrative area (the ‘City Area’) to 2041, along with where this growth will be located. The Local Plan Review will also establish the policy

¹²⁵ <https://www.chelmsford.gov.uk/planning-and-building-control/planning-policy-and-local-plan/adopted-local-plan/>

framework for managing development proposals, containing planning policies which support the proposed vision: *“Guiding Chelmsford’s growth towards a greener, fairer and more connected community.”*

The first stage in the development of the Local Plan Review was the publication of the Chelmsford Local Plan Issues and Options Consultation Document (the ‘Issues and Options Consultation Document’)¹²⁶ that was consulted on between 11 August 2022 and 20 October 2022. The Issues and Options Consultation Document set out, and sought views on, the planning issues that face Chelmsford over the next 15 years and spatial approaches to meeting these challenges in terms of the amount and broad location of future development in the City Area.

An Integrated Impact Appraisal (IIA) Report¹²⁷ was prepared to accompany the Issues and Options Consultation document. The consultation responses made to the IIA Report are set out in this report.

The Integrated Impact Appraisal Report

The Council is required to carry out a Sustainability Appraisal (SA) of the Local Plan Review¹²⁸. SA is a means of ensuring that the likely social, economic and environmental effects of the Local Plan Review are identified, described and appraised and also incorporates a process set out under UK regulations¹²⁹ called Strategic Environmental Assessment (SEA) which requires that environmental considerations are embedded into the development of plans and programmes such as local plans. IIA brings together SA and SEA, as well as Health Impact Assessment (HIA) and Equalities Impact Assessment (EqIA) as part of a unified analysis. The HIA and EqIA are bespoke assessments designed to specifically address health and equalities matters in order to meet legislative requirements.

The IIA is an iterative process and in this context, WSP Environment & Infrastructure Solutions UK Limited (WSP)¹³⁰ has carried out an appraisal of the Issues and Options Consultation Document. The findings of the IIA of the Issues and Options Consultation Document were presented in an IIA Report that was published for consultation alongside the Consultation Document itself.

¹²⁶ <https://www.chelmsford.gov.uk/media/chehlnlq/issues-and-options-consultation-document.pdf>

¹²⁷ <https://www.chelmsford.gov.uk/media/undd211y/chelmsford-local-plan-issues-and-options-iaa.pdf>

¹²⁸ The requirement for SA of local plans is set out under section 19(5) of the Planning and Compulsory Purchase Act 2004.

¹²⁹ Environmental Assessment of Plans and Programmes Regulations 2004 (statutory instrument 2004 No. 1633).

¹³⁰ Formerly Wood Environment & Infrastructure Solutions UK Limited.

Habitats Regulations Assessment Report

The Conservation of Habitats and Species Regulations 2010 (as amended) requires local authorities to assess the potential impacts of land use plans on the Natura 2000 network of European protected sites to determine whether there will be any likely significant effects as a result of the plan’s implementation. This process is known as Habitats Regulations Assessment (HRA). As part of the IIA (Chapter 6), the HRA provides a preliminary conclusion on the likely effects of the Review of the Adopted Local Plan, which has been undertaken, based on the spatial approaches contained in the Issues and Options Consultation Document. The HRA (Chapter 6) concludes that: *“none of the objectives or spatial approaches will make adverse effects on any European sites fundamentally unavoidable (i.e. the objectives or spatial approaches will not ‘bake in’ adverse effects that cannot be avoided or mitigated irrespective of how the objectives and options are defined through allocation and policy).”*

No comments were received on the HRA Report and in consequence, this is not considered further in this document.

This Feedback Report

This report provides a record of the responses provided on the IIA Report. The responses will be taken into account by the Council in preparing the next stage of the Local Plan Review and undertaking the associated IIA.

Responses

A total of 21 respondents provided comments on the Issues and Options Consultation Document IIA Report. **Table B.1** provides a breakdown of the type and number of respondents.

Table B.1 Type and Number of Respondents

Type of Respondent	Number of Respondents*
Parish/Town Councils or adjoining Local Authorities	2
Developers or Representatives	8
Other Agencies and Authorities	3
Members of the Public	8

SCHEDULE OF RESPONSES TO THE INTEGRATED IMPACT ASSESSMENT REPORT

MAIN ISSUES RAISED

The main issues raised by respondents with regard to the IIA Report concern:

- Support for the range and content of the IIA Objectives.
- The need for the HIA and EqlA to ensure that the Local Plan Review is developed in a way that enhances the knowledge, skills and wellbeing of existing and new communities.
- An apparent presumption that providing land for business creates additional jobs for the region and that a garden community such as in Spatial Approach E would create jobs that would all be filled by residents of that community.
- The identification of possible negative effects but no policies provided to mitigate these effects.
- Lack of differentiation between spatial approaches.
- The need for clarification of key sustainability issues and the definitions of significance.
- The relationship between housing growth and water resources.
- Disagreement with elements of the scoring of the spatial approaches.
- The need for additional detail on specific sites.
- Support for a particular spatial approach, based on site qualities.

Table B.2 sets out a schedule of the responses received to the IIA Report and the response/action to the points being made.

Table B.2 Consultation Response Summary

Ref	Consultee	Consultee Response Summary	Response/Action
1324350	Mr Rusi Hodivala	Please mandate that every new detached and semi-detached house must have solar panels installed.	<p>Comment noted. This comment principally relates to the Local Plan Review as opposed to the IIA.</p> <p>The draft Local Plan Review will set out policies relating to sustainability standards in new developments, including renewable generation opportunities.</p> <p>The IIA Report sets out at Table 1.4 potential or amended policies including the promotion of renewable energy generation and energy efficiency in all new development, as part of wider aspirations for sustainable development across the City Area.</p>
1324045	Ms Tessa Saunders Spatial Planning Advisor Anglian Water Services Ltd	<p>Non-Technical Summary The IIA provides a range of assessment objectives which include objectives that aim to protect the natural environment, address impacts on carbon emissions, and conserve and enhance water quality and resources. It is considered that this provides a sound basis for the assessment of Local Plan Review options.</p> <p>The Local Plan Review aims to positively deliver growth in a way that provides greatest opportunities for the health and wellbeing of communities. The IIA includes assessment objectives to improve health and wellbeing, tackle deprivation and promote sustainable living.</p>	<p>Comment noted. Support for the range and content of the Assessment Objectives is welcome.</p> <p>The connections between the IIA and the Local Plan Review in respect of promoting sustainable growth is noted.</p>
1324045	Ms Tessa Saunders Spatial Planning Advisor Anglian Water Services Ltd	<p>HIA/EqIA/Appendix H - Six Capitals Chelmsford Local Plan Issues and Options - People The HIA and EqIA should ensure that the Local Plan Review is developed in a way that enhances the</p>	<p>Agreed. Issues relating to the enhancement of knowledge, skills and wellbeing of existing and new communities are captured by the IIA Assessment Framework in Objectives 3, 4 and 5.</p>

Ref	Consultee	Consultee Response Summary	Response/Action
		knowledge, skills and wellbeing of existing and new communities.	The detailed HIA and EqIA to be undertaken at the next stage of the Local Plan Review will reflect the Six Capitals as part of the analysis. It is anticipated that the Local Plan Review will include policies that will promote these aspirations, including the provision of educational facilities as part of new development and the advancement of sustainability across the City Area more widely.
1326389	Mr Stephen Baddeley Arthurs	The Hammonds Farm Development is a proposed new community to the east of the A12; the proposed 4,000 new homes will swamp the existing rural area. The ecology of the area will be completely destroyed. The development is on or adjacent to the flood plain of the River Chelmer and will cause damage to capacity for flood alleviation and the flora and fauna of this sensitive area.	Comment noted. The comments relating to Option E: New Settlement are noted and will be taken into account by the Council. Option E has been assessed in the IIA Report and the assessment has considered the effects of the option in terms of (inter alia) biodiversity and flood risk.
1326541	Mr Paul Roberts	There seems a presumption that providing land for business creates additional jobs for the region. Second, there seems a presumption that a garden community such as in Option E would create jobs that would all be filled by residents of that community.	Comment noted. There is no explicit assumption that the allocation of land for business will create additional jobs or be filled by local residents. Whilst cross-border commuter flows are inevitable (particularly given Chelmsford's location in relation to London), the wider intention is to seek greater self-containment within the City Area in employment provision and opportunities, enhance skill levels, increase income levels and reduce the need to travel.
636292	Mrs Tory Melhuish Clerk to Galleywood Parish Council	Non-Technical Summary and Section 5 The Parish Council is disappointed that the document has identified possible negative effects but there are no policies provided to mitigate these effects (i.e. biodiversity, air quality, water, flood risk, climate change and waste and resource use).	Comment noted. The purpose of the IIA is to identify the likely significant effects of the Local Plan Review and to recommend measures to mitigate adverse effects and enhance positive effects including in respect of (<i>inter alia</i>) biodiversity, air quality, water, flood risk, climate change and waste and resource use. The IIA does not contain proposed policies itself.

Ref	Consultee	Consultee Response Summary	Response/Action
			It is anticipated that proposed draft planning policies relating to these matters will be developed as part of the next stage of the Local Plan Review, informed by the recommendations of the IIA Report. The proposed policies will be subject to further IIA and consultation.
1326297	Dr Sue Baker	No comments.	N/A
307959	Mr and Mrs Andrew Parker	<p>Spatial Approaches</p> <p>Option D (Development along transport corridors) would be equal to Option A (Growing the Existing Strategy), if the villages of Howe Green and Rettendon Common were to be removed from this approach.</p>	<p>Comment noted.</p> <p>The spatial approaches presented are reasonable and distinct alternatives. Section 5.5 presents the comparative analysis of the spatial approaches and identifies differentiators relating to air quality, economic development and sustainable living & revitalisation. The full analysis is presented in Appendix C.</p> <p>As part of the development of the most appropriate spatial approach the Council will take into account the analysis of the qualities of individual approaches as well as potential combinations (in whole or in part), including the current spatial strategy. The preferred spatial strategy will be subject to IIA.</p>
311148	Mr Kevin Fraser Principal Planning Officer (Spatial Planning) Essex County Council	Table 3.10 The 10 Year Plan now covers the period 2022 – 2031, and will be used to inform the ‘Future Scenario Assessment’ of the Preferred Option in early 2023. This is referenced with regard to Table 3.10 and Key Sustainability Issues (page 53),	<p>Table 3.10 The 10 Year Plan</p> <p>The revised dates (2022-2031) will be amended in the future iteration of the IIA.</p>

Ref	Consultee	Consultee Response Summary	Response/Action
311148	Mr Kevin Fraser Principal Planning Officer (Spatial Planning) Essex County Council	Table 3.19 Key Sustainability Issues Identified – Cultural Heritage ... to be consistent with NPPF, paragraph 194 reference should also be made to the contribution made by their setting. It should read: “The need to avoid harm to designated heritage assets and the contribution made by their setting”. This does not appear to have been implemented as suggested.	Table 3.19 Cultural Heritage Disagree. Table 3.19 contains the sustainability issue: <i>“The need to protect and where appropriate enhance Chelmsford City Area’s cultural heritage assets and their settings.”</i>
311148	Mr Kevin Fraser Principal Planning Officer (Spatial Planning) Essex County Council	Table 3.19 Key Sustainability Issues Identified – Cultural Heritage - in responding to the Scoping consultation ECC welcomed reference to non-designated heritage assets in Key Sustainability Issue 3. However, ECC recommended it should be amended to state: “The need to recognise the value of non-designated heritage assets and protect where appropriate enhance these where possible. Such sites should be retained in situ, where possible or subject to an appropriate programme of investigation, recording and reporting prior to development commencing”. This does not appear to have been implemented as suggested.	Table 3.19 Cultural Heritage Table 3.19 contains the sustainability issue: <i>“The need to recognise the value of non-designated heritage assets and protect and where appropriate enhance these where possible.”</i> The additional text is inappropriate to the context of the table.
311148	Mr Kevin Fraser Principal Planning Officer (Spatial Planning) Essex County Council	Table 4.1 The Assessment Framework – Biodiversity and Geodiversity – Guide Question 8 – in responding to the Scoping consultation ECC recommended that reference should be made to biodiversity net gain being required to be provided across the whole of the administrative area, and not just the City urban area. (i.e. remove ‘across the city’ from the question). This does not appear to have been implemented as suggested	Table 4.1 The reference to ‘City’ under Biodiversity and Geodiversity (Guide Question 8) is intended to refer to the City Area as a whole. This will be amended to reference biodiversity net gain across the whole administrative area of Chelmsford City Council (the City Area) rather than just the City itself. Reference to Biodiversity Net Gain was included as part of Appendix D Definitions of Significance in the updated Scoping Report.
311148	Mr Kevin Fraser	Table 4.1 The Assessment Framework – Sustainable Living and Revitalisation – Guide Question 8 – in	Table 4.1

Ref	Consultee	Consultee Response Summary	Response/Action
	Principal Planning Officer (Spatial Planning) Essex County Council	responding to the Scoping consultation ECC recommended reference should be made to 'early years and childcare' for clarity. ECC recommend reference should also be made to access to schools being provided via safe and direct walking and cycling routes. It should read: "Will it increase access to schools via safe and direct walking and cycling routes, early years and childcare and colleges?" This does not appear to have been implemented as suggested.	Sustainable Living & Revitalisation (Guide Question 8) will be amended to read "Will it increase access to schools, early years childcare and colleges via safe and direct walking and cycling routes?" This matter was attended to in the updated Scoping Report (Appendix D Definitions of Significance) which includes the suggested criterion. The Definitions of Significance at Appendix E will be updated accordingly.
311148	Mr Kevin Fraser Principal Planning Officer (Spatial Planning) Essex County Council	Appendix E Definitions of Significance – Sustainable Living and Revitalisation – Illustrative Guidance ⁴ – in responding to the Scoping consultation ECC recommended that primary and secondary schools should be separated out from the other key services. A specific criteria should be included for primary and secondary education, as recommended in the EDG, whereby any residential area should be no further than 600 metres walking distance from a primary school and 1500 metres for secondary school. This does not appear to have been implemented as suggested.	Appendix E - Definitions of Significance Sustainable Living & Revitalisation The updated Scoping Report (Appendix E Site Appraisal Criteria) includes the following criterion, as suggested by ECC: "Within 800m walking distance of all services (600m for primary schools and 1,500m for secondary schools) and/or the City Centre/South Woodham Ferrers town centre.". The Definitions of Significance at Appendix E will be updated accordingly.
311148	Mr Kevin Fraser Principal Planning Officer (Spatial Planning) Essex County Council	Appendix E Definitions of Significance – Air – Illustrative Guidance – in responding to the Scoping consultation ECC noted that the Guide Question should make reference to the need to improve air quality, particularly in the Army & Navy and the Maldon Road, Danbury Air Quality Management Areas (AQMA) and this is referenced. However, the illustrative guidance only makes reference to the Army and Navy AQMA. Reference should also be made to Maldon Road, Danbury. This does not appear to have been implemented as suggested	Appendix E - Definitions of Significance Air The Guide Question was amended to include reference to the Maldon Road AQMA. The Illustrative Guidance will be amended to include reference to the Maldon Road AQMA as part of the Preferred Options IIA.

Ref	Consultee	Consultee Response Summary	Response/Action
311148	Mr Kevin Fraser Principal Planning Officer (Spatial Planning) Essex County Council	Appendix E Definitions of Significance – Waste and Natural Resources – Guide Question 5 – in responding to the Scoping consultation ECC recommended that the ‘Assessment Criteria’ covers not simply MSAs but also Mineral Consultation Areas and Waste Consultation Areas, as required by Policy S8 – Safeguarding mineral resources and mineral reserves (MLP) and Policy S2 – Safeguarding Waste Management Sites and Infrastructure (WLP). ECC suggested it should read: “Development in Minerals Safeguarding Areas; Mineral Consultation Areas and Waste Consultation Areas”. This does not appear to have been implemented as suggested. It is noted that the Strategic Housing and Economic Land Availability Assessment (SHELAA) ‘Suitability Criteria’ makes reference to ‘Site is not within an identified Minerals or Waste Site nor a Minerals or Waste Safeguarding or Consultation Area’, and for consistency this should be referenced within the IIA, Appraisal Criteria.	Appendix E - Definitions of Significance Sustainable Living & Revitalisation The updated Scoping Report (Appendix D Definitions of Significance) includes the following criterion, as suggested by ECC: “Will it result in development within a Minerals Safeguarding Area, Mineral Consultation Area or Waste Consultation Area?” The Definitions of Significance at Appendix E will be updated accordingly.
1329361	Mr Graham Boddington	Strong objection to the proposed building of what is effectively a new town of 4,000 houses at the Hammonds Farm site.	Comment noted. This comment principally relates to the Local Plan Review as opposed to the IIA. Comments relating to Option E: New Settlement are noted and will be taken into account by the Council when preparing the Preferred Options Consultation Document.
1329368	Mr Mark Baister Historic Environment Consultant Place Services Historic Environment Team	Additional paragraph required detailing the role of the Essex Historic Environment Record (HER).	Agreed. The Essex HER will be referenced in future iterations of the IIA.
1155857	Mr Pat Abbott	Water Abstraction – recommends that	Water Abstraction

Ref	Consultee	Consultee Response Summary	Response/Action
	<p>Planning Advisor Environment Agency</p>	<p>proposed development considers water resources as a key issue and the council recognises the damage of long term increases in abstraction due to growth.</p> <p>Water Quality Assessment and mitigation of risks associated with wastewater is required.</p> <p>Ecology Support for the proposed Biodiversity Net Gain (BNG) policy commitment</p> <p>Flood Risk Recommend re-drafting para on p.41 which recognises the damage of long-term increases in abstraction due to growth.</p> <p>Note: this comment refers to the I&O Consultation Document and not the IIA</p>	<p>The IIA Report recognises the potential environmental effects associated with increased abstraction related to population and economic growth in both the baseline analysis presented in Section 3, the HRA in Section 6 and in the assessment of IIA Objective 8 Water: To conserve and enhance water quality and resources.</p> <p>Housing growth and non-household industrial growth estimates are embedded in local government plans across the Water Resources East region, according to the Draft Regional Plan. Feedback on the emerging plan has requested evidence around the certainty and deliverability of the demand management measures proposed, particularly behavioural changes, and in relation to housing growth options. This evidence will assist the preparation of local plans to support resource-efficient new developments.</p> <p>Water Quality The IIA Scoping Report sets out guide questions (Appendix D) and site appraisal criteria (Appendix E) which identify how policies and proposals are to be scrutinised against the topics of: Biodiversity (Objective 1), Water Resources (Objective 8) and Waste & Natural Resources (Objective 12)</p> <p>Ecology Support for the proposed BNG policy commitment is noted.</p> <p>Flood Risk Redrafting comment noted. In future iterations of the IIA, text relating to the damage of long-term increases in abstraction due to growth will be amended in accordance</p>

Ref	Consultee	Consultee Response Summary	Response/Action
			with changes to text in the Local Plan Review. Proposed wording <i>“Ensure development adapts to minimise adverse impacts that create climate and ecological change, including avoiding areas of flood risk (now or in the future) wherever possible, managing surface water run-off and reducing carbon emissions.”</i>
1270312	Joel Merris Vistry Group	Appendix B Protecting Green Belt land B48, App D Key Settlement Characteristics, para 3.2.4 and para 3.8.11 Considers that the lack of a Partial Green Belt Review to consider site boundaries on the edges of Chelmsford will result in sites that are less sustainable outside of the Green Belt.	Comment noted. A partial Green Belt Review has not been completed as part of the Local Plan Review, reflecting the spatial principle of Protecting the Green Belt. The IIA considers spatial approaches which have been prepared as part of taking into account the agreed Green Belt spatial principle.
1249937	Consultations Team Natural England	Table 4.1 support in relation to Biodiversity Net Gain (BNG) and Suitable Alternative Natural Greenspace (SANG) advice.	Comment noted.
1330236	Mr David Bolton Bolton, S&D	Supports the IIA in identifying and meeting the housing needs of the Chelmsford City Area and deliver decent homes as an assessment objective (Objective 2), and also to reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth as an objective (Objective 6). “This will ensure the spatial principles, priorities and strategy will be assessed against this context helping to inform the most appropriate and sustainable plan.” Identified significant negative sustainability effects relating to Objective 7 (land use), along with a series of mixed,	The IIA tests the performance of the spatial approaches at a necessarily high level, using recognised indicators and associated assessment questions. Conclusions appropriate to this stage of plan preparation, of which the IIA is only one part, will be consequently drawn. The Issues and Options Consultation Document does not contain site allocations. It is anticipated that the Preferred Options Consultation Document will include proposed site allocations and these (alongside reasonable alternatives) will be assessed as part of the IIA process in due course. The employment land requirement and broad distribution of growth has been assessed as part of the IIA process.

Ref	Consultee	Consultee Response Summary	Response/Action
		<p>minor negative and uncertain effects relating to several the assessment objectives.</p> <p>Until specific locations and site allocations are identified within the Local Plan, with proposed quantum, densities, and scales it is perhaps premature to assess the Housing Requirement as having negatively or mixed effects until this level of detail is better understood.</p>	<p>Following selection of a preferred strategy, site options will be assessed as part of the next IIA Report. This approach is appropriate and commensurate with the development of the Local Plan Review.</p>
1329438	Chris Buckenham	Disagrees with elements of scoring: argue that building on greenfield land isn't inherently negative. Disagree with negative scoring against objectives 1, 6, 8, 9, 11, 13 and 14 for Spatial Approach C. Scoring system for sustainable accessibility could be more reflective of individual settlements.	Disagree. Greenfield land is a finite resource and the likely loss of land of a scale indicated by the quantum of housing growth to be provided over the plan period is considered to be significant. Nevertheless, this is balanced against the beneficial effects identified in respect of housing and service provision, meeting local and sub-regional housing needs, particularly in the provision of affordable housing.
1330351	Pigeon (Sandon) Ltd	3.4, 4.2, 5.4, Table 5.5, 5.8 Support but detail on sites required.	<p>Comment noted. Support for the key sustainability issues regarding the economy is welcomed.</p> <p>Based on the Employment Land Requirement, and as the Local Plan Review develops, future iterations of the IIA will consider site-specific qualities in greater detail.</p>
1329432	The Bucknell Family	Support for the IIA recognising the need to deliver a range of employment sites to support economic growth, and to ensure a flexible supply of land for employment development as key sustainability issues Support for the recognition of the need to reduce out-commuting by creating a stronger employment market within the Chelmsford area and the value of alternative modes of transport such as park and ride sites as key transport and accessibility sustainability issues.	<p>Support noted.</p> <p>The Issues and Options Consultation Document does not contain site allocations. It is anticipated that the Preferred Options Consultation Document will include proposed site allocations and these (alongside reasonable alternatives) will be assessed as part of the IIA process in due course. The employment land requirement and broad distribution of growth has been assessed as part of the IIA process.</p>

Ref	Consultee	Consultee Response Summary	Response/Action
		Section 5.4 - question scoring in the absence of detail. <i>"No details have been provided within the I&O document on proposed locations of employment growth, distribution or site allocations and therefore one queries how the IIA can undertake a robust assessment of the Employment Land Requirement against the Assessment Objectives."</i>	<p>Following selection of a preferred strategy, site options will be assessed as part of the next IIA Report. This approach is appropriate and commensurate with the development of the Local Plan Review.</p> <p>As the Local Plan Review develops, future iterations of the IIA will how consider employment needs can be met through site allocations, as well as further guidance on employment and spatial strategy, including the location of any employment land.</p>
1330405	Cliffords Group and Mr Mark Peters	Question whether the housing requirement would result in a significant negative sustainability effect on Objective 7 (Land Use) as a result of the use of greenfield land.	<p>Comment noted. Greenfield land is a finite resource and the likely loss of land of a scale indicated by the quantum of housing growth to be provided over the plan period is considered to be significant. Nevertheless, this is balanced against the beneficial effects identified in respect of housing and service provision, meeting local and sub-regional housing needs, particularly in the provision of affordable housing.</p> <p>No change is proposed.</p>
1326424	Obsidian Strategic Asset Management Ltd	Scoring of elements of Approaches A – E questioned as generalisations, which do not accord with locally-specific contexts.	<p>Disagree.</p> <p>The Methodology was consulted upon and has been updated in response to the comments received. The updated methodology has been applied in the assessment of the options. It is considered that the assessments have taken into account the local socio-economic and environmental baseline.</p> <p>The scoring applied to the options in the IIA Report reflects a balance between a wide range of issues, and the consequent professional judgement as to the overall performance of the option in respect of specific IIA</p>

Ref	Consultee	Consultee Response Summary	Response/Action
1329447	Mr Alexander Micklem	Response expresses support for the IIA but states that “as detailed within this Representation, no details have been provided within the I&O document on proposed locations of employment growth, distribution or site allocations and therefore one queries how the IIA can undertake a robust assessment of the Employment Land Requirement against the Assessment Objectives.”	<p>Objectives, in this case: Objective 3: Economy, skills and employment and for Objective 6: Transport.</p> <p>The resultant scores take into account: the need to balance various factors is cited in the analysis of Appendix G, which identifies the role of Chelmsford as a sub-regional economic centre, the proximity of and transport links to London, the role of existing and potential housing growth, and the cross-boundary flows associated with employment centres and workers. These factors are set against the desire and need to pursue a more sustainable development path which includes, <i>inter alia</i>, seeking to reduce commuting distances, enhancing the quality of employment opportunities, modal shift in transport use and greater economic and service self-containment as a community.</p> <p>No change is proposed.</p> <p>Comment noted. This comment principally relates to the Local Plan Review as opposed to the IIA.</p> <p>The Issues and Options Consultation Document does not contain site allocations. It is anticipated that the Preferred Options Consultation Document will include proposed site allocations and these (alongside reasonable alternatives) will be assessed as part of the IIA process in due course. The employment land requirement and broad distribution of growth has been assessed as part of the IIA process. Following selection of a preferred strategy, site options will be assessed as part of the next IIA Report. This approach is appropriate and commensurate with the development of the Local Plan Review.</p>

Ref	Consultee	Consultee Response Summary	Response/Action
872955	Grosvenor Property UK and Hammonds Estates LLP	Hammonds Farm masterplan qualities in respect of Biodiversity & Geodiversity considerations. Suggested enhanced score for Spatial Approach E.	<p>The detail submitted in respect of the qualities of land to the south and east of the A12 (i.e. Spatial Approach E) and the suggested enhanced score is noted but disagreed with for the reasons set out in Appendix G.</p> <p>Should land at Hammonds Farm be considered by the Council to be a reasonable alternative for site allocation, the site will be assessed as part of IIA of the forthcoming Preferred Options Consultation Document.</p>
872955	Grosvenor Property UK and Hammonds Estates LLP	Hammonds Farm masterplan qualities in respect of Housing considerations. Suggested enhanced score for Spatial Approach E.	<p>The detail submitted in respect of the qualities of land to the south and east of the A12 (i.e. Spatial Approach E) and the suggested enhanced score is noted but disagreed with for the reasons set out in Appendix G.</p> <p>Should land at Hammonds Farm be considered to be a reasonable option for site allocation, this will be assessed against the IIA framework, along with other potential sites.</p>
872955	Grosvenor Property UK and Hammonds Estates LLP	Hammonds Farm masterplan qualities in respect of Economy, Skills & Employment considerations. Suggested enhanced score for Spatial Approach E.	<p>The detail submitted in respect of the qualities of land to the south and east of the A12 (i.e. Spatial Approach E) and the suggested enhanced score is noted but disagreed with for the reasons set out in Appendix G.</p> <p>Should land at Hammonds Farm be considered to be a reasonable option for site allocation, this will be assessed against the IIA framework, along with other potential sites.</p>
872955	Grosvenor Property UK and Hammonds Estates LLP	Hammonds Farm masterplan qualities in respect of Sustainable Living & Revitalisation considerations. Suggested enhanced score for Spatial Approach E.	<p>The detail submitted in respect of the qualities of land to the south and east of the A12 (i.e. Spatial Approach E) and the suggested enhanced score is noted but disagreed with for the reasons set out in Appendix G.</p>

Ref	Consultee	Consultee Response Summary	Response/Action
			Should land at Hammonds Farm be considered to be a reasonable option for site allocation, this will be assessed against the IIA framework, along with other potential sites.
872955	Grosvenor Property UK and Hammonds Estates LLP	Hammonds Farm masterplan qualities in respect of Health & Well-Being considerations. Suggested enhanced score for Spatial Approach E.	<p>The detail submitted in respect of the qualities of land to the south and east of the A12 (i.e. Spatial Approach E) and the suggested enhanced score is noted but disagreed with for the reasons set out in Appendix G.</p> <p>Should land at Hammonds Farm be considered to be a reasonable option for site allocation, this will be assessed against the IIA framework, along with other potential sites.</p>
872955	Grosvenor Property UK and Hammonds Estates LLP	Hammonds Farm masterplan qualities in respect of Transport considerations. Suggested enhanced score for Spatial Approach E.	<p>The detail submitted in respect of the qualities of land to the south and east of the A12 (i.e. Spatial Approach E) is noted. and the suggested enhanced score is noted but disagreed with for the reasons set out in Appendix G.</p> <p>Should land at Hammonds Farm be considered to be a reasonable option for site allocation, this will be assessed against the IIA framework, along with other potential sites.</p>
872955	Grosvenor Property UK and Hammonds Estates LLP	Hammonds Farm masterplan qualities in respect of Land Use & Soils considerations.	<p>The detail submitted in respect of the qualities of land to the south and east of the A12 (i.e. Spatial Approach E) is noted.</p> <p>Should land at Hammonds Farm be considered to be a reasonable option for site allocation, this will be assessed against the IIA framework, along with other potential sites.</p>
872955	Grosvenor Property UK and Hammonds Estates LLP	Hammonds Farm masterplan qualities in respect of Water considerations. Suggested enhanced score for Spatial Approach E.	<p>The detail submitted in respect of the qualities of land to the south and east of the A12 (i.e. Spatial Approach E) and the suggested enhanced score is noted but disagreed with for the reasons set out in Appendix G.</p>

Ref	Consultee	Consultee Response Summary	Response/Action
			Should land at Hammonds Farm be considered to be a reasonable option for site allocation, this will be assessed against the IIA framework, along with other potential sites.
872955	Grosvenor Property UK and Hammonds Estates LLP	Hammonds Farm masterplan qualities in respect of Flood Risk considerations.	<p>The detail submitted in respect of the qualities of land to the south and east of the A12 (i.e. Spatial Approach E) is noted.</p> <p>Should land at Hammonds Farm be considered to be a reasonable option for site allocation, this will be assessed against the IIA framework, along with other potential sites.</p>
872955	Grosvenor Property UK and Hammonds Estates LLP	Hammonds Farm masterplan qualities in respect of Air considerations. Suggested enhanced score for Spatial Approach E.	<p>The detail submitted in respect of the qualities of land to the south and east of the A12 (i.e. Spatial Approach E) and the suggested enhanced score is noted but disagreed with for the reasons set out in Appendix G.</p> <p>Should land at Hammonds Farm be considered to be a reasonable option for site allocation, this will be assessed against the IIA framework, along with other potential sites.</p>
872955	Grosvenor Property UK and Hammonds Estates LLP	Hammonds Farm masterplan qualities in respect of Waste & Natural Resources considerations. Suggested enhanced score for Spatial Approach E.	<p>The detail submitted in respect of the qualities of land to the south and east of the A12 (i.e. Spatial Approach E) and the suggested enhanced score is noted but disagreed with for the reasons set out in Appendix G.</p> <p>Should land at Hammonds Farm be considered to be a reasonable option for site allocation, this will be assessed against the IIA framework, along with other potential sites.</p>
872955	Grosvenor Property UK and Hammonds Estates LLP	Hammonds Farm masterplan qualities in respect of Cultural Heritage considerations. Suggested enhanced score for Spatial Approach E.	The detail submitted in respect of the qualities of land to the south and east of the A12 (i.e. Spatial Approach E)

Ref	Consultee	Consultee Response Summary	Response/Action
872955	Grosvenor Property UK and Hammonds Estates LLP	Hammonds Farm masterplan qualities in respect of Landscape & Townscape considerations. Suggested enhanced score for Spatial Approach E.	<p>and the suggested enhanced score is noted but disagreed with for the reasons set out in Appendix G.</p> <p>Should land at Hammonds Farm be considered to be a reasonable option for site allocation, this will be assessed against the IIA framework, along with other potential sites.</p> <p>The detail submitted in respect of the qualities of land to the south and east of the A12 (i.e. Spatial Approach E) and the suggested enhanced score is noted but disagreed with for the reasons set out in Appendix G.</p> <p>Should land at Hammonds Farm be considered to be a reasonable option for site allocation, this will be assessed against the IIA framework, along with other potential sites.</p>

Chelmsford Local Plan Review: Preferred Options Consultation Document

CHELMSFORD LOCAL PLAN REVIEW: PREFERRED OPTIONS CONSULTATION DOCUMENT

Chelmsford City Council (the Council) is currently preparing the Chelmsford Local Plan Review (the 'Local Plan Review'). Once adopted, the Local Plan Review will replace the Adopted Local Plan (Chelmsford Local Plan 2013-2036)¹³¹, setting out how much new development will be accommodated in the Council's administrative area (the 'City Area') to 2041, along with where this growth will be located. The Local Plan Review will also establish the policy framework for managing development proposals, containing planning policies which support the proposed vision: *"Guiding Chelmsford's growth towards a greener, fairer and more connected community."*

The second stage in the development of the Local Plan Review was the publication of the Chelmsford Local Plan Preferred Options Consultation Document¹³² that was consulted on between 8th May 2024 and 19th June 2024. An Integrated Impact Appraisal (IIA) Report¹³³, which included a Habitats Regulations Assessment was prepared to accompany the Preferred Options Consultation document.

The consultation responses made to the Preferred Options IIA Report are set out in this report.

THE INTEGRATED IMPACT APPRAISAL REPORT

The Council is required to carry out a Sustainability Appraisal (SA) of the Local Plan Review¹³⁴. IIA is a means of ensuring that the likely social, economic and environmental effects of the Local Plan Review are identified, described and appraised and also incorporates a process set out under UK regulations¹³⁵ called Strategic Environmental Assessment (SEA). The SEA requires that environmental considerations are embedded into the development of plans and programmes such as local plans. IIA brings together SA and SEA, as well as Health Impact Assessment (HIA) and Equalities Impact Assessment (EqIA) within a single document. The HIA and EqIA are bespoke assessments designed to specifically address health and equalities matters in order to meet legislative requirements.

¹³¹ <https://www.chelmsford.gov.uk/planning-and-building-control/planning-policy-and-local-plan/adopted-local-plan/www.chelmsford.gov.uk/media/jxuccf4z/preferred-options-local-plan-consultation-document.pdf>
www.chelmsford.gov.uk/media/hjihhwgg/preferred-options-integrated-impact-assessment.pdf

¹³⁴ The requirement for SA of local plans is set out under section 19(5) of the Planning and Compulsory Purchase Act 2004.

¹³⁵ Environmental Assessment of Plans and Programmes Regulations 2004 (statutory instrument 2004 No. 1633).

HABITATS REGULATIONS ASSESSMENT REPORT

The Conservation of Habitats and Species Regulations 2010 (as amended) requires local authorities to assess the potential impacts of land use plans on the Natura 2000 network of European protected sites to determine whether there will be any likely significant effects as a result of the plan's implementation. This process is known as Habitats Regulations Assessment (HRA). As part of the IIA, the HRA (**Appendix N**) provides a preliminary conclusion on the likely effects of the Review of the Adopted Local Plan, based on the spatial approaches contained in the Preferred Options Consultation Document. The HRA concludes that:

In summary, none of the Preferred Options allocations will have significant effects alone due to their small size, the habitats affected, the absence of impact pathways, and their distance from the nearest European sites, with the possible exception of the following:

- One allocation within 500m of a European site (Land North of South Woodham Ferrers).
- Allocations that may affect 'functionally linked land' (FLL) associated with some sites.
- The vast majority of the planning policies contained in the Preferred Options Consultation Document are categorised as 'no effect' or 'no significant effect' policies. However, the following policies are explored further through appropriate assessment: S6 Housing and Employment Requirements; S7 The Spatial Strategy; and site allocation policies.

THIS FEEDBACK REPORT

This report provides a record of the responses provided to the IIA Report and associated HRA. The responses will be taken into account by the Council in preparing the next stage of the Local Plan Review and undertaking the IIA and associated HRA.

CONSULTATION REVIEW

RESPONSES

A total of 49 respondents provided comments on the Preferred Options Consultation Document IIA Report. **Table 2.1** provides a breakdown of the type and number of respondents.

Table 2.1 Type and Number of Respondents

Type of Respondent	Number of Respondents*
Parish/Town Councils or adjoining Local Authorities	3
Developers or Representatives	35
Other Agencies and Authorities	4
Members of the Public	7

SCHEDULE OF RESPONSES TO THE INTEGRATED IMPACT ASSESSMENT REPORT

MAIN ISSUES RAISED

The main issues raised by respondents with regard to the IIA Report and associated HRA Assessment are:

- Support for the IIA and its analysis.
- Objections to specific proposed strategic site allocations in respect of key sustainability criteria.
- Lack of justification for the proposed allocations, particularly in respect of the use of evidence.
- Specific site-related constraints which invalidate the choice of a specific site.
- Questioning the scoring by the IIA for specific indicators and how mitigation measures will be applied.

- The presence of alternative spatial options which are deemed more sustainable, consequently invalidating the choice of preferred allocations.
- Lack of a comprehensive Green Belt review undermining the IIA because a full range of alternative strategic options have not been presented.
- Lack of consideration of the availability and capacity of community infrastructure.
- Uncertainties recorded by the IIA undermining the overall analysis and conclusions on site sustainability.
- Failure to present and appraise a sufficient range of reasonable alternatives and/or specific alternative sites and site options not considered.
- The need to ensure that appropriate green infrastructure standards are applied as part of site development.
- The need for HRA-related matters to be fully reflected in plan policies.
- The need to include an Executive Summary in the HRA.
- No specific comments were made on either the HIA or the EqIA.

Table 2.2 sets out a schedule of the responses received to the IIA Report and the response/action to the points being made.

Table 2.2 Consultation Response Summary

Reference	Consultee	Relevant paragraph/table/figure/appendix	Consultee Response Summary	Response/Action
POIIA1	Patricia Stewart	Strategic Growth Site Policy 16a – East Chelmsford Garden Community (Hammonds Farm)	<p>Concerned that the proposal to develop Hammonds Farm involves significant loss of an extremely rural area which has no infrastructure suitable for an estate of homes.</p> <p>A substantial new road will cross the designated Chelmer and Blackwater conservation area.</p> <p>The traffic implications both for the A12 and for local roads are significant with no properly developed proposals for effective mitigation.</p> <p>Loss of quality agricultural land which should be preserved and used for farming.</p> <p>Suggests that the necessary land can be allocated at North East Chelmsford and on brownfield sites without need to breach the current eastern limit of Chelmsford's development.</p>	<p>Objection to the Preferred Option at Hammonds Farm is noted.</p> <p>The IIA Report assessed the option across a range of criteria, including loss of greenfield land and potential traffic implications.</p> <p>The logic of the relationship between the options presented in the Issues and Options Document and that presented in the Preferred Options Consultation Document is explained in the latter document, reflecting the availability of additional evidence base work and the consideration of the mix of spatial options which can meet housing and employment requirements.</p> <p>No change to the IIA.</p>
POIIA2	Mandy Hessing	Strategic Growth Site Policy 16a – East Chelmsford Garden Community (Hammonds Farm)	<p>Concerned that flood risk issues at the Hammonds Farm site will be exacerbated by climate change and the proposed development, with no evidence that these matters were taken into account before selecting the preferred option.</p> <p>Concerned that increased traffic will cause congestion in surrounding areas and that local infrastructure will be strained.</p>	<p>Objection to the Preferred Option at Hammonds Farm is noted.</p> <p>Matters associated with potential flood risk and traffic congestion are noted in the IIA, based on technical evidence available at the time of assessment and to be subject to further detailed scrutiny. Flood risk and traffic issues are identified in the IIA as matters of concern. Flood Risk is recorded as a Significant Negative/Uncertain reflecting proximity to a water course and presence of Flood Zones 2 and 3. However, the policy requires the use of flood mitigation measures which should help to minimise flood risk. No significant effects are therefore anticipated.</p>

Reference	Consultee	Relevant paragraph/table/figure/appendix	Consultee Response Summary	Response/Action
				<p>Transport is recorded as a Significant Positive/Minor Negative, reflecting traffic generation but the requirement of the site-specific policy is for measures to enable travel by sustainable modes (including walking and cycling) and improvements to the local road network (supported by a traffic management strategy).</p> <p>The Council's assessment of the proposed allocation states: <i>"The site will accommodate a new Garden Community for housing and employment development, a country park, areas for SUDS, biodiversity and recreation, and provide active and sustainable modes of transport to key destinations. Complies well with Strategic Priorities, Vision, Spatial Principles and Spatial Strategy in particular by providing a mixed and balanced new self-contained community. Supported by the Plan evidence base e.g. Heritage Assessment 2024. There are no overriding constraints that would hinder the delivery of the site which will significantly contribute to housing and employment supply. It is viable and available with no overriding physical constraints to bringing forward the allocation in this location."</i></p> <p>No change to the IIA.</p>
POIIA3	Keith Ferguson	Section 5.5	<p>Registers a strong opposition to the proposed allocation at Hammonds Farm on the basis that viable alternatives have not been properly analysed.</p> <p>Suggests that past approaches presented envisaged delivery on large sites at Beaulieu and elsewhere along with brownfield sites and that there has been no justification for the need to look beyond these sites.</p>	<p>The objection to the proposed allocation at Hammonds Farm is noted. Throughout the plan preparation process, the identified housing need and the various site options which could meet that need have been clearly presented and subject to appraisal through the IIA.</p> <p>The greenfield land requirement has increased in line with the recalculation of the housing requirement and the combination of sites which can meet this requirement. Alternative sites of a similar capacity were not identified.</p> <p>No change to the IIA.</p>
POIIA4	Alan Brunning	South Woodham Ferrers	<p>Suggests that the traffic modelling associated with proposed developments at South Woodham Ferrers has not been sufficiently updated and new traffic surveys are required.</p>	<p>This is a detailed highways related matter to be dealt with through the Local Plan evidence base.</p> <p>No change to the IIA.</p>

Reference	Consultee	Relevant paragraph/table/figure/appendix	Consultee Response Summary	Response/Action
POIIA5	Andrew Stewart	Growth Site Policy 11c Land West of Barbrook Way	Notes a property as being in a flood risk area (Bicknacre Brook) with concerns that there are no plans to upgrade a local pumping station. Concerned that additional development will exacerbate surface flooding and drainage issues.	This is a matter for detailed consideration in respect of site-level Flood Risk Assessment. No change to the IIA.
POIIA7	Pigeon (Sandon) Ltd	Section 5.4 Table 5.3 Paragraph 5.4.5 Paragraph 5.4.6 Section 5.5 Paragraph 5.5.4 Paragraph 5.5.17	Disagrees with the IIA Scoring of land adjacent to the A12 Junction 18 against a range of criteria. Suggests that negative impacts can be mitigated through the implementation of Development Management policies and as such should be recorded as being positive. By contrast the positive effects recorded against various indicators are supported.	Support for the overall conclusions of the IIA on Land adjacent to A12, Junction 18 is noted. The assessments are made in respect of specific aspects of the site option (biodiversity, transport, air quality, climate change and waste and natural resources and new infrastructure requirements) in light of available evidence, and the requirements of Development Management Policies which will implement mitigation in response to the detailed plans submitted by site proposers. The role of the IIA is to present an assessment of likely effects and where opportunities exist for their mitigation in light of proposed policies, and consequently enhancement of their overall sustainability performance and in respect of individual measures. Comments on alternative scoring are welcome and will be reviewed as part of the preparation of the Pre-Submission IIA.
POIIA8	Vistry Group	Green Belt	Suggests that a Green Belt Review is required to ensure that sites within the Green Belt can be included which would provide sustainable development. The IIA is deficient in not considering these reasonable alternatives.	Comment noted. A Green Belt Review has not been completed as part of the Local Plan Review, reflecting the spatial principle of Protecting the Green Belt. The IIA considers spatial approaches which have been prepared as part of taking into account the spatial principle of not amending Green Belt boundaries as part of the Local Plan Review. Sufficient and suitable land is available outside the Green Belt to meet the development needs within the Council's administrative area in a sustainable way.

Reference	Consultee	Relevant paragraph/table/figure/appendix	Consultee Response Summary	Response/Action
				<p>The Council does not consider that there are exceptional circumstances to release Green Belt land and the approach has therefore been rejected.</p> <p>In this context, the IIA has considered reasonable options (i.e. those which have been developed in light of available evidence, spatial planning requirements and plan strategy).</p> <p>No change to the IIA.</p>
POIIA9	Wates Developments and Hammonds Estates LLP	Strategic Growth Site Policy 16a – East Chelmsford Garden Community (Hammonds Farm)	<p>Suggests that the Preferred Spatial Strategy is well evidenced in the IIA and that the findings in relation to the proposed East Chelmsford Garden Community are supported and that the proposed Spatial Strategy represents sustainable development and is preferable to the alternatives considered.</p> <p>Scores relating to biodiversity, flood risk, heritage and landscape are disputed, claiming that masterplanning and site preparation mitigate the negative effects identified.</p>	<p>The broad support for the current iteration of the IIA is noted.</p> <p>Comments on alternative scoring are welcome and will be reviewed as part of the preparation of the Pre-Submission IIA.</p>
POIIA10	The Cathedral School	Sites 1a, 1d, 1y, 1z	The provision of services and community infrastructure has not been adequately considered in the context of the proposed development within central Chelmsford.	<p>The provision and capacity of appropriate infrastructure such as educational establishments is a matter for the local education authority in conjunction with the Council to ensure that adequate provision is made as part of new development. Such matters are part of the evidence base, site policies and development management policies.</p> <p>No change to the IIA.</p>
POIIA12	The Danbury Society	Section 4.4	Notes that various uncertainties associated with the preparation of the IIA exist and consequently it is difficult to understand how, with so many uncertainties and unknowns that a decision to	The uncertainties raised are standard topics to be addressed through site design and the application of strategic, site and development management policies, applied to a specific proposal for development. These help to mitigate the likely effects of the development, providing for a more sustainable outcome.

Reference	Consultee	Relevant paragraph/table/figure/appendix	Consultee Response Summary	Response/Action
			include a previously unsustainable site as a primary and preferred location for future development has been arrived at. From the IIA it is clear that potential mitigation and enhancement measures are at present unknown.	No change to the IIA.
POIIA13	The Danbury Society	Section 5.5	In considering the objectives the IIA report found that the key likely significant sustainability effects associated with the spatial approaches includes Objective 9 Flood risk; To reduce the risk of flooding to people property taking into account the effects of Climate Change.	Comment noted. The likely effects of climate change are incorporated into strategic and site policies, including suitable headroom and mitigation measures based on current best practice in site and building design, drawing on sources such as the Essex Design Guide. No change to the IIA.
POIIA14	The Danbury Society	Para. 5.5.61	Suggests that reasons for opposing the East Chelmsford Garden Community are being ignored by CCC.	Para 5.5.61 cites consultation responses as part of an open approach. These matters were responded to as part of the Issues and Options consultation report. Subsequently, further technical work has addressed these matters in whole or part. No change to the IIA.
POIIA15	Historic England	Appendix G	Uncertainties have been identified in respect of heritage-related considerations of new sites and it is unclear what evidence has been used. Further detail should be included in subsequent iterations of the IIA.	Heritage Impact Assessments (HIA) are a requirement of detailed site development pertaining to potential archaeological material. Recognised sources have been used to inform the IIA at a high level, for example proximity to protected sites. HIAs for all new sites proposed within the Preferred Options Consultation Document have been undertaken and published alongside the Preferred Options consultation No change to the IIA.
POIIA16	Richborough	Para 5.6.19; Section 10	Objects to the allocation of the East Chelmsford Garden Community on the basis that significant strategic highway works are required to gain access to the site which is consequently a risk to both the timely delivery of the site and the	Objection to the allocation of the proposed East Chelmsford Garden Community is noted. Matters of accessibility are the subject of technical studies, both from the Council and site promoters, which have helped to inform the selection and appraisal of options.

Reference	Consultee	Relevant paragraph/table/figure/appendix	Consultee Response Summary	Response/Action
			<p>viability of the site. It is further suggested that there is no evidence to suggest that the required level of infrastructure, services and amenities could feasibly or viably accommodate such a large increase in the number of houses and residents.</p> <p>Considers that in light of range of constraints associated with the East Chelmsford Garden Community site, including flood risk and accessibility, a wider range of locations and site sizes should be considered to meet the requirement, particularly within Growth Area 3.</p>	<p>Throughout the Local Plan Review process, options have been considered on an equal basis to enable comparative performance to be gauged. Uncertainties are acknowledged, including the understanding that further detailed technical work is likely to be required on matters such as flood risk. Statutory bodies (Natural England, the Environment Agency and Historic England) are invited to comment both on the options and on detailed planning applications.</p> <p>No change to the IIA.</p>
POIIA17	Hopkins Homes Ltd		The document does not consider the implications for development viability and deliverability of draft policies S2, DM25 and DM31	<p>Viability and deliverability are not IIA considerations, being covered by the Local Plan Review.</p> <p>No change to the IIA.</p>
POIIA18	Saxtons 4x4	Section 5	Suggests that alternative options to the proposed employment allocations have not been tested.	<p>The Preferred Options Consultation Document proposes a continuation of the existing approach to employment land provision, i.e. a flexible rolling employment land supply across the plan period to 2041 using a combination of existing and new sites to achieve this.</p> <p>Appendix G lists alternative sites which were rejected, whilst the Issues and Options Consultation identified alternative spatial approaches which included employment options. Table 5.11 summarises the reasons for the rejection of alternative sites and site clusters.</p> <p>No change to the IIA.</p>
POIIA19	Saxtons 4x4	Para. 1.4.9	Suggests that additional suitable and available employment sites could increase the employment allocation, better aligning with the spatial strategy. Suggests that the IIA does not seem to test	Appendix G lists alternative sites which were rejected, whilst the Issues and Options Consultation identified alternative spatial approaches which included employment options. Table 5.11 summarises the reasons for the rejection of alternative sites and site clusters.

Reference	Consultee	Relevant paragraph/ table/figure/ appendix	Consultee Response Summary	Response/Action
			alternative options to the employment allocations, or any “extend existing employment areas” options for assessment. Confirmation is sought that this has been undertaken.	No change to the IIA.
POIIA20	Welbeck Strategic Land V Limited	Appendix G	Concern that site options presented for land at Barbrook Way have not been considered by the IIA regarding the location of new residential development, or confirmation regarding the full extent of land to be promoted for consideration. Suggests that there are errors in the assessment of the site against key sustainability objectives which has directly impacted upon the overall scoring for the scheme.	Site options, including scales of development, were considered against SHELAA and IIA criteria. The preferred site allocation is part of the proposed strategy of the Local Plan which identifies Key Service Settlements such as Bicknacre for proportionate growth, meeting the requirement to identify land to accommodate 10% of the housing requirement on sites no larger than 1 hectare. Comments on alternative scoring are noted and will be reviewed as part of the preparation of the Pre-Submission IIA.
POIIA21	Taylor Wimpey	Section 5 West Chelmsford 21SHELAA41	Suggests that the basis for rejecting either of sites at West Chelmsford on the basis of performing less well in sustainability terms than the Warren Farm allocation due to poorer access and connectivity into Chelmsford’s Urban Area is fundamentally flawed because the proposals are additional, and not as an alternative, to the existing allocation	Appendix G states that: <i>“This is adjacent to the allocated site (Location 2) and Area for Future Recreational Use and/or SuDS. When compared to the preferred site, this would result in more isolated development in the Rural Area and have the potential to have greater landscape impacts. Overall, this site is considered to perform less well than the allocated site against the Spatial Strategy and Spatial Principles.”</i> No change to the IIA.
POIIA22	Broomfield Parish Council	Para. 5.6.9	Requests that additional text is presented in the IIA relating to further expansion at Broomfield relating to landscape capacity and sensitivity; the danger of coalescence between settlements; and concerns about primary school capacity.	The evidence cited will be taken into account in the next iteration of the IIA and the suggested text considered for inclusion in light of confirmation of the status of infrastructure enhancements.
POIIA23	Daniel James	Section 5 and Appendix 6	Notes that land north and south of Peverels Farm has not been assessed as a reasonable alternative and these sites, due to its smaller scale	An assessment of the proposed site on land to the north and south of Peverels Farm (SHELAA Reference 21SHELAA60) will be presented in the IIA which accompanies the Pre-Submission Local Plan.

Reference	Consultee	Relevant paragraph/table/figure/appendix	Consultee Response Summary	Response/Action
	Developments		than the wider East Chelmsford Garden Community (CGC) is more than likely to come forward within the Plan period, contributing positively to local housing supply trajectory as part of the CGC.	
POIIA24 and POIIA25	Richard Speakman	Para 5.6.24, Table 5.11	Suggests that draft Policy S7 has limited to no positive effect on transport and accessibility objective and considers there to be an opportunity to create a policy that will contribute to and deliver smaller and more easily deliverable sites that have sustainable accessibility to local services, thus increasing support of existing community facilities and promoting the use of public transport and cycling. Suggests that a site should be included, notwithstanding the content of the Sandon Neighbourhood Plan.	<p>Comments on Policy S7 are noted.</p> <p>Potential allocations at Sandon were explored and discounted for the reasons set out in light of the consideration of technical evidence including the matter of the separation and retention of the physical identity of settlements.</p> <p>No change to the IIA.</p>
POIIA26	Dandara	Appendix G	Disagree with the reasoning of the IIA that a wider site allocation of land at Ford End should be discounted, reflecting the direction of the NPPF at paragraph 70 a) which requires Local Planning Authorities to accommodate 10% of their housing requirements on sites no larger than 1 hectare.	<p>All potential allocations have been assessed on an equal basis. Site options, including scales of development, were considered against SHELAA and IIA criteria. The preferred sites (split across two allocations) are part of the proposed strategy of the Local Plan which identifies service settlements such as Ford End for proportionate growth, meeting the requirement to identify land to accommodate 10% of the housing requirement on sites no larger than 1 hectare.</p> <p>No change to the IIA.</p>
POIIA27	David Simmonds	Objectives 13 and 14	Suggests that reference should be made to J A Baker, noting his international cultural importance in respect of the proposed East Chelmsford Garden Community.	<p>Request for reference to J A Baker and his association with the Chelmer Valley is noted. Comments to this effect have not been received from Historic England or Natural England.</p> <p>No change to the IIA.</p>

APPENDIX B – CONSULTATION RESPONSES

Reference	Consultee	Relevant paragraph/table/figure/appendix	Consultee Response Summary	Response/Action
POIIA28	Vishal Sharma	Appendix G	Suggests that Policy S7 should be amended to help deliver smaller and more easily deliverable sites across the City area.	<p>Comments on Policy S7 are noted.</p> <p>No change to the IIA.</p>
POIIA29	Whirledge & Nott	Approach C – Exploring a wider strategy	Suggests that a Green Belt Review is required to ensure that sites within the Green Belt can be included which would provide sustainable development. The IIA is deficient in not considering these reasonable alternatives.	<p>Advocacy for a Green Belt Review is noted.</p> <p>Sufficient and suitable land is available outside the Green Belt to meet the development needs within the Council's administrative area in a sustainable way. The Council does not consider that there are exceptional circumstances to release Green Belt land and the approach has therefore been rejected.</p> <p>No change to the IIA.</p>
POIIA30	Whirledge & Nott	Approach C - Exploring a wider strategy	Suggests that a Green Belt Review is required to ensure that sites within the Green Belt can be included which would provide sustainable development. The IIA is deficient in not considering these reasonable alternatives.	<p>Advocacy for a Green Belt Review is noted.</p> <p>Sufficient and suitable land is available outside the Green Belt to meet the development needs within the Council's administrative area in a sustainable way. The Council does not consider that there are exceptional circumstances to release Green Belt land and the approach has therefore been rejected.</p> <p>No change to the IIA.</p>
POIIA31	Whirledge & Nott	Approach C – Exploring a wider strategy	Suggests that a Green Belt Review is required to ensure that sites within the Green Belt can be included which would provide sustainable development. The IIA is deficient in not considering these reasonable alternatives.	<p>The IIA will appraise the Local Plan Review from Issues & Options Stage through to Submission. The Local Plan Review contains reasonable alternatives as spatial, site and policy options.</p> <p>Sufficient and suitable land is available outside the Green Belt to meet the development needs within the Council's administrative area in a sustainable way. It would also undermine the protection of the Green Belt by national planning policy. This approach has therefore been rejected by the Council.</p>

Reference	Consultee	Relevant paragraph/table/figure/appendix	Consultee Response Summary	Response/Action
				No change to the IIA.
POIIA32	Whirledge & Nott	Approach C – Exploring a wider strategy	Suggests that a Green Belt Review is required to ensure that sites within the Green Belt can be included which would provide sustainable development. The IIA is deficient in not considering these reasonable alternatives.	<p>The IIA will appraise the Local Plan Review from Issues & Options Stage through to Submission. The Local Plan Review contains reasonable alternatives as spatial, site and policy options.</p> <p>Sufficient and suitable land is available outside the Green Belt to meet the development needs within the Council’s administrative area in a sustainable way. The Council does not consider that there are exceptional circumstances to release Green Belt land and the approach has therefore been rejected.</p> <p>No change to the IIA.</p>
POIIA33	Natural England	Para. 1.7.2	Suggests that there should be clearer reference to policy protection for protected sites, including monitoring of policy implementation. Suggests that the IIA should include indicators relating to the provision of natural greenspace, recommending the use of ANGSt and Green Infrastructure Standards; consider the Essex LNRS and the green infrastructure network; impacts on soils and include measures to avoid/minimise impacts, particularly in areas of best and most versatile agricultural land.	<p>The IIA works in conjunction with the Local Plan to deliver sustainable development, including through the application of site and Development Management policies which contain measures to ensure that proposed development applies appropriate infrastructure standards. The IIA objectives and indicators have been subject to two previous rounds of consultation with statutory consultees.</p> <p>In subsequent iterations of the IIA, clearer reference will be made to policy protection for protected sites, including monitoring of policy implementation.</p> <p>Further refinement of policy recommendations will be made in respect of mitigation measures which should inform the application of policy as part of site development, including the use of Access to Natural Greenspace Standards and Green Infrastructure standards where appropriate. The impact on soils has been considered through the Land Use IIA Objective and significant negative scores provided where greenfield land is proposed for development, recognising the loss of this resource.</p>
POIIA37	Crest Nicholson	Section 5	Disagrees with the discounting of the further expansion of West Chelmsford as part of the proposed spatial strategy.	The IIA has assessed those sites which are considered to be reasonable options, including the identification of reasonable alternatives.

Reference	Consultee	Relevant paragraph/table/figure/appendix	Consultee Response Summary	Response/Action
				<p>The Preferred Options Consultation Document presents a range of sites at various spatial scales which are considered to be capable of best meeting the identified development requirements.</p> <p>No change to the IIA.</p>
POIIA38	Essex County Council	Para. 6.1.9	Support for the conclusions of the IIA which notes that alternative approaches to the proposed Spatial Strategy are considered to perform less well than the preferred Spatial Strategy when considered against national planning policy, an analysis of the Issues and Options consultation responses, the Issues and Options IIA Report, the Local Plan Vision and Spatial Principles, Settlement Hierarchy, environmental constraints, the availability and viability of land for development and discussions with key stakeholders.	<p>Support noted.</p> <p>No change to the IIA.</p>
POIIA39	Croudace Homes	Approach C – Exploring a wider strategy	Suggests that a Green Belt Review is required to ensure that sites within the Green Belt can be included which would provide sustainable development. The IIA is deficient in not considering these reasonable alternatives.	<p>The IIA will appraise the Local Plan Review from Issues & Options Stage through to Submission. The Local Plan Review contains reasonable alternatives as spatial, site and policy options.</p> <p>Sufficient and suitable land is available outside the Green Belt to meet the development needs within the Council's administrative area in a sustainable way. The Council does not consider that there are exceptional circumstances to release Green Belt land and the approach has therefore been rejected.</p> <p>No change to the IIA.</p>
POIIA40	Croudace Homes	Approach C – Exploring a wider area	Suggests that a Green Belt Review is required to ensure that sites within the Green Belt can be included which would provide sustainable	The IIA will appraise the Local Plan Review from Issues & Options Stage through to Submission. The Local Plan Review contains reasonable alternatives as spatial, site and policy options.

Reference	Consultee	Relevant paragraph/table/figure/appendix	Consultee Response Summary	Response/Action
			development. The IIA is deficient in not considering these reasonable alternatives.	<p>Sufficient and suitable land is available outside the Green Belt to meet the development needs within the Council's administrative area in a sustainable way. The Council does not consider that there are exceptional circumstances to release Green Belt land and the approach has therefore been rejected</p> <p>No change to the IIA.</p>
POIIA41	Croudace Homes	Approach C – Exploring a wider strategy	Suggests that a Green Belt Review is required to ensure that sites within the Green Belt can be included which would provide sustainable development. The IIA is deficient in not considering these reasonable alternatives.	<p>The IIA will appraise the Local Plan Review from Issues & Options Stage through to Submission. The Local Plan Review contains reasonable alternatives as spatial, site and policy options.</p> <p>Sufficient and suitable land is available outside the Green Belt to meet the development needs within the Council's administrative area in a sustainable way. The Council does not consider that there are exceptional circumstances to release Green Belt land and the approach has therefore been rejected</p> <p>No change to the IIA.</p>
POIIA42	Croudace Homes	Approach C – Exploring a wider strategy	Suggests that a Green Belt Review is required to ensure that sites within the Green Belt can be included which would provide sustainable development. The IIA is deficient in not considering these reasonable alternatives.	<p>The IIA will appraise the Local Plan Review from Issues & Options Stage through to Submission. The Local Plan Review contains reasonable alternatives as spatial, site and policy options.</p> <p>Sufficient and suitable land is available outside the Green Belt to meet the development needs within the Council's administrative area in a sustainable way. The Council does not consider that there are exceptional circumstances to release Green Belt land and the approach has therefore been rejected.</p> <p>No change to the IIA.</p>
POIIA43	Higgins Group	Green Belt	Suggests that a Green Belt Review is required to ensure that sites within the Green Belt can be included which would provide sustainable	The IIA will appraise the Local Plan Review from Issues & Options Stage through to Submission. This includes reasonable alternatives in the form of spatial, site and policy options.

Reference	Consultee	Relevant paragraph/table/figure/appendix	Consultee Response Summary	Response/Action
			development. The IIA is deficient in not considering these reasonable alternatives.	<p>Sufficient and suitable land is available outside the Green Belt to meet the development needs within the Council's administrative area in a sustainable way. The Council does not consider that there are exceptional circumstances to release Green Belt land and the approach has therefore been rejected.</p> <p>No change to the IIA.</p>
POIIA44	Dandara Eastern	Strategic Growth Site Policy 16a – East Chelmsford Garden Community (Hammonds Farm)	Disagrees with the proposed allocation of land at East Chelmsford on the basis of unproven sustainable travel options and the existence of more sustainable sites such as at South Woodham Ferrers which can deliver development in a more timely fashion. Notes that in previous iterations of the IIA, the new settlement option scored worst in both in terms of the integrated impact assessment and in light of highways evidence.	<p>The objection to the proposed allocation at East Chelmsford is noted.</p> <p>The purpose of the IIA is to appraise the Local Plan as proposed at each stage of its evolution, including the reasonable options presented therein. The discounting of options at an early stage based on available evidence is a Council-led process.</p> <p>The Preferred Options Local Plan presents a range of sites at various spatial scales which are considered to be capable of best meeting the identified development requirements.</p> <p>The challenges presented in respect of the evidence base are noted, particularly in respect of physical separation and opportunities for modal shift. The development is intended to be planned as a garden community with a degree of self-containment and measures to promote modal shift are integral to this. It is the role of strategic, site and development management policies to secure these measures as part of site development.</p> <p>Questioning of housing delivering rates, particularly in comparison to potentially competing sites, is noted. This is a matter for detailed phasing and delivery agreements between the Council and the site developer/promoter.</p> <p>Challenges to and defence of the credibility of the evidence base which supports a development is part of the Local Plan Examination in Public.</p> <p>No change to the IIA.</p>

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Reference	Consultee	Relevant paragraph/table/figure/appendix	Consultee Response Summary	Response/Action
POIIA45	Tritton Farming Partnership LLP	Appendix G	Suggests that proposed development at Chatham Green should be considered as a reasonable alternative and, moreover, complementary to the proposed East Chelmsford Garden Community at Hammonds Farm.	<p>The IIA will appraise the Local Plan Review from Issues & Options Stage through to Submission. This includes reasonable alternatives in the form of spatial, site and policy options.</p> <p>The Preferred Option Consultation Document presents a range of sites at various spatial scales which are considered to be capable of meeting the identified development requirements.</p> <p>Alternative spatial strategies were considered at the Issues and Options stage of the Local Plan Review, including growth along transport corridors such as that at Chatham Green. The approach has not been taken forward as part of the spatial strategy. Specifically, land at Chatham Green was rejected due to its relative isolation from existing services and facilities which would lead to higher reliance on the use of the private car, landscape capacity and sensitivity concerns and capacity limits at the wastewater recycling facilities serving the area.</p> <p>An assessment of the proposed site on land at Chatham Green will be presented in the IIA which accompanies the Pre-Submission Local Plan.</p>
POIIA46	Obsidian Strategic Asset Management Ltd	Approach A, Approach C & Assessment Objective 6	Disagrees with the reasoning presented to support the rejection of Broomfield as a location of for growth on the basis of employment transport considerations.	<p>The IIA has assessed those sites which are considered to be reasonable options, including the identification of reasonable alternatives. Sites which are not considered as part of this process have failed to meet the selection criteria applied.</p> <p>It is agreed that a correction to the Approach A score and narrative (Appendix K, page 760) is required and will be attended to as part of the next iteration of the IIA.</p>
POIIA47	Hill Residential Ltd	para 5.5.19, table 5.7, para 5.5.82-5.5.85, Appendix D, Page 405, Appendix K	Suggests that a Green Belt Review is required to ensure that sites within the Green Belt can be included which would provide sustainable development. The IIA is deficient in not considering these reasonable alternatives.	<p>The IIA will appraise the Local Plan Review from Issues & Options Stage through to Submission. The Local Plan Review contains reasonable alternatives for spatial, site and policy options.</p> <p>Sufficient and suitable land is available outside the Green Belt to meet the development needs within the Council's administrative area in a sustainable way.</p>

Reference	Consultee	Relevant paragraph/table/figure/appendix	Consultee Response Summary	Response/Action
				<p>The Council does not consider that there are exceptional circumstances to release Green Belt land and the approach has therefore been rejected.</p> <p>No change to the IIA.</p>
POIIA48	Cliffords Group Ltd	Appendix F	Notes that land south of Wheelers Hill, Little Waltham should be included as a reasonable alternative.	<p>Changes to the Green Wedge boundaries have been discounted as sufficient and suitable land is available outside the Green Wedge to meet the area's development needs in a sustainable way. This approach has therefore been discounted.</p> <p>No change to the IIA.</p>
POIIA49	Cliffords Group Ltd	Appendix F	Notes that land east of Back Lane, Little Waltham should be included as a reasonable alternative.	<p>Changes to the Green Wedge boundaries have been discounted as sufficient and suitable land is available outside the Green Wedge to meet the area's development needs in a sustainable way. This approach has therefore been discounted.</p> <p>No change to the IIA.</p>
POIIA50	Cliffords Group Ltd	Appendix F	Notes that land at Essex Regiment Way should be included as a reasonable alternative.	An assessment of the proposed site at Essex Regiment Way (SHELAA Reference: CFS94) will be presented in the IIA which accompanies the Pre-Submission Local Plan.
POIIA51	Cliffords Group Ltd	Appendix F	Considers that a site at Back Lane, Little Waltham has not been assessed as a reasonable alternative.	<p>Changes to the Green Wedge boundaries have been discounted as sufficient and suitable land is available outside the Green Wedge to meet the area's development needs in a sustainable way. This approach has therefore been discounted.</p> <p>No change to the IIA.</p>

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Reference	Consultee	Relevant paragraph/table/figure/appendix	Consultee Response Summary	Response/Action
POIIA52	Cliffords Group Ltd	Appendix F	Notes that land at Campion Farm should be included as a reasonable alternative.	<p>Changes to the Green Wedge boundaries have been discounted as sufficient and suitable land is available outside the Green Wedge to meet the area's development needs in a sustainable way. This approach has therefore been discounted.</p> <p>No change to the IIA.</p>
POIIA53	Gladman Developments Ltd	Reasonable Alternatives	Suggests that a Green Belt Review is required to ensure that sites within the Green Belt can be included which would provide sustainable development. The IIA is deficient in not considering these reasonable alternatives.	<p>The IIA will appraise the Local Plan Review from Issues & Options Stage through to Submission. The Local Plan Review contains reasonable alternatives as spatial, site and policy options.</p> <p>Sufficient and suitable land is available outside the Green Belt to meet the development needs within the Council's administrative area in a sustainable way. The Council does not consider that there are exceptional circumstances to release Green Belt land and the approach has therefore been rejected.</p> <p>The purpose of the IIA is to appraise the Local Plan as proposed at each stage of its evolution, including the reasonable options presented therein. The IIA is not tasked with appraising all alternative options, of which there are many combinations. The Preferred Options Consultation Document presents a range of sites at various spatial scales which are considered to be capable of meeting the identified development requirements.</p> <p>No change to the IIA.</p>
POIIA54	Cliffords	Section 5 and Appendix 6	Notes that land at Campion Farm should be included as a reasonable alternative.	An assessment of the proposed site at Campion Farm (SHELAA Reference: CFS211) will be presented in the IIA which accompanies the Pre-Submission Local Plan.
POIIA55	A.G. & P.W.H Speakman	Section 5 and Appendix 6	Questions the robustness of the IIA on the basis that Land at Anchor Field has not been assessed as a reasonable alternative site.	The IIA has assessed those sites which are considered to be reasonable options, including the identification of reasonable alternatives. Sites which are not considered as part of this process have failed to meet the selection criteria applied.

Reference	Consultee	Relevant paragraph/table/figure/appendix	Consultee Response Summary	Response/Action
				No change to the IIA.
POIIA56	Van Diemans Property Company	Land at Silver Ash, Cranham Road, Little Waltham	Notes that land at Silver Ash has not been assessed as a reasonable alternative.	An assessment of the proposed site on land at Silver Ash, Little Waltham (SHELAA Reference: 21SHELAA83) will be presented in the IIA which accompanies the Pre-Submission Local Plan.
POIIA57	Miscoe Enterprises Ltd	Section 5 and Appendix 6	Notes that land to the rear of Broomfield Library has not been assessed as a reasonable alternative.	Changes to the Green Wedge boundaries have been discounted as sufficient and suitable land is available outside the Green Wedge to meet the area's development needs in a sustainable way. This approach has therefore been discounted. No change to the IIA.
POIIA58	The Bucknell Family	Appendix F	Notes that land at Regiment Park, Little Waltham should be included as a reasonable alternative.	The IIA has assessed those sites which are considered to be reasonable options, including the identification of reasonable alternatives. Sites which are not considered as part of this process have failed to meet the selection criteria applied. No change to the IIA.
POIIA59	CJH Farming Ltd	Section 5	Considers that a number of the scores in the IIA (biodiversity, transport, air quality, climate change and waste and natural resources) relating to the proposed development at Little Boyton Hall Farm are incorrect and that negative impacts will be mitigated through the application of Development Management policies.	The assessments are made in respect of specific aspects of the site option (biodiversity, transport, air quality, climate change and waste and natural resources and new infrastructure requirements) in light of available evidence, and the requirements of Development Management Policies, which will implement mitigation in response to the detailed plans submitted by site proposers.

Reference	Consultee	Relevant paragraph/table/figure/appendix	Consultee Response Summary	Response/Action
POIIA60	Basildon Council	Whole document	Notes that there will be no significant negative cumulative effects arising from the interaction between the Preferred Options Consultation Document and surrounding local authorities polices, including the emerging Basildon Local Plan.	<p>Accordance of the analysis of the IIA with the emerging Basildon Plan is acknowledged.</p> <p>No change to the IIA.</p>
POIIA61	Environment Agency	Appendix B; Section 3	Recommendations for policy changes in respect of: Flood Risk, Ecology, Water Resources and Quality, Sustainable Drainage Systems, Land Contamination and Waste Management	<p>The text relates to the Preferred Options Consultation Document and does not reference the IIA.</p> <p>No change to the IIA.</p>
POIIA62	This Land	Section 5 Strategic Growth Site Policy 16a – East Chelmsford Garden Community (Hammonds Farm)	Suggests that the site is not in a sustainable location and delivery of the level of development proposed is questionable, therefore it is considered that there is insufficient evidence to demonstrate that the site is suitable for an allocation of this magnitude and therefore should not be included as a site allocation within the forthcoming Local Plan. Growth should be directed towards highly sustainable locations already well served by existing and planned for infrastructure.	<p>Objection to Hammonds Farm is noted.</p> <p>The IIA has assessed those sites which are considered to be reasonable options, including the identification of reasonable alternatives. The Preferred Options Local Plan presents a range of sites at various spatial scales which are considered to be capable of best meeting the identified development requirements.</p> <p>No change to the IIA.</p>
POIIA63	Chignal Parish Council	Table 5.11, and Appendix G	Welcomes the proposal not to extend the West Chelmsford allocated site and the recognition that the existing housing allocation area needs extensive landscaping, especially on the northern and western edges and that it should not be extended because of the landscape impact and further loss of Grade 2 agricultural land.	<p>Support noted for West Chelmsford not to be extended as part of the Local Plan Review.</p> <p>No change to the IIA.</p>

Reference	Consultee	Relevant paragraph/table/figure/appendix	Consultee Response Summary	Response/Action
POIIA64	Chignal Parish Council	Appendix F	Sets out concerns that the proposed development at Little Boyton Hall Farm has significant negative landscape and visual effects which cannot be mitigated.	<p>The Landscape and Sensitivity Study 2024 notes that: <i>“The overall visual sensitivity is judged to be moderate, reflecting the location, high quality screening, remoteness of BCLP1, and the small presence recreational visual receptors on its periphery. Development could effectively be mitigated without altering the intrinsic character of the landscape in this location.”</i></p> <p>The IIA scoring for this site (Appendix G p.496) acknowledges negative effects including loss of greenfield land (significant negative) and landscape (minor negative), noting that Policy 15 contains mitigation measures to be applied which include building design and landscaping.</p> <p>A degree of visual sensitivity is clearly present, which will potentially include views from residential properties and communal areas.</p> <p>No change to the IIA.</p>
POIIA66	Hawridge Strategic Land	Strategic Policy S7	Notes support for the proposed spatial strategy and the reasoning that there is a need to allocate significant new development on greenfield sites to meet future housing needs in full whilst still pursuing a brownfield first approach.	Support for the Local Plan Review and IIA is noted.
POIIA67	Essex County Fire & Rescue Service	Local Plan	Requests the implementation through policy of a series of measures in the design and construction of new developments, including: adherence to the requirements of the Fire Safety Order and Building Regulations.	<p>Such detailed matters will be considered as part of the refinement of site and development management policies.</p> <p>No change to the IIA.</p>
POIIA68	Martin Grant Homes	Green Belt	Concerned that the proposed strategy does not consider the role of the Green Belt in providing sustainable sites, particularly on land which adjoins the urban area.	The IIA will appraise the Local Plan Review from Issues & Options Stage through to Submission. The Local Plan Review contains reasonable alternatives as spatial, site and policy options, based on the current Local Plan.

APPENDIX B – CONSULTATION RESPONSES

Reference	Consultee	Relevant paragraph/table/figure/appendix	Consultee Response Summary	Response/Action
				<p>Sufficient and suitable land is available outside the Green Belt to meet the development needs within the Council's administrative area in a sustainable way. The Council does not consider that there are exceptional circumstances to release Green Belt land and the approach has therefore been rejected.</p> <p>No change to the IIA.</p>
POIIA69	Hallam Land Management		Considers that the IIA demonstrates the positive overall sustainability and justification of strategic growth at North East Chelmsford Garden Community promoted by the Consultation.	<p>Comments noted.</p> <p>No change to the IIA.</p>
POIIA70	Dandara Eastern	Policy S7 Spatial Strategy	<p>Considers that there are serious risks associated with the deliverability of standalone settlements, particularly one that is anticipated to commence delivery so quickly in the Plan period, and in a local authority area where one Garden Community is already allocated to deliver a large proportion of the City's growth requirement. A more flexible and deliverable approach is required.</p> <p>Considers that the Council has not used clear and conclusive reasoning for taking the preferred approach or presented a source of evidence relating to further expansion at West Chelmsford or Broomfield.</p>	<p>The questioning of housing delivery rates, particularly in comparison to potentially competing sites, is noted. This is a matter for detailed phasing and delivery agreements between the Council and the site developer/promoter.</p> <p>The Preferred Options Consultation Document presents a range of sites at various spatial scales which are considered to be capable of best meeting the identified development requirements.</p> <p>Challenges to, and defence of, the credibility of the evidence base which supports a development is part of the Local Plan Examination in Public.</p> <p>No change to the IIA.</p>

HRA-Related Representations made by Natural England

Note: representations PO24-9648, PO24-9692, PO24-9714, PO24-9721 were made on the Preferred Options Document but concern the HRA.

Reference	Consultee	Relevant paragraph/table/figure/appendix	Consultee Response Summary	Response/Action
POIIA34	Natural England	HRA	<p>One of the main issues which should be considered in the plan and the SA/HRA are proposals which are likely to generate additional nitrogen emissions as a result of increased traffic generation, which can be damaging to the natural environment.</p> <p>The effects on local roads in the vicinity of any proposed development on nearby designated nature conservation sites (including increased traffic, construction of new roads, and upgrading of existing roads), and the impacts on vulnerable sites from air quality effects on the wider road network in the area (a greater distance away from the development) can be assessed using traffic projections and the 200m distance criterion followed by local Air Quality modelling where required. We consider that the designated sites at risk from local impacts are those within 200m of a road with increased traffic, which feature habitats that are vulnerable to nitrogen deposition/acidification.</p>	<p>Noted. The HRA addresses air quality issues for designated sites within the scope, which includes those within 200m of main roads with increased traffic where there is a realistic possibility of Annual Average Daily Traffic (AADT) increasing by >1000 in combination. We will keep this aspect under review and update the baseline data prior to issue of the final report.</p>
POIIA35	Natural England	HRA	<p>The Non-Technical Summary (NTS) appears to be missing from the report.</p>	<p>An NTS is not included at this point but will be included as part of the Pre-Submission HRA.</p>
POIIA35	Natural England	HRA	<p>With regard to recreational pressure/urbanisation for all of the screened in sites, the report concludes that incorporated policy measures will provide sufficient safeguards to ensure that recreational pressure does not adversely affect Crouch Estuary sites. Whilst the Essex Coast RAMS is set up to account for the 'in combination' effects of new housing within a Zone of Influence; payment of the tariff does not automatically account for impacts from new development when considered individually. Additional mitigation measures, such as the provision of sufficient accessible on-site green infrastructure and circular walks, may also be required. Larger developments, particularly those</p>	<p>Noted. Policy recommendations will be made accordingly, to be considered as part of preparing the Pre-Submission Local Plan.</p> <p>No change to the HRA.</p>

			close to the protected areas, will be required to adhere to the Natural England Suitable Alternative Natural Greenspace (SANG) guidelines in terms of the level of greenspace provision. Early discussion with Natural England is recommended to agree the required level of mitigation.	
POIIA35	Natural England	HRA	Please refer to our Designated Sites View for further information on sensitivity to pressures and seasonality which can help inform mitigation. For example, the dark bellied brent goose is sensitive to visual disturbance, above-water noise and litter, all of which may be increased by increased visitor pressure.	Noted
POIIA35	Natural England	HRA	Agree with the additional wording that has been proposed to be added to Strategic Policy S4 to ensure that developers will need to demonstrate that sufficient waste water treatment capacity is available ahead of the occupation of new development to ensure no deterioration in the quality of receiving waters.	Noted
PO24-9648	Natural England	Strategic Policy S4 (HRA related)	The policy states that ‘Contributions from qualifying residential developments within the Zones of Influence, as defined in the adopted Essex Recreational disturbance Avoidance and Mitigation Strategy (RAMS), will be secured towards mitigation measures identified in the RAMS’. Please note that additional mitigation, such as the provision of accessible on-site greenspace, may also be required, depending on the size and location of the proposed development. Note also that greenspace provided as mitigation for impacts on designated coastal sites does not count towards biodiversity net gain but can contribute to no net loss.	Noted. Policy recommendations will be made accordingly, to be considered as part of preparing the Pre-Submission Local Plan. No change to the HRA.
PO24-9692	Natural England	Strategic Policy S9 (HRA related)	Natural England believes that this wording is potentially misleading as all residential developments which meet the criteria in the Essex Coast RAMS SPD are required to pay the tariff (i.e. it is not an either/or situation) and, in addition to paying the tariff, larger developments will need to provide suitable alternative and accessible natural greenspace, circular walks and other features; this approach should be ‘business as usual’ rather than ‘exceptional circumstances’. We strongly advise rewording the policy and the supporting text to clarify the situation and ensure it is compliant with Policy DM16.	Noted. Policy recommendations will be made accordingly, to be considered as part of preparing the Pre-Submission Local Plan. No change to the HRA.

APPENDIX B – CONSULTATION RESPONSES

<p>PO24-9714</p>	<p>Natural England</p>	<p>Strategic Growth Site Policy 10 – North of South Woodham Ferrers (HRA related)</p>	<p>Uncertain how the South East (Inshore) Marine Plan has been taken into account at Strategic Growth Site Policy 10 – North of South Woodham Ferrers if at all. The policy states that there is a requirement to ‘Undertake a project-level Habitats Regulations Assessment to address the impacts other than recreational disturbance’. We agree that a HRA needs to be undertaken but it must consider all impacts taken alone or in combination, including recreational disturbance. In addition, a Marine Conservation Zone (MCZ) assessment may also need to be undertaken.</p>	<p>Noted. Policy recommendations will be made accordingly, to be considered as part of preparing the Pre-Submission Local Plan.</p> <p>No change to the HRA.</p>
<p>PO24-9721</p>	<p>Natural England</p>	<p>Policy DM16 (HRA related)</p>	<p>It may be necessary to outline avoidance and/or mitigation measures at the plan level, which will usually need to be considered as part of an Appropriate Assessment, including a clear direction for project level HRA work to ensure no adverse effect on the integrity of internationally designated sites. It may also be necessary for plans to provide policies for strategic or cross boundary approaches, particularly in areas where designated sites cover more than one Local Planning Authority boundary. Natural England would welcome discussion on the HRA of the plan and can offer further advice as policy options are progressed.</p>	<p>Noted. Policy recommendations will be made accordingly, to be considered as part of preparing the Pre-Submission Local Plan.</p> <p>No change to the HRA.</p>

APPENDIX C – REVIEW OF PLANS, POLICIES AND PROGRAMMES

Plans and Programmes Reviewed for the IIA of the Review of the Adopted Local Plan

Plan/Programme

International/European Plans and Programmes

- The Cancun Agreement (2011)
- Council Directive 91/271/EEC for Urban Waste-water Treatment
- European Commission (EC) (2011) A Resource- Efficient Europe- Flagship Initiative Under the Europe 2020 Strategy, Communication from the Commission to the European Parliament, the Council, the European Economic and Social Committee and the Committee of the Regions (COM 2011/21)
- EC (2013) Seventh Environmental Action Programme to 2020 ‘Living well, within the limits of our planet’
- EC (2013) Towards Social Investment for Growth and Cohesion – including implementing the European Social Fund 2014-2020
- EC (2014) A Policy Framework for Climate and Energy in the Period from 2020 to 2030
- EC (2021) Strategy on Adaptation to Climate Change
- European Landscape Convention 2000 (became binding March 2007)
- European Union (EU) European Employment Strategy
- EU Nitrates Directive (91/676/EEC)
- EU Packaging and Packaging Waste Directive (94/62/EC)
- EU Drinking Water Directive (98/83/EC)
- EU Directive on the Landfill of Waste (99/31/EC)
- EU Water Framework Directive (2000/60/EC)
- EU 2001/42/EC on the Assessment of the Effects of Certain Plans and Programmes on the Environment (SEA Directive)
- EU Directive 2002/91/EC (2002) Directive 2002/91/EC on the Energy Performance of Buildings
- EU Environmental Noise Directive (Directive 2002/49/EC)
- EU Bathing Waters Directive 2006/7/EC
- EU (2006) Renewed EU Sustainable Development Strategy
- EU Floods Directive 2007/60/EC
- EU Air Quality Directive (2008/50/EC) and previous directives (96/62/EC; 99/30/EC; 2000/69/EC & 2002/3/EC)
- EU Directive on the Conservation of Wild Birds (79/409/EEC)
- EU Directive on the Conservation of Natural Habitats and of Wild Fauna and Flora (92/43/EEC) & Subsequent Amendments
- EU Directive on Waste (Directive 75/442/EEC, 2006/12/EC 2008/98/EC as amended)
- EU Renewable Energy Directive (2009/28/EC)
- EU Biodiversity Strategy to 2020 – towards implementation
- EU (2015) Invasive Alien Species Regulation (1143/2014/EU)
- The Convention for the Protection of the Architectural Heritage of Europe (Granada Convention)

Plan/Programme

- The European Convention on the Protection of Archaeological Heritage (Valetta Convention)
- EU (2020) Biodiversity Strategy to 2030
- UNESCO World Heritage Convention (1972)
- UNFCCC (1997) The Kyoto Protocol to the UNFCCC
- UN (2016) The Paris Agreement
- UN (2021) COP26
- World Commission on Environment and Development (1987) Our Common Future (The Brundtland Report)
- The World Summit on Sustainable Development (WSSD), Johannesburg, September 2002 - Commitments arising from Johannesburg Summit (2002)

National Plans and Programmes

- Department for Business, Energy & Industrial Strategy (DBEI) (2017) Clean Growth Strategy
- DBEI (2018) Industrial Strategy: building a Britain fit for the future
- DBEI (2021) Carbon Budgets – Fourth to Sixth Carbon Budgets
- Department for Culture, Media and Sport (DCMS) (2001) The Historic Environment: A Force for our Future
- DCMS (2007) Heritage Protection for the 21st Century - White Paper
- DCMS (2008) Play Strategy for England
- DCMS (2013) Scheduled Monuments & Nationally Important but Non-Scheduled Monuments
- DCMS (2015) Sporting Future: A New Strategy for an Active Nation
- DCMS (2016) The Culture White Paper
- Department for Communities and Local Government (DCLG) (2008) Living Working Countryside: The Taylor Review of Rural Economy and Affordable Housing
- DCLG (2014) Planning Policy for Traveller Sites
- DCLG (2021) Planning Practice Guidance
- DCLG (2014) National Planning Policy for Waste
- DCLG (2014) Written Statement on Sustainable Drainage Systems
- Department for Education (2014) Home to School Travel and Transport Guidance
- Department for Education (2016) DfE Strategy 2015 – 2020: World Class Education and Care
- Department of Energy and Climate Change (DECC) (2009) The UK Low Carbon Transition Plan: National Strategy for Climate and Energy
- Department for Food and Rural Affairs (2002) “Working with the grain of nature – A Biodiversity Strategy for England”
- Defra (2004) Rural Strategy
- Defra (2007) The Air Quality Strategy for England, Scotland, Wales and Northern Ireland
- Defra (2019) Clean Air Strategy
- Defra (2007) Strategy for England's Trees, Woods and Forests
- Defra (2008) England Biodiversity Strategy Climate Change Adaptation Principles Conserving Biodiversity in a Changing Climate
- Defra (2010) Making Space for Nature: A Review of England's Wildlife Sites and Ecological Network

Plan/Programme

- Defra (2011) Safeguarding Our Soils: A Strategy for England
- Defra (2011) Biodiversity 2020: A Strategy for England's Wildlife and Ecosystem Services
- Defra (2012) UK post 2010 Biodiversity Framework
- Defra (2013) The National Adaptation Programme – Making the Country Resilient to a Changing Climate
- Defra (2021) Waste Management Plan for England
- Defra (2013) Government Forestry and Woodlands Policy Statement
- Defra (2017) Air Quality Plan for Nitrogen Dioxide (NO2) in UK
- Department for Levelling Up, Housing and Communities (DLHC) (2021) National Design Guide
- DLHC (2021) National Model Design Code
- Department for Transport (2019) Future of Mobility: Urban Strategy
- Department for Transport (2021) Transitioning to zero emission cars and vans: 2035 delivery plan
- Environment Agency (2009) 'Water for people and the environment' - Water Resources Strategy for England and Wales
- Environment Agency (2016) Managing Water Extraction
- Environment Agency (2021) Flood risk assessments: climate change allowances
- Forestry Commission (2005) Trees and Woodlands Nature's Health Service
- Historic England (2015) Historic Environment Good Practice Advice in Planning Notes 1 to 3
- HM Government (1979) Ancient Monuments and Archaeological Areas Act
- HM Government (1981) The Wildlife and Countryside Act 1981
- HM Government (1990 Planning) (Listed Building and Conservation Areas) Act 1990
- HM Government (2000) Countryside and Rights of Way Act 2000
- HM Government (2003) Sustainable Energy Act
- HM Government (2016) Energy Act
- HM Government (2004, revised 2006) Housing Act
- HM Government (2005) Securing the future - delivering UK sustainable development strategy
- HM Government (2006) The Natural Environment and Rural Communities (NERC) Act 2006
- HM Government (2007) Energy White Paper - Meeting the Energy Challenge
- HM Government (2008) The Climate Change Act 2008 (as amended)
- HM Government (2008) The Planning Act 2008
- HM Government (2009) The UK Renewable Energy Strategy
- HM Government (2010) The Conservation of Habitats and Species Regulations 2010
- HM Government (2010) Flood and Water Management Act 2010
- HM Government (2010) Local Growth: Realising Every Place's Potential
- HM Government (2010) White Paper: Healthy Lives, Healthy People: Strategy for Public Health in England
- HM Government (2011) Water for Life, White Paper
- HM Government (2011) Plan for Growth

Plan/Programme

- HM Government (2011) National Infrastructure Plan
- HM Government (2011) The Localism Act
- HM Government (2011) UK Marine Policy Statement
- HM Government (2021) South East Marine Plan
- HM Government (2013) Carbon Plan: Delivering our Low Carbon Future
- HM Government (2013) The Community Infrastructure Levy (Amendment) Regulations 2013
- HM Government (2013) Achieving Strong and Sustainable Economic Growth
- HM Government (2014) Water Act 2014
- HM Government (2015) Water Framework Directive (Standards and Classification) Directions (England and Wales) 2015
- HM Government (2016) Environmental Permitting (England and Wales) Regulations 2016
- HM Government (2016) Government Response to the Committee on Climate Change
- HM Government (2017) The Conservation of Habitats and Species Regulations 2017
- HM Government (2021) Environment Act
- HM Government (2021) Build Back Better: Our Plan for Growth
- HM Government (2022) Net Zero Strategy: Build Back Greener
- Ministry of Housing, Communities & Local Government (2017) (MHCLG) Fixing Our Broken House Market
- MHCLG (2017) Planning for the Right Homes in the Right Places
- MHCLG (2023) National Planning Policy Framework
- NHS England (2014) Five Year Forward View
- NHS England (2017) Next Steps on the Five Year Forward View
- Public Health England (2020) Health Impact Assessment in spatial planning - A guide for local authority public health and planning teams

Regional Plans and Programmes

- Essex and Suffolk Water (2022) Water Resources Management Plan 2024
- Water Resources East (2022) The Emerging Water Resources Regional Plan for Eastern England
- Environment Agency (2009) Water for People and the Environment: Water Resource Strategy – Regional Action Plan for Anglian Region
- Environment Agency (2010) Essex and South Suffolk Shoreline Management Plan 2
- Environment Agency (2015) River Basin Management Plan Anglian River Basin District
- Environment Agency (2016) River Basin District Flood Risk Management Plan Anglian River Basin District
- Mayor of London (Greater London Authority) (2014) London Infrastructure Plan 2050
- Mayor of London (Greater London Authority) (2021) The London Plan: The Spatial Development Strategy for Greater London
- Mid Essex CCG (2023) Integrated Care Strategy 2023-2033
- Natural England (2015) Site Improvement Plan: Essex Estuaries
- South East Local Enterprise Partnership (2015) Rural Strategy 2015 – 2021

Plan/Programme

- South East Local Enterprise Partnership (2017) Growth Deal Round 3
- Woodland for Life (2011) Realising the benefits of trees, woods and forests in the East of England

Sub-Regional (County) Plans and Programmes

- Environment Agency (2009) North Essex Catchment Flood Management Plan
- Essex Biodiversity Project (2011) Essex Biodiversity Action Plan 2010-2020
- Essex County Council (2008) Joint Municipal Waste Management Strategy for Essex (2007-2032)
- Essex County Council (2008) Essex Strategy 2008-2018 – Liberating Potential: Fulfilling Lives, Essex Partnership
- Essex County Council (2009) Public Rights of Way Improvement Plan
- Essex County Council (2011) Essex Transport Strategy: The Local Transport Plan for Essex
- Essex County Council (2012) Economic Growth Strategy
- Essex County Council (2014) Essex Minerals Local Plan
- Essex County Council (2014) Economic Plan for Essex
- Essex County Council (2022) Essex Sector Development Strategy
- Essex County Council (2015) Education Transport Policy
- Essex County Council (2016) Essex Cycling Strategy
- Essex County Council (2017) Chelmsford's Future Transport Network
- Essex County Council (2021) Essex Walking Strategy
- Essex County Council (2020) Sustainable Modes of Travel Strategy
- Essex County Council (2020) The Essex Prosperity and Productivity Plan
- Essex County Council (2020) Developers' Guide for Infrastructure Contributions
- Essex County Council (2020) Sustainable Drainage Systems Design Guide
- Essex County Council (No Date) The Future of Essex
- Essex County Council and Southend-on-Sea Borough Council (2017) Waste Local Plan
- Essex County Council (2023, live document) The Essex Design Guide
- Essex County Council (2018) Local Flood Risk Management Strategy
- Essex county Council (2022) Essex Joint Health and Wellbeing Strategy 2022-2026
- Essex County Council (2020) Local and Neighbourhood Planners' Guide to School Organisation
- Essex County Council (2020) Essex Children and Young People's Plan
- Essex County Council (2020) Essex Green Infrastructure Strategy
- Essex County Council (2021) Everyone's Essex: our plan for levelling up the county 2021 to 2025
- Essex County Council (2021) Organisation Plan 2021/22
- Essex County Council (2021) The Essex Plan for Working Families
- Essex County Council (2022) Levelling up Essex – An Essex White Paper

Plan/Programme

- Essex County Council (2022) Essex early Years and Childcare Strategy 2022-2027
- Essex Climate Action Commission (2021) Net Zero: Making Essex Carbon Neutral
- Essex Planning Officers Association (2021) Livewell Development Accreditation
- Essex Planning Officers Association (2021) Essex Healthy Places – Advice Notes for Planners, Developers and Designers
- Essex County Council (2021) Essex Baseline and Pathway to Net Zero
- Essex Planning Officers Association (2009) Parking Standards - Design and Good Practice
- Essex Crime Commissioner (2021) Police and Crime Plan 2021-2024
- Essex School Organisation Service (2022) 10 Year Plan – Meeting the demand for mainstream school places in Essex
- Essex School Organisation Service (2022) Garden Communities and Planning School Places
- Essex Wildlife Trust (2013) Living Landscapes – A Vision for the Future of Essex
- Geo Essex (2013) Essex Local Geodiversity Action Plan
- Highways England (2021) A12 Chelmsford to A120 widening - public consultation
- South East Local Enterprise Partnership (2014) Growth Deal and Strategic Economic Plan
- South East Local Enterprise Partnership (2015) Rural Strategy 2015 – 2021
- Essex

Local Plans and Programmes (including neighbouring authority Local Plans)

- Braintree, Brentwood, Chelmsford, Maldon and Uttlesford Councils (2006) Landscape Character Assessments
- Braintree District Council (2011) Core Strategy
- Braintree District Council (2014) Site Allocations and Development Management Plan
- Braintree District Council (2021) Local Plan 2013-2033 Section 1
- Brentwood District Council Review of the Adopted Local Plan 2016-2033
- Chelmsford City Council (2004) Historic Environment Characterisation Project
- Chelmsford City Council (2004) Parks and Green Spaces Strategy 2004-2014
- Chelmsford City Council (2005) Nature Conservation Reference Guide for Chelmsford Borough
- Chelmsford City Council (2008) Community Plan – Chelmsford Tomorrow Vision 2021
- Chelmsford City Council (2010) Private Sector Housing Strategy 2010-2015
- Chelmsford City Council (2011) Chelmsford Town Centre Public Realm Strategy SPD
- Chelmsford City Council (2012) Allotment Strategy
- Chelmsford City Council (2012) Be Moved - Chelmsford Sport & Arts Strategy 2012-16
- Chelmsford City Council (2012) Meeting the needs of Older People: A Strategy for Older People in Chelmsford
- Chelmsford City Council (2012) Public Health Strategy
- Chelmsford City Council (2013) Biodiversity Action Plan 2013-17
- Chelmsford City Council (2021) Solar Farm Development SPD

Plan/Programme

- Chelmsford City Council (2021) Planning Obligations SPD
- Chelmsford City Council (2015) Chelmsford Museums Forward Plan 2015-2017
- Chelmsford City Council (2015) Housing Strategy Statement 2015/2016
- Chelmsford City Council (2015) Tree Management Policy
- Chelmsford City Council (2016) Local Wildlife Site Review
- Chelmsford City Council (2016) Chelmsford Open Space Study 2016 – 2036
- Chelmsford City Council (2017) Chelmsford West End Vision Informal Guidance
- Chelmsford City Council (2017) Chelmsford Economic Strategy
- Chelmsford City Council (2018) Management and Maintenance Plan 2018-2022
- Chelmsford City Council (2018) Open Space Study 2016-2036
- Chelmsford City Council (2019) Homelessness and Rough Sleeping Strategy 2019-2024
- Chelmsford City Council (2020) Chelmsford Local Plan 2013-2036
- Chelmsford City Council (2021) Making Places SPD
- Chelmsford City Council (2019) Health and Wellbeing Plan
- Chelmsford City Council (2022) Housing Strategy 2022-2025
- Chelmsford City Council (2020) Climate and Ecological Emergency Action Plan
- Chelmsford City Council (2020) Essex Coast RAMS Strategy and SPD
- Chelmsford City Council (2021) Our Chelmsford, Our Plan
- Epping Forest District Council Review of the Adopted Local Plan (emerging)
- Maldon District Council Review of the Adopted Local Plan (emerging)
- Maldon District Council (2017) Local Development Plan 2014-2029
- Rochford District Council (2011) Core Strategy
- Rochford District Council (2014) Allocations Plan
- Safer Chelmsford Partnership (2021) Safer Chelmsford Partnership Strategy 2021/22
- South Woodham Ferrers (2021) South Woodham Ferrers Neighbourhood Plan 2020-2036
- Uttlesford District Council Local Plan (emerging)
- Village Design Statements SPDs (various)
- Writtle (2021) Writtle Neighbourhood Plan 2020-2036

APPENDIX C – REVIEW OF PLANS, POLICIES AND PROGRAMMES

Key objectives relevant to the Review of the Adopted Local Plan & IIA	Key targets and indicators relevant to the Review of the Adopted Local Plan and IIA	Commentary (how the IIA Framework should incorporate the documents' requirements)
International/European Plans and Programmes		
The Cancun Agreement (2011)		
Shared vision to keep global temperature rise to below two degrees Celsius, with objectives to be reviewed as to whether it needs to be strengthened in future on the basis of the best scientific knowledge available	<ul style="list-style-type: none"> No targets or indicators 	<ul style="list-style-type: none"> The Review of the Adopted Local Plan should aim to reduce emissions. The IIA Framework should include greenhouse gas emissions.
Council Directive 91/271/EEC for Urban Waste-water Treatment		
Its objective is to protect the environment from the adverse effects of urban waste water discharges and discharges from certain industrial sectors and concerns the collection, treatment and discharge of: <ul style="list-style-type: none"> Domestic waste water Mixture of waste water Waste water from certain industrial sectors 	The Directive includes requirement with specific: <ul style="list-style-type: none"> Collection and treatment of waste water standards for relevant population thresholds Secondary treatment standards A requirement for pre-authorisation of all discharges of urban wastewater Monitoring of the performance of treatment plants and receiving waters and Controls of sewage sludge disposal and re-use, and treated waste water re-use 	IIA Objectives should include priorities to minimise adverse effects on ground and/or surface water.
EC (2011) A Resource- Efficient Europe- Flagship Initiative Under the Europe 2020 Strategy, Communication from the Commission to the European Parliament, the Council, the European Economic and Social Committee and the Committee of the Regions (COM 2011/21)		
This flagship initiative aims to create a framework for policies to support the shift towards a resource-efficient and low-carbon economy which will help to: <ul style="list-style-type: none"> Boost economic performance while reducing resource use; Identify and create new opportunities for economic growth and greater innovation and boost the EU's competitiveness; Ensure security of supply of essential resources; and Fight against climate change and limit the environmental impacts of resource use. 	Each Member State has a target calculated according to the share of energy from renewable sources in its gross final consumption for 2020. The UK is required to source 15 per cent of energy needs from renewable sources, including biomass, hydro, wind and solar power by 2020. From 1 January 2017, biofuels and bioliquids share in emissions savings should be increased to 50 per cent.	<ul style="list-style-type: none"> The Review of the Adopted Local Plan policies should take into account the objectives of the Flagship Initiative. The IIA Framework should include objectives and guide questions that relate to resource use.
EC (2013) Seventh Environmental Action Programme to 2020 'Living well, within the limits of our planet'		
The Directive establishes a set of binding measures to help the EU reach its 20% energy efficiency target by 2020. Under the Directive, all EU countries are required to use energy more efficiently at all stages	Specific measures relate to: <ul style="list-style-type: none"> Energy distributors achieving 1.5% energy savings per year through energy efficiency measures; Improving the efficiency of heating systems, installing double glazed windows or insulating roofs; 	<ul style="list-style-type: none"> The Review of the Adopted Local Plan should seek to contribute towards targets for energy efficiency. The IIA Framework should include consideration of energy consumption and efficiency.

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of the energy chain from its production to final consumption.	<ul style="list-style-type: none"> Purchasing energy efficient buildings, products and services, and performing energy efficient renovations; Access to data on consumption; Large companies to audit energy consumption (implemented in the UK through the Energy Savings Opportunity Scheme Regulations 2014); National incentives for SMEs to undergo energy audits; and Monitoring efficiency levels in new energy generation capacities. 	
EC (2013) Towards Social Investment for Growth and Cohesion – including implementing the European Social Fund 2014-2020		
The Communication aims to direct Member States' policies towards social investment throughout life, with a view to ensuring the adequacy and sustainability of budgets for social policies. It also provides guidance to help reach the Europe 2020 targets by establishing a link between social policies, the reforms to reach the Europe 2020 targets and the relevant EU funds.	No target or indicators.	<ul style="list-style-type: none"> The Review of the Adopted Local Plan should have regard to the Europe 2020 targets. The IIA Framework should include criteria relating to socio-economics.
EC (2014) A Policy Framework for Climate and Energy in the Period from 2020 to 2030		
The 2030 Climate and Energy Framework was adopted in 2014 and builds on the 2020 targets. The greenhouse gas emissions and renewable energy targets are binding, while the energy efficiency target will be reviewed in 2020.	It sets three key targets for 2030: <ul style="list-style-type: none"> at least 40% cuts in greenhouse gas emissions (from 1990 levels); at least 27% share for renewable energy; and at least 27% improvement in energy efficiency. 	<ul style="list-style-type: none"> The Review of the Adopted Local Plan should support longer term targets for reducing greenhouse gas emissions, increasing renewable energy and energy efficiency. The IIA Framework should include the consideration of energy and greenhouse gas emissions.
EC (2021) Strategy on Adaptation to Climate Change		
Highlights the importance of continuing to tackle climate change as the effects of climate change continue to grow each year. Places considerable importance on tackling climate change to reduce the chance/severity of droughts. The document calls for more effective climate and emissions data to be produced and analysed so that countries can better create and implement highly effective and ground-breaking climate change prevention plans.	No targets or indicators for the UK but the spirit and warnings of the document are relevant.	<ul style="list-style-type: none"> The Review of the Adopted Local Plan policies should seek to boldly tackle climate change and the regions contribution to climate change. The IIA Framework should include objectives and guide questions that relate to climate change/greenhouse gasses.
European Landscape Convention 2000 (became binding March 2007)		
<ul style="list-style-type: none"> Convention outlined the need to recognise landscape in law, to 	Specific measures include:	<ul style="list-style-type: none"> IIA objectives must consider the outcomes of the convention should feed into the Review of

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<p>develop landscape policies dedicated to the protection, management and creation of landscapes, and to establish procedures for the participation of the general public and other stakeholders in the creation and implementation of landscape policies. It also encourages the integration of landscape into all relevant areas of policy, including cultural, economic and social policies.</p>	<ul style="list-style-type: none"> raising awareness of the value of landscapes among all sectors of society, and of society's role in shaping them; promoting landscape training and education among landscape specialists, other related professions, and in school and university courses; the identification and assessment of landscapes, and analysis of landscape change, with the active participation of stakeholders; setting objectives for landscape quality, with the involvement of the public; and the implementation of landscape policies, through the establishment of plans and practical programmes. 	<p>the Adopted Local Plan and associated documents.</p>
European Union EU European Employment Strategy		
<p>Seeks to engender full employment, quality of work and increased productivity as well as the promotion of inclusion by addressing disparities in access to labour markets.</p>	<ul style="list-style-type: none"> No formal targets. 	<ul style="list-style-type: none"> The Review of the Adopted Local Plan should deliver policies which support these aims The SA assessment framework should assess employment levels, quality of work and social inclusion
EU Nitrates Directive (91/676/EEC)		
<p>This Directive has the objective of:</p> <ul style="list-style-type: none"> reducing water pollution caused or induced by nitrates from agricultural sources; and preventing further such pollution. 	<ul style="list-style-type: none"> Provides for the identification of vulnerable areas. 	<ul style="list-style-type: none"> Review of the Adopted Local Plan should consider impacts of development upon any identified nitrate sensitive areas where such development falls to be considered within its scope. Policies should consider objective to promote environmentally sensitive agricultural practices.
EU Packaging and Packaging Waste Directive (94/62/EC)		
<p>This Directive aims to harmonize national measures concerning the management of packaging and packaging waste in order, on the one hand, to prevent any impact thereof on the environment of all Member States as well as of third countries or to reduce such impact, thus providing a high level of environmental protection, and, on the other hand, to ensure the functioning of the internal market and to avoid obstacles to trade and distortion and restriction of competition within the Community. To this end this Directive lays down measures aimed, as a first priority, at</p>	<p>No later than five years from the date by which this Directive must be implemented in national law (1996), between 50 % as a minimum and 65 % as a maximum by weight of the packaging waste will be recovered. Within this general target, and with the same time limit, between 25 % as a minimum and 45 % as a maximum by weight of the totality of packaging materials contained in packaging waste will be recycled with a minimum of 15 % by weight for each packaging material.</p>	<ul style="list-style-type: none"> Again, while this directive dictates national legislation, the Review of the Adopted Local Plan itself can play an important role in controlling or providing a basis for better waste management. These targets are incorporated in national legislation – so Review of the Adopted Local Plan must adhere to them as appropriate.

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preventing the production of packaging waste and, as additional fundamental principles, at reusing packaging, at recycling and other forms of recovering packaging waste and, hence, at reducing the final disposal of such waste.		
Drinking Water Directive (98/83/EC)		
Provides for the quality of drinking water.	<ul style="list-style-type: none"> Standards are legally binding. 	<ul style="list-style-type: none"> Review of the Adopted Local Plan should recognise that development can impact upon water quality and include policies to protect the resources. The IIA Framework should consider objectives relating to water quality
EU Directive on the Landfill of Waste (99/31/EC)		
Sets out requirements to ensuring that where landfilling takes place the environmental impacts are understood and mitigated against.	By 2006 biodegradable municipal waste going to landfills must be reduced to 75% of the total amount (by weight) of biodegradable municipal waste produced in 1995 or the latest year before 1995 for which standardised Eurostat data is available.	<ul style="list-style-type: none"> Review of the Adopted Local Plan should take into consideration landfilling with respect to environmental factors. IIA Objectives should include priorities to minimise waste, increased recycling and re-use.
EU Water Framework Directive (2000/60/EC)		
Establishes a framework for the protection of inland surface waters, transitional waters, coastal waters and groundwater which: <ul style="list-style-type: none"> Prevents further deterioration and protects and enhances the status of aquatic ecosystems and, with regard to their water needs, terrestrial ecosystems and wetlands directly depending on the aquatic ecosystems; Promotes sustainable water use based on a long-term protection of available water resources; Aims at enhanced protection and improvement of the aquatic environment, inter alia, through specific measures for the progressive reduction of discharges, emissions and losses of priority substances and the cessation or phasing-out of 	<ul style="list-style-type: none"> The achievement of "good status" for chemical and biological river quality. Production of River Basin Management Plans. 	<ul style="list-style-type: none"> The Review of the Adopted Local Plan policies should consider how the water environment can be protected and enhanced. This will come about through reducing pollution and abstraction. The IIA Framework should considers effects upon water quality and resource. Protection and enhancement of water courses can be can also come about through physical modification. Spatial planning will need to consider whether watercourse enhancement can be achieved through working with developers.

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<p>discharges, emissions and losses of the priority hazardous substances;</p> <ul style="list-style-type: none"> Ensures the progressive reduction of pollution of groundwater and prevents its further pollution, and Contributes to mitigating the effects of floods and droughts. 		
<p>European Directive 2001/42/EC on the Assessment of the Effects of Certain Plans and Programmes on the Environment (SEA Directive)</p>		
<p>The SEA Directive provides the following requirements for consultation:</p> <ul style="list-style-type: none"> Authorities which, because of their environmental responsibilities, are likely to be concerned by the effects of implementing the plan or programme, must be consulted on the scope and level of detail of the information to be included in the Environmental Report. These authorities are designated in the SEA Regulations as the Consultation Bodies (Consultation Authorities in Scotland). The public and the Consultation Bodies must be consulted on the draft plan or programme and the Environmental Report, and must be given an early and effective opportunity within appropriate time frames to express their opinions. Other EU Member States must be consulted if the plan or programme is likely to have significant effects on the environment in their territories. The Consultation Bodies must also be consulted on screening determinations on whether SEA is needed for plans or programmes under Article 3(5), i.e. those which may be excluded if they are not likely to have significant environmental effects. 	<p>Directive contains no formal targets.</p>	<ul style="list-style-type: none"> Directive sets the basis for SEA as a whole and therefore indirectly covers all objectives.
<p>EU Directive 2002/91/EC (2002) Directive 2002/91/EC on the Energy Performance of Buildings</p>		

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<p>The European Union Energy Performance of Buildings Directive was published in the Official Journal on the 4th January 2003. The overall objective of the Directive is to <i>promote the improvement of energy performance of buildings within the Community taking into account outdoor climate and local conditions as well as indoor climate requirements and cost effectiveness.</i></p> <p>The Directive highlights how the residential and tertiary sectors, the majority of which are based in buildings, accounts for 40% of EU energy consumption.</p>	<p>It aims to reduce the energy consumption of buildings by improving efficiency across the EU through the application of minimum requirements and energy use certification.</p>	<ul style="list-style-type: none"> The Directive will help manage energy demand and thus reduce consumption. As a result it should help reduce greenhouse gas emissions, and ensure future energy security.
<p>EU Environmental Noise Directive (Directive 2002/49/EC)</p>		
<p>The underlying principles of the Directive are similar to those underpinning other overarching environment policies (such as air or waste), i.e.:</p> <ul style="list-style-type: none"> Monitoring the environmental problem; by requiring competent authorities in Member States to draw up "strategic noise maps" for major roads, railways, airports and agglomerations, using harmonised noise indicators Lden (day-evening-night equivalent level) and Lnight (night equivalent level). These maps will be used to assess the number of people annoyed and sleep-disturbed respectively throughout Europe; Informing and consulting the public about noise exposure, its effects, and the measures considered to address noise, in line with the principles of the Aarhus Convention; Addressing local noise issues by requiring competent authorities to draw up action plans to reduce noise where necessary and maintain environmental noise quality where it 	<ul style="list-style-type: none"> No targets or indicators, leaving issues at the discretion of the competent authorities. 	<ul style="list-style-type: none"> The Review of the Adopted Local Plan will need to have regard to the requirements of the Environmental Noise Directive. The IIA Framework should include for the protection against excessive noise.

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<p>is good. The directive does not set any limit value, nor does it prescribe the measures to be used in the action plans, which remain at the discretion of the competent authorities;</p> <p>Developing a long-term EU strategy, which includes objectives to reduce the number of people affected by noise in the longer term, and provides a framework for developing existing Community policy on noise reduction from source. With this respect, the Commission has made a declaration concerning the provisions laid down in Article 1.2 with regard to the preparation of legislation relating to sources of noise.</p>		
EU Bathing Waters Directive 2006/7/EC		
<p>Sets standards for the quality of bathing waters in terms of:</p> <ul style="list-style-type: none"> • the physical, chemical and microbiological parameters; • the mandatory limit values and indicative values for such parameters; and • the minimum sampling frequency and method of analysis or inspection of such water. 	<ul style="list-style-type: none"> • Standards are legally binding. 	<ul style="list-style-type: none"> • Review of the Adopted Local Plan should recognise that development can impact upon water quality and include policies to protect the resources. • The IIA Framework should consider objectives relating to water quality
EU (2006) Renewed EU Sustainable Development Strategy		
<p>In June 2001, the first European sustainable development strategy was agreed by EU Heads of State. The Strategy sets out how the EU can meet the needs of present generations without compromising the ability of future generations to meet their needs. The Strategy proposes headline objectives and lists seven key challenges:</p> <ul style="list-style-type: none"> • Climate change and clean energy; • Sustainable transport; • Sustainable consumption and production; 	<p>The overall objectives in the Strategy are to:</p> <ul style="list-style-type: none"> • Safeguard the earth's capacity to support life in all its diversity, respect the limits of the planet's natural resources and ensure a high level of protection and improvement of the quality of the environment. Prevent and reduce environmental pollution and promote sustainable consumption and production to break the link between economic growth and environmental degradation; • Promote a democratic, socially inclusive, cohesive, healthy, safe and just society with respect for fundamental rights and cultural diversity that creates equal opportunities and combats discrimination in all its forms; • Promote a prosperous, innovative, knowledge-rich, competitive and eco-efficient economy which provides high living standards and full and high-quality employment throughout the European Union and 	<ul style="list-style-type: none"> • The Review of the Adopted Local Plan should aim to create a pattern of development consistent with the objectives of the Strategy and in turn promote sustainable development.

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<ul style="list-style-type: none"> • Conservation and management of natural resources; • Public health; • Social inclusion, demography and migration; and • Global poverty. 	<ul style="list-style-type: none"> • Encourage the establishment and defend the stability of democratic institutions across the world, based on peace, security and freedom. Actively promote sustainable development worldwide and ensure that the European Union's internal and external policies are consistent with global sustainable development and its international commitments. 	
EU Floods Directive 2007/60/EC		
Aims to provide a consistent approach to managing flood risk across Europe.	The approach is based on a 6 year cycle of planning which includes the publication of Preliminary Flood Risk Assessments, hazard and risk maps and flood risk management plans. The Directive is transposed into English law by the Flood Risk Regulations 2009.	<ul style="list-style-type: none"> • Review of the Adopted Local Plan should recognise that development can impact vulnerability to flooding and increase risk due to climate change. • The IIA Framework should considers objectives relating to flood risk.
EU Air Quality Directive (2008/50/EC) and previous directives (96/62/EC; 99/30/EC; 2000/69/EC & 2002/3/EC)		
<p>New Directive provided that most of existing legislation be merged into a single directive (except for the fourth daughter directive) with no change to existing air quality objectives.</p> <p>Relevant objectives include:</p> <ul style="list-style-type: none"> • Maintain ambient air quality where it is good and improve it in other cases; and • Maintain ambient-air quality where it is good and improve it in other cases with respect to sulphur dioxide, nitrogen dioxide and oxides of nitrogen, particulate matter and lead. 	<ul style="list-style-type: none"> • No targets or indicators. • Includes thresholds for pollutants. 	<ul style="list-style-type: none"> • Review of the Adopted Local Plan policies should consider the maintenance of good air quality and the measures that can be taken to improve it through, for example, an encouragement to reduce vehicle movements. • The IIA Framework should include objectives relating to air quality
EU Directive on the Conservation of Wild Birds (79/409/EEC)		
<p>Identifies 181 endangered species and sub-species for which the Member States are required to designate Special Protection Areas.</p> <p>Makes it a legal requirement that EU countries make provision for the protection of birds. This includes the selection and designation of Special Protection Areas.</p>	<p>Target Actions include:</p> <ul style="list-style-type: none"> • Creation of protected areas; • Upkeep and management; and • Re-establishment of destroyed biotopes. 	<ul style="list-style-type: none"> • Review of the Adopted Local Plan should include policies to protect and enhance wild bird populations, including the protection of SPAs. • The IIA Framework should consider objectives to protect and enhance biodiversity including wild birds.
EU Directive on the Conservation of Natural Habitats and of Wild Fauna and Flora (92/43/EEC) & Subsequent Amendments		
<p>Directive seeks to conserve natural habitats. Conservation of natural habitats Requires member states to identify</p>	<p>There are no formal targets or indicators.</p>	<ul style="list-style-type: none"> • Review of the Adopted Local Plan policies should seek to protect landscape features of habitat importance.

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<p>special areas of conservation and to maintain, where necessary landscape features of importance to wildlife and flora. The amendments in 2007:</p> <ul style="list-style-type: none"> • simplify the species protection regime to better reflect the Habitats Directive; • provide a clear legal basis for surveillance and monitoring of European protected species (EPS); • toughen the regime on trading EPS that are not native to the UK; • ensure that the requirement to carry out appropriate assessments on water abstraction consents and land use plans is explicit. 		<ul style="list-style-type: none"> • The IIA Framework objectives should include priorities for the protection of landscape features for ecological benefit.
EU Directive on Waste (Directive 75/442/EEC, 2006/12/EC 2008/98/EC as amended)		
<p>Seeks to prevent and to reduce the production of waste and its impacts. Where necessary waste should be disposed of without creating environmental problems. Seeks to protect the environment and human health by preventing or reducing the adverse impacts of the generation and management of waste and by reducing overall impacts of resource use and improving the efficiency of such use.</p>	<p>Promotes the development of clean technology to process waste, promoting recycling and re-use. The Directive contains a range of provision including:</p> <ul style="list-style-type: none"> • The setting up of separate collections of waste where technically, environmentally and economically practicable and appropriate to meet the necessary quality standards for the relevant recycling sectors – including by 2015 separate collection for at least paper, metal, plastic and glass. • Household waste recycling target – the preparing for re-use and the recycling of waste materials such as at least paper, metal, plastic and glass from households and possibly other origins as far as these waste streams are similar to waste from households, must be increased to a minimum of 50% by weight by 2020. • Construction and demolition waste recovery target – the preparing for re-use, recycling and other material recovery of non-hazardous construction and demolition waste must be increased to a minimum of 70% by weight by 2020. 	<ul style="list-style-type: none"> • Review of the Adopted Local Plan policies should seek to minimise waste, and the environmental effects caused by it. Policies should promote recycling and re-use. • IIA Objectives should include priorities to minimise waste, increased recycling and re-use.
EU Renewable Energy Directive (2009/28/EC)		
<p>This Directive establishes a common framework for the use of energy from renewable sources in order to limit greenhouse gas emissions and to promote cleaner transport. It encourages energy efficiency, energy consumption from renewable sources and the improvement of energy supply.</p>	<p>Each Member State to achieve a 10% minimum target for the share of energy from renewable sources by 2020</p>	<ul style="list-style-type: none"> • The Review of the Adopted Local Plan should contribute towards increasing the proportion of energy from renewable energy sources where appropriate • The IIA Framework should include consideration of use of energy from renewable energy sources
EU Biodiversity Strategy to 2020 – towards implementation		

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<p>The European Commission has adopted an ambitious new strategy to halt the loss of biodiversity and ecosystem services in the EU by 2020.</p> <ul style="list-style-type: none"> The strategy provides a framework for action over the next decade and covers the following key areas: Conserving and restoring nature; Maintaining and enhancing ecosystems and their services; Ensuring the sustainability of agriculture, forestry and fisheries; Combating invasive alien species; Addressing the global biodiversity crisis. 	<p>There are six main targets, and 20 actions to help Europe reach its goal.</p> <p>The six targets cover:</p> <ol style="list-style-type: none"> 1. Full implementation of EU nature legislation to protect biodiversity 2. Better protection for ecosystems, and more use of green infrastructure 3. More sustainable agriculture and forestry 4. Better management of fish stocks 5. Tighter controls on invasive alien species 6. A bigger EU contribution to averting global biodiversity loss 	<p>The Review of the Adopted Local Plan should seek to protect and enhance biodiversity.</p>
EU (2015) Invasive Alien Species Regulation (1143/2014/EU)		
<p>This Regulation seeks to address the problem of invasive alien species in a comprehensive manner in order to protect native biodiversity and ecosystem services, as well as to minimize and mitigate the human health or economic impacts that these species can have.</p>	<p>No targets or indicators</p>	<p>The SEA assessment framework should include guide questions relating to invasive species.</p>
The Convention for the Protection of the Architectural Heritage of Europe (Granada Convention)		
<p>The Convention for the protection of the architectural heritage of Europe is a legally binding instrument which set the framework for an accurate conservation approach within Europe.</p> <p>The following objectives are identified:</p> <ul style="list-style-type: none"> Support the idea of solidarity and cooperation among European Parties, in relation to heritage conservation. It includes principles of "conservation policies" within the framework of European cooperation. <p>Strengthen and promote policies for the conservation and development of cultural heritage in Europe.</p>	<p>No specific target identified.</p>	<ul style="list-style-type: none"> Review of the Adopted Local Plan policies should ensure that the historic environment is conserved and enhanced. The IIA Framework should include objectives relating to conservation and enhancement of the historic environment.
The European Convention on the Protection of Archaeological Heritage (Valetta Convention)		

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<p>This Convention aims to protect the European archaeological heritage as a source of European collective memory and as an instrument for historical and scientific study.</p>	<p>No specific target identified.</p>	<ul style="list-style-type: none"> Review of the Adopted Local Plan policies should ensure that the historic environment is conserved and enhanced. The IIA Framework should include objectives relating to conservation and enhancement of the historic environment.
<p>EU (2020) Biodiversity Strategy to 2030</p>		
<p>This document outlines the EU's strategy for biodiversity up to 2030. It seeks to cause considerable recovery to Europe's biodiversity and to safeguard Europe from the following threats:</p> <ul style="list-style-type: none"> the impacts of climate change forest fires food insecurity disease outbreaks – including protecting wildlife and fighting illegal wildlife trade <p>The EU seeks to establish:</p> <ul style="list-style-type: none"> A large EU-wide network of protected areas on land and sea An EU nature restoration plan Introduce measures to enable the necessary transformative change Introduce measures to tackle the global biodiversity challenge. 	<p>None binding for the UK but the spirit and motivations of the document should be considered.</p>	<ul style="list-style-type: none"> The Review of the Adopted Local Plan should seek to protect local biodiversity and important designations. The IIA Framework should afford protection to biodiversity assets.
<p>UNESCO World Heritage Convention (1972)</p>		
<p>The World Heritage Convention sets out the duties of States Parties in identifying potential sites and their role in protecting and preserving them. By signing the Convention, each country pledges to conserve not only the World Heritage sites situated on its territory, but also to protect its national heritage. The States Parties are encouraged to integrate the protection of the cultural and natural heritage into regional planning programmes, set up staff and services at their sites, undertake</p>	<p>No specific target identified.</p>	<ul style="list-style-type: none"> Review of the Adopted Local Plan policies should ensure that the historic environment is conserved and enhanced. The IIA Framework should include objectives relating to conservation and enhancement of the historic environment.

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scientific and technical conservation research and adopt measures which give this heritage a function in the day-to-day life of the community.		
UNFCCC (1997) The Kyoto Protocol to the UNFCCC		
The Kyoto Protocol to the UNFCCC established the first policy that actively aims to reduce greenhouse gas emissions by industrialised countries.	Construction is a significant source of greenhouse gas emissions due to the consumption of materials and use of energy. The Kyoto Protocol aims to reduce greenhouse gas emissions of the UK by 12.5%, compared to 1990 levels, by 2008 – 2012.	<ul style="list-style-type: none"> The Kyoto Protocol is influential to achieving sustainable development as it encourages transition to a low carbon economy. Therefore it is an integral factor in planning documents.
UN (2016) The Paris Agreement		
The Paris Agreement's central aim is to strengthen the global response to the threat of climate change by keeping a global temperature rise this century well below 2 degrees Celsius above pre-industrial levels and to pursue efforts to limit the temperature increase even further to 1.5 degrees Celsius. Additionally, the agreement aims to strengthen the ability of countries to deal with the impacts of climate change. To reach these ambitious goals, appropriate financial flows, a new technology framework and an enhanced capacity building framework will be put in place, thus supporting action by developing countries and the most vulnerable countries, in line with their own national objectives.	No targets or indicators	<ul style="list-style-type: none"> The Review of the Adopted Local Plan should aim to reduce emissions. The IIA Framework should include greenhouse gas emissions.
UN (2024) COP29		
COP29 was the most recent, UN organised, meeting of world leaders and important people/businesses in order to create goals for the world to meet in order to address climate change. Representatives of nearly 200 countries attended the event. The following key priorities were established, with every country in attendance being expected to take action and progress these driving actions:	UK is required to make considerable progress on the four driving actions.	<ul style="list-style-type: none"> The COP29 is an influential and most recent global agreement that the UK is committed to in order to further make progress on reducing its contribution to climate change and is therefore an integral factor in planning documents.

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<ul style="list-style-type: none"> • Climate Finance – enabling countries to deliver on their climate goals • Carbon Markets – completing negotiations on international carbon markets under Article 6 of the Paris Agreement • Mitigation – reducing emissions by transitioning away from fossil fuels • Adaptation – advancing adaptation strategies and helping those already impacted by climate change • 		
World Commission on Environment and Development (1987) Our Common Future (The Brundtland Report)		
<p>The Brundtland Report is concerned with the world's economy and its environment. The objective is to provide an expanding and sustainable economy while protecting a sustainable environment. The Report was an call by the United Nations:</p> <ul style="list-style-type: none"> • to propose long-term environmental strategies for achieving sustainable development by the year 2000 and beyond; • to recommend ways concern for the environment may be translated into greater co-operation among countries of the global South and between countries at different stages of economical and social development and lead to the achievement of common and mutually supportive objectives that take account of the interrelationships between people, resources, environment, and development; • to consider ways and means by which the international community can deal more effectively with environment concerns; and • to help define shared perceptions of long-term environmental issues and the appropriate efforts needed to 	<p>The report issued a multitude of recommendations with the aim of attaining sustainable development and addressing the problems posed by a global economy that is intertwined with the environment.</p>	<ul style="list-style-type: none"> • The Brundtland Report provided the original definition of sustainable development. The accumulated effect of the IIA Objectives seek to achieve sustainable development.

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Key objectives relevant to the Review of the Adopted Local Plan & IIA	Key targets and indicators relevant to the Review of the Adopted Local Plan and IIA	Commentary (how the IIA Framework should incorporate the documents' requirements)
deal successfully with the problems of protecting and enhancing the environment, a long term agenda for action during the coming decades, and aspirational goals for the world community.		
The World Summit on Sustainable Development (WSSD), Johannesburg, September 2002 - Commitments arising from Johannesburg Summit (2002)		
Sustainable consumption and production patterns. Accelerate the shift towards sustainable consumption and production - 10-year framework of programmes of action; Reverse trend in loss of natural resources. Renewable Energy and Energy efficiency. Urgently and substantially increase [global] share of renewable energy. Significantly reduce rate of biodiversity loss by 2010.	No targets or indicators, however actions include: <ul style="list-style-type: none"> • Greater resource efficiency; • Support business innovation and take-up of best practice in technology and management; • Waste reduction and producer responsibility; and • Sustainable consumer consumption and procurement. Create a level playing field for renewable energy and energy efficiency. <ul style="list-style-type: none"> • New technology development • Push on energy efficiency • Low-carbon programmes • Reduced impacts on biodiversity. 	<ul style="list-style-type: none"> • The Review of the Adopted Local Plan can encourage greater efficiency of resources. Ensure policies cover the action areas. • The Review of the Adopted Local Plan can encourage renewable energy. Ensure policies cover the action areas. • The Review of the Adopted Local Plan can protect and enhance biodiversity. Ensure policies cover the action areas.
National Plans and Programmes		
Department for Business, Energy & Industrial Strategy (DBEI) (2017) Clean Growth Strategy		
In the context of the UK's legal requirements under the Climate Change Act, our approach to reducing emissions has two guiding objectives: 1. To meet our domestic commitments at the lowest possible net cost to UK taxpayers, consumers and businesses. 2. To maximise the social and economic benefits for the UK from this transition.	Undergoing consultation so does not include fixed targets, however it discusses options for a number of sectors including: <ul style="list-style-type: none"> • Improving business and industry efficiency; • Improving our homes; • Shifting to low carbon transport; • Delivering clean, smart, flexible power; • Enhancing the benefits of natural resources; and Leading in the public sector.	<ul style="list-style-type: none"> • Review of the Adopted Local Plan policies should seek to promote low carbon growth.
DBEI (2018) Industrial Strategy: building a Britain fit for the future		
This document provides the industrial strategy for the UK. It seeks to: <ul style="list-style-type: none"> • put the UK at the forefront of the artificial intelligence and data revolution; • maximise the advantages for the UK industry from the global shift to clean growth; • become a world leader in shaping the future of mobility; and 	Industries within the UK are required to be in conformity to this document and pursue its aims. The Review of the Adopted Local Plan should be constructed with the aims of this strategy in mind, though the document is broad and country wide in its approach and therefore does not contain relevant specific targets or indicators.	<ul style="list-style-type: none"> • Consider how the Review of the Adopted Local Plan can encourage industries to meet the requirements of the Industrial Strategy. • The IIA Framework should reflect the aims of the Industrial Strategy.

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<ul style="list-style-type: none"> harness the power of innovation to help meet the needs of an ageing society. <p>Innovation is at the heart of the strategy to ensure the industry of the UK is suitable for future needs and maximises economic growth.</p>		
DBEI (2021) Carbon Budgets – Fourth to Sixth Carbon Budgets		
<p>The government has committed itself to several carbon budgets, with the sixth carbon budget being the most up to date and committing the government to certain climate targets for the future. The Fifth Carbon Budget established that for 2028-2032, 1,725 MtDM7e of carbon emissions would be produced. The Sixth Carbon Budget established a carbon budget of 965 MtDM7e for the period of 2033-2037.</p> <p>The carbon budgets overall seek to ensure that the UK steadily brings down its carbon contributions through binding targets.</p>	<p>The carbon budgets are country wide and too broad/large scale to contain objectives specific to the Review of the Adopted Local Plan. The Review of the Adopted Local Plan should consider the spirit of the carbon budgets, with a general target to reduce the regions contribution to climate change.</p>	<ul style="list-style-type: none"> The Review of the Adopted Local Plan should result in the region reducing its contribution to climate change through reducing the amount of greenhouse gases it produces. The IIA Framework should seek to ensure the regions contribution to producing greenhouse gases is reduced.
Department for Culture, Media and Sport (DCMS) (2001) The Historic Environment: A Force for our Future		
<p>Report sets the following objectives:</p> <ul style="list-style-type: none"> public interest in the historic environment is matched by firm leadership, effective partnerships, and the development of a sound knowledge base from which to develop policies; the full potential of the historic environment as a learning resource is realised; the historic environment is accessible to everybody and is seen as something with which the whole of society can identify and engage; the historic environment is protected and sustained for the benefit of our own and future generations; and 	<p>No key targets.</p>	<ul style="list-style-type: none"> Review of the Adopted Local Plan policies should ensure the historic environment is utilised as both a learning resource and an economic asset, whilst ensuring it is sustained for future generations.

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<ul style="list-style-type: none"> the historic environment's importance as an economic asset is skilfully harnessed. 		
DCMS (2007) Heritage Protection for the 21st Century - White Paper		
<p>The Consultation Paper has three core principles:</p> <ul style="list-style-type: none"> Developing a unified approach to the historic environment; Maximising opportunities for inclusion and involvement; and Supporting sustainable communities by putting the historic environment at the heart of an effective planning system. 	No formal targets, but a number of measures/recommendations.	<ul style="list-style-type: none"> The IIA Framework should include objectives which take into account the White Paper's principles.
DCMS (2008) Play Strategy for England		
<p>Strategy aims that:</p> <ul style="list-style-type: none"> In every residential area there are a variety of supervised and unsupervised places for play, free of charge; Local neighbourhoods are, and feel like, safe, interesting places to play; Routes to children's play space are safe and accessible for all children and young people; Parks and open spaces are attractive and welcoming to children and young people, and are well maintained and well used; Children and young people have a clear stake in public space and their play is accepted by their neighbours; Children and young people play in a way that respects other people and property; Children and young people and their families take an active role in the development of local play spaces; and Play spaces are attractive, welcoming, engaging and accessible for all local children and young people, including 	Every local authority will receive at least £1 million in funding, to be targeted on the children most in need of improved play opportunities.	<ul style="list-style-type: none"> IIA Objectives should seek to promote sport and physical activity and promote healthy lifestyles.

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disabled children, and children from minority groups in the community.		
DCMS (2013) Scheduled Monuments & Nationally Important but Non-Scheduled Monuments		
This policy statement sets out Government policy on the identification, protection, conservation and investigation of nationally important ancient monuments, under the provisions of the Ancient Monuments and Archaeological Areas Act 1979. It includes principles relating to the selection of scheduled monuments and the determination of applications for scheduled monument consent.	No target or indicators.	<ul style="list-style-type: none"> The SA assessment framework should include specific objectives relating to cultural heritage
DCMS (2015) Sporting Future: A New Strategy for an Active Nation		
<p>The key objectives set out within the Strategy are:</p> <ul style="list-style-type: none"> maximising international and domestic sporting success and the impact of major events more people from every background regularly and meaningfully taking part in sport and physical activity, volunteering and experiencing live sport; and a more productive, sustainable and responsible sport sector 	<p>The strategy includes 23 key performance indicators covering a range of factors. Those of particular relevance for the Review of the Adopted Local Plan are:</p> <ul style="list-style-type: none"> KPI 1 – Increase in percentage of the population taking part in sport and physical activity at least twice in the last month; KPI 2 – Decrease in percentage of people physically inactive (KPI 1 and 2 from Active Lives survey); KPI 3 – Increase in the percentage of adults utilising outdoor space for exercise/ health reasons (MENE survey); and KPI 18 - Percentage of publicly owned facilities with under-utilised capacity (through revised National Benchmarking Service). 	This plan will be relevant in the development of sport and cycle route type facilities and should be considered in the early stage of development.
DCMS (2016) The Culture White Paper		
<p>The White Paper is structured around four core themes:</p> <ul style="list-style-type: none"> everyone should enjoy the opportunities culture offers, no matter where they start in life; the riches of our culture should benefit communities across the country; the power of culture can increase our international standing; and cultural investment, resilience and reform. 	<p>The White Paper includes a broad variety of indicators against the four core themes. Those of most relevance are:</p> <ul style="list-style-type: none"> increase culture at the heart of Local Plans; increase in heritage-led regeneration; and reduction in number of 'at risk' heritage sites 	<ul style="list-style-type: none"> The IIA Framework should include objectives which take into account the White Paper's principles.
Department for Communities and Local Government (DCLG) (2008) Living Working Countryside: The Taylor Review of Rural Economy and Affordable Housing		

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<p>This report considered how to boost the economic gain of a rural area through encouraging sustainable economic growth and reviewing the set of planning policy documents to streamline the process.</p>	<p>No formal targets however greater support should be given to local authorities in achieving appropriate levels of affordable housing, particularly through increased interaction with housing corporations and registered social landlords.</p>	<ul style="list-style-type: none"> The SA should consider economic gains that are possible in the rural area, whilst addressing the issues of affordable housing in rural areas. The SA should aim to ensure that the plan has sustainability objectives for affordable housing and ensuring that the needs of all aspects of the community are being met.
<p>DCLG (2023) Planning Policy for Traveller Sites</p>		
<p>This document sets out the Government's planning policy for traveller sites. It identifies the following aims:</p> <ul style="list-style-type: none"> that local planning authorities should make their own assessment of need for the purposes of planning to ensure that local planning authorities, working collaboratively, develop fair and effective strategies to meet need through the identification of land for sites to encourage local planning authorities to plan for sites over a reasonable timescale that plan-making and decision-taking should protect Green Belt from inappropriate development to promote more private traveller site provision while recognising that there will always be those travellers who cannot provide their own sites that plan-making and decision-taking should aim to reduce the number of unauthorised developments and encampments and make enforcement more effective for local planning authorities to ensure that their Local Plans includes fair, realistic and inclusive policies to increase the number of traveller sites in appropriate locations with planning permission, to address 	<p>No formal targets are identified.</p>	<ul style="list-style-type: none"> The Review of the Adopted Local Plan will need to make appropriate provision for traveller sites, in accordance with national planning policy. IIA Framework should include a specific guide question relating to provision for travellers.

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<p>under provision and maintain an appropriate level of supply</p> <ul style="list-style-type: none"> to reduce tensions between settled and traveller communities in plan making and planning decisions to enable provision of suitable accommodation from which travellers can access education, health, welfare and employment infrastructure for local planning authorities to have due regard to the protection of local amenity and local environment. 		
DCLG (2023) Planning Practice Guidance		
<p>Planning Practice Guidance is designed to support the NPPF. It reflects the objectives of the NPPF which are not repeated here.</p>	<p>No formal targets identified,</p>	<ul style="list-style-type: none"> The Review of the Adopted Local Plan should reflect the Planning Practice Guidance. The IIA Framework should reflect the principles of the NPPF and the Planning Practice Guidance.
DCLG (2014) National Planning Policy for Waste		
<p>Sets out detailed waste planning policies for local authorities. States that planning authorities need to:</p> <ul style="list-style-type: none"> Need to use a proportionate evidence base in preparing Local Plans Identify sufficient opportunities to meet the identifies needs of their area for the management of waste streams Identifying suitable sites and areas 	<p>The overall objective of the policy is to provide sustainable development by protecting the environment and human health by producing less waste and by using it as a resource wherever possible.</p>	<ul style="list-style-type: none"> Review of the Adopted Local Plan should consider opportunities to reduce waste and encourage recycling and composting e.g. integration of recycling and composting facilities into new development and use of recycled materials in new buildings. IIA Framework should consider objectives which relate to re-use, recycle and reduce.
DCLG (2014) Written Statement on Sustainable Drainage Systems		
<p>This statement sets out that it is the Government's expectation that sustainable drainage systems will be provided in new developments wherever this is appropriate.</p>	<p>No specific targets identified.</p>	<p>The Review of the Adopted Local Plan should reflect the Government's commitment to sustainable drainage systems.</p>
Department for Education (2014) Home to School Travel and Transport Guidance		
<p>This guidance relates to home to school travel and transport, and sustainable travel. The guidance seeks to:</p>	<p>No specific targets identified although minimum travel distances are identified.</p>	<ul style="list-style-type: none"> The Review of the Adopted Local Plan should promote sustainable travel and transport.

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<ul style="list-style-type: none"> Promote the use of sustainable travel and transport. Make transport arrangements for all eligible children. 		<ul style="list-style-type: none"> The IIA Framework should include IIA Objectives and/or guide questions relating to the promotion of sustainable travel and transport.
Department for Education (2016) DfE Strategy 2015 – 2020: World Class Education and Care		
<p>This strategy is base around the following twelve strategic principles:</p> <ol style="list-style-type: none"> Recruit, develop, support and retain teachers Strengthen school and system leadership Drive sustainable school improvement Embed clear and intelligent accountability Embed rigorous standards, curriculum and assessment Ensure access to quality places where they are needed 25 Deliver fair and sustainable funding Reform 16-19 skills Develop early years strategy Strengthen children's social care Support and protect vulnerable children Build character and resilience 	No specific targets identified.	<ul style="list-style-type: none"> The Review of the Adopted Local Plan should reflect the principles set out in this Planning Statement where appropriate. The IIA Framework should include objectives and/or guide questions relating to educational provision.
Department for Energy and Climate Change (DECC) (2009) The UK Low Carbon Transition Plan: National Strategy for Climate and Energy		
<p>This Paper plots out how the UK will meet the cut in emissions set out in the budget of 34% on 1990 levels by 2020. The Plan includes:</p> <ul style="list-style-type: none"> New money for a 'smart grid', and to help regions and local authorities prepare for and speed up planning decisions on renewable and low carbon energy whilst protecting legitimate environmental and local concerns; Funding to significantly advance the offshore wind industry in the UK; Funding to cement the UK's position as a global leader in wave and tidal energy; 	<p>Sets out a vision that by 2020:</p> <ul style="list-style-type: none"> More than 1.2 million people will be in green jobs; 7 million homes will have benefited from whole house makeovers, and more than 1.5 million households will be supported to produce their own clean energy; Around 40 percent of electricity will be from low-carbon sources, from renewables, nuclear and clean coal; We will be importing half the amount of gas that we otherwise would; and The average new car will emit 40% less carbon than now. 	<ul style="list-style-type: none"> Strategy covers a number of IIA Objectives including climate change, energy and air quality; landscape; geology and biodiversity; and waste. Review of the Adopted Local Plan & associated documents must recognise the importance to cut emissions in line with national targets.

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<ul style="list-style-type: none"> • Funding to explore areas of potential “hot rocks” to be used for geothermal energy; • Challenging 15 villages, towns or cities to be testbeds for piloting future green initiatives; • Support for anaerobic digestion; • Encouraging private funding for woodland creation; and • Reducing the amount of waste sent to landfill, and better capture of landfill emissions etc. 		
Department for Food and Rural Affairs (2002) “Working with the grain of nature – A Biodiversity Strategy for England”		
<p>The vision is for ‘a country – its landscapes and water bodies, coasts and seas, towns and cities – where wild species and habitats are part of healthy functioning ecosystems; where we nurture, treasure and enhance our biodiversity, and where biodiversity is a natural consideration of policies and decisions, and in society as a whole.’</p>	<p>Agreement targets have been set to bring 95% of SSSIs into favourable condition by 2010 and to reverse the decline in farmland birds.</p> <p>Headline Indicators include:</p> <ul style="list-style-type: none"> • The population of wild birds; • The condition of Sites of Special Scientific Interest; • Progress with Biodiversity Action Plans; • Area of land under agri-environment agreement; • Biological quality of rivers; • Fish stocks around the UK fished within safe limits; • Progress with Local Biodiversity Action Plans; and • Public attitudes to biodiversity. 	<ul style="list-style-type: none"> • Develop policies that support the vision emphasising biodiversity. • Include sustainability objectives and criteria that address the headline indicators. • Consider targets that require 95% of SSSI's within region to be of a favourable condition.
Defra (2004) Rural Strategy		
<p>The Government’s three priorities for rural policy are:</p> <p>1. Economic and Social Regeneration – supporting enterprise across rural England, but targeting greater resources at areas of greatest need.</p> <ul style="list-style-type: none"> • Building on the economic success of the majority of rural areas. • Tackling the structural economic weaknesses and accompanying poor social conditions. <p>2. Social Justice for All – tackling rural social exclusion wherever it occurs and providing fair access to services and opportunities for all rural people.</p>	<p>No targets or indicators.</p>	<ul style="list-style-type: none"> • Review of the Adopted Local Plan policies should seek to support the overarching themes contained within the Rural Strategy. In particular promoting economic development in rural areas and tackling social exclusion, including the promotion of good access to services and facilities. • Policies to maintain and to enhance the quality of the countryside should also be considered. • The IIA Framework should consider policies that encompass the overarching actions of the strategy, in particular the promoting access to services and facilities, protecting the countryside and promoting appropriate economic development.

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<ul style="list-style-type: none"> Social priorities are to ensure fair access to public services and affordable. In both more and less prosperous areas, to tackle social exclusion wherever it occurs. <p>3. Enhancing the Value of our Countryside – protecting the natural environment for this and future generations.</p>		
<p>Defra (2007) Air Quality Strategy for England, Scotland, Wales and Northern Ireland</p>		
<p>The Strategy:</p> <ul style="list-style-type: none"> sets out a way forward for work and planning on air quality issues; sets out the air quality standards and objectives to be achieved; introduces a new policy framework for tackling fine particles; and identifies potential new national policy measures which modelling indicates could give further health benefits and move closer towards meeting the Strategy's objectives. 	<p>The Air Quality Strategy sets out objectives for a range of pollutants that have not been reproduced here due to space constraints.</p>	<ul style="list-style-type: none"> The Review of the Adopted Local Plan should take account of the Air Quality Strategy where there are likely to be issues relating to air quality
<p>Defra (2007) Strategy for England's Trees, Woods and Forests (ETWFs)</p>		
<p>Key aims for government intervention in trees, woods and forests are:</p> <ul style="list-style-type: none"> to secure trees and woodlands for future generations; to ensure resilience to climate change; to protect and enhance natural resources; to increase the contribution that trees, woods and forests make to our quality of life; and to improve the competitiveness of woodland businesses and products. <p>These aims will form the basis on which the Delivery plan will be developed by Natural England and the Forestry Commission England (FCE). The strategy provides a national policy direction, which can be incorporated alongside regional</p>	<p>Strategy aims to create 2,200 hectares of wet woodland in England by 2010.</p>	<ul style="list-style-type: none"> Plan policies to protect and enhance trees, woods and forests. In turn ensuring resilience to climate change.

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priorities within regional forestry frameworks.		
Defra (2008) England Biodiversity Strategy Climate Change Adaptation Principles Conserving Biodiversity in a Changing Climate		
<p>The report sets out a number of broad principles and goals including:</p> <ul style="list-style-type: none"> • Conserve existing biodiversity • Conserve protected areas and other high quality areas • Reduce sources of harm not linked to climate • Use existing biodiversity legislation and international agreements • Conserve range and ecological variability of habitats and species 	No targets or indicators	<ul style="list-style-type: none"> • The Review of the Adopted Local Plan should seek to support and protect existing habitats and species and ecological networks
Defra (2010) Making Space for Nature: A Review of England's Wildlife Sites and Ecological Network		
<p>The report proposes the overall aim for England's ecological network should be to achieve a natural environment where, compared to the situation in 2000, biodiversity is enhanced with the diversity, functioning and resilience of ecosystems re-established in a network for nature that can sustain these levels into the future, even given continuing environmental change and human pressures</p>	<p>No formal targets or indicators but a number of recommendations are identified under the following themes:</p> <ul style="list-style-type: none"> • Improve the management and condition of wildlife sites • Improve the protection and management of remaining wildlife habitats • Become better at deriving multiple benefits from the ways society interacts with the environment • Need for society to accept change in nature conservation is necessary, desirable and achievable. 	<ul style="list-style-type: none"> • The Review of the Adopted Local Plan should seek to preserve the ecological network • The IIA Framework should consider the ecological network in its objectives/guidance questions
Defra (2011) Safeguarding our Soils – A Strategy for England		
<p>The strategy is underpinned by the following vision: By 2030, all England's soils will be managed sustainably and degradation threats tackled successfully. This will improve the quality of England's soils and safeguard their ability to provide essential services for future generations. Achieving this vision will mean that:</p> <ul style="list-style-type: none"> • agricultural soils will be better managed and threats to them will be addressed; • soils will play a greater role in the fight against climate change and in helping us to manage its impacts; 	No further targets identified.	<ul style="list-style-type: none"> • The Review of the Adopted Local Plan should seek to protect soil quality where appropriate. • The IIA Framework should include an objective/guide question relating to the effects of policies/proposals on soils.

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<ul style="list-style-type: none"> soils in urban areas will be valued during development, and construction practices will ensure vital soil functions can be maintained; and pollution of our soils is prevented, and our historic legacy of contaminated land is being dealt with. 		
Defra (2011) Biodiversity 2020: a Strategy for England's Wildlife and Ecosystem Services		
<p>The Strategy is designed to help to deliver the objectives set out in the Natural Environment White Paper.</p>	<p>The strategy includes the following priorities:</p> <ul style="list-style-type: none"> Creating 200,000 hectares of new wildlife habitats by 2020 Securing 50% of SSSIs` in favourable condition, while maintaining at least 95% in favourable or recovering condition Encouraging more people to get involved in conservation by supporting wildlife gardening and outdoor learning programmes Introducing a new designation for local green spaces to enable communities to protect places that are important to them 	<ul style="list-style-type: none"> Develop policies that support the vision emphasising biodiversity.
Defra (2011) Natural Environment White Paper: The Natural Choice - Securing the Value of Nature		
<p>The Natural Environment White paper sets out the Government's plans to ensure the natural environment is protected and fully integrated into society and economic growth.</p>	<p>The White Paper sets out four key aims:</p> <ul style="list-style-type: none"> (i) protecting and improving our natural environment; (ii) growing a green economy; (iii) reconnecting people and nature; and (iv) international and EU leadership, specifically to achieve environmentally and socially sustainable economic growth, together with food, water, climate and energy security and to put the EU on a path towards environmentally sustainable, low-carbon and resource-efficient growth, which is resilient to climate change, provides jobs and supports the wellbeing of citizens. 	<ul style="list-style-type: none"> Develop policies that support the vision emphasising biodiversity.
Defra (2012) UK Post 2010 Biodiversity Framework		
<p>The Framework is to set a broad enabling structure for action across the UK between now and 2020:</p> <ul style="list-style-type: none"> i. To set out a shared vision and priorities for UK- scale activities, in a framework jointly owned by the four countries, and to which their own strategies will contribute; ii. To identify priority work at a UK level which will be needed to help deliver the Aichi targets and the EU Biodiversity Strategy; 	<p>The Framework sets out 20 new global 'Aichi targets' under 5 strategic goals</p> <ul style="list-style-type: none"> Address the underlying causes of biodiversity loss by mainstreaming biodiversity across government and society Reduce the direct pressures on biodiversity and promote sustainable use To improve the status of biodiversity by safeguarding ecosystems species and genetic diversity Enhance the benefits to all from biodiversity and ecosystem services Enhance implementation through participatory planning, knowledge management and capacity building 	<ul style="list-style-type: none"> Review of the Adopted Local Plan policies should seek to protect biodiversity The IIA Framework should ensure that the objectives of biodiversity conservation and enhancement are taken into consideration.

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<p>iii. To facilitate the aggregation and collation of information on activity and outcomes across all countries of the UK, where the four countries agree this will bring benefits compared to individual country work; and</p> <p>iv. To streamline governance arrangements for UK- scale activity</p>		
Defra (2013) The National Adaptation Programme – Making the Country Resilient to a Changing Climate		
<p>This Programme contains a mix of policies and actions to help adapt successfully to future weather conditions, by dealing with the risks and making the most of the opportunities.</p> <p>It sets out a number of objectives, including:</p> <ul style="list-style-type: none"> • To provide a clear Local Plan framework to enable all participants in the planning system to deliver sustainable new development, including infrastructure that minimises vulnerability and provides resilience to the impacts of climate change. • To increase the resilience of homes and buildings by helping people and communities to understand what a changing climate could mean for them and to take action to become resilient to climate risks. • To ensure infrastructure is located, planned, designed and maintained to be resilient to climate change, including increasingly extreme weather events. 	<p>The Programme identifies a number of actions although no formal targets are identified.</p>	<ul style="list-style-type: none"> • Review of the Adopted Local Plan proposals should seek to adapt to the effect of climate change. • The IIA Framework should include an objective/guide question relating to climate change adaptation.
Defra (2021) Waste Management Plan for England		
<p>Sets out the Government's ambition to work towards a more sustainable and efficient approach to resource use and management. The document includes measures to:</p>	<p>The Plan seeks to ensure that by 2035:</p> <ul style="list-style-type: none"> • the preparing for re-use and the recycling of municipal waste is increased to a minimum of 65% by weight. • the amount of municipal waste landfilled is reduced to 10% or less of the total amount of municipal waste generated (by weight). <p>Local waste plans should:</p>	<ul style="list-style-type: none"> • Review of the Adopted Local Plan should consider opportunities to reduce waste and encourage recycling and composting. • The IIA Framework should include an objective/guide question relating to waste management

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<ul style="list-style-type: none"> Encourage reduction and management of packaging waste Promote high quality recycling Encourage separate collection of bio-waste Promote the re-use of products and preparing for re-use activities 	<ul style="list-style-type: none"> promote high quality recycling including the setting up of separate collections of waste where technically, environmentally and economically practicable and appropriate to meet the necessary quality standards for the relevant recycling sectors. include measures to encourage the separate collection of bio-waste with a view to the composting and digestion of bio-waste. Include measures to be taken to promote the re-use of products and preparing for re-use activities 	
Defra (2013) Government Forestry and Woodlands Policy Statement		
<p>The Policy Statement has the following three key objectives, in priority order:</p> <ul style="list-style-type: none"> Protecting the nation's trees, woodlands and forests from increasing threats such as pests, diseases and climate change, Improving their resilience to these threats and their contribution to economic growth, people's lives and nature; Expanding them to increase further their economic, social and environmental value 	<p>To achieve the objectives, Defra will:</p> <ul style="list-style-type: none"> Work with the Natural Capital Committee and the Office of National Statistics to develop a set of natural capital accounts for UK forestry and use this to develop a set of natural capital accounts for the Public Forest Estate, Develop a woodland ecosystem market roadmap by summer 2013 to bring together actions by Government and our partners over the next 5 years to (a) build knowledge (b) develop wider networks of collaboration and expertise and (c) implement mechanisms and projects to demonstrate good practice; and Work with other organisations and initiatives to support the further development of markets in forest carbon and other ecosystem services such as water and biodiversity 	<ul style="list-style-type: none"> Review of the Adopted Local Plan should consider opportunities to protect, enhance and expand the City's woodland resource. The IIA Framework should seek to protect woodland and enhance its value where practicable.
Defra (2017) Air Quality Plan for Nitrogen Dioxide (NO₂) in UK		
<p>This plan sets out how the Government will improve air quality in the UK by reducing nitrogen dioxide emissions in towns and cities. The air quality plans set out targeted local, regional and national measures across 37 zone plans (areas which have identified air quality issues with nitrogen dioxide), a UK overview document and a national list of measures. Measures relate to freight, rail, sustainable travel, low emission vehicles and cleaner transport fuels, among others.</p>	<p>The plan identifies that Chelmsford is anticipated to meet its NO₂ requirements for roads in 2018.</p>	<ul style="list-style-type: none"> The Review of the Adopted Local Plan should have regard to poor air quality and the need for locally specific measures to address this issue. The IIA Framework should include objective/guide questions relating to addressing air quality issues.
Defra (2019) Clean Air Strategy		
<p>Sets out how the government proposes to tackle all sources of air pollution, making air healthier to breathe, protecting nature and boosting the economy, complementing complements three other UK government strategies, the: Industrial</p>	<p>No specific targets or indicators.</p>	<ul style="list-style-type: none"> The Review of the Adopted Local Plan should have regard to poor air quality and the need for locally specific measures to address this issue. The IIA Framework should include objective/guide questions relating to addressing air quality issues.

Key objectives relevant to the Review of the Adopted Local Plan & IIA	Key targets and indicators relevant to the Review of the Adopted Local Plan and IIA	Commentary (how the IIA Framework should incorporate the documents' requirements)
Strategy the Clean Growth Strategy and the 25 Year Environment Plan		
Department for Levelling Up, Housing and Communities (DLHC) (2021) National Design Guide		
<p>This document contains planning practice guidance regarding the creation of beautiful, enduring and successful places. The focus of the document is on explaining what constitutes good design. The document identifies the following ten characteristics that are important for good design:</p> <ul style="list-style-type: none"> • Context • Identity • Built form • Movement • Nature • Public spaces • Uses • Homes & buildings • Resources • Lifespan 	No specific targets or indicators.	<ul style="list-style-type: none"> • The Review of the Adopted Local Plan should encourage well designed developments and places over its lifespan. • The IIA Framework should include objective/guide questions relating to good design.
HM Government (2021) The Environment Act		
<p>Sets out the Government's expectations for environmental improvement by setting out a legal framework covering:</p> <ul style="list-style-type: none"> • Environmental governance • Environmental regulation • Waste and resource efficiency • Air quality and environmental recall • Water • Nature and biodiversity • Conservation covenants 	<p>Delivery through the following Environmental Principles: integration, prevention, rectification at source, polluter pays and precautionary</p> <p>Delivery of Local Nature Recovery Strategies: - a network of spatial nature strategies</p> <p>Delivery of Biodiversity Net Gain through a Biodiversity Gain Plan</p> <p>The biodiversity gain objective is met in relation to development for which planning permission is granted if the biodiversity value attributable to the development exceeds the pre-development biodiversity value of the onsite habitat by at least the relevant percentage (i.e. 10%).</p> <p>A "biodiversity gain site register" will be created for individual development sites which are also to be maintained for at least 3 decades following the completion of the scheme.</p>	<p>The Review of the Adopted Local Plan should ensure that there are provisions for delivering Biodiversity Net Gain Delivery of Biodiversity Net Gain through a Biodiversity Gain Plan to include:</p> <ul style="list-style-type: none"> – Details of the steps taken or to be taken to reduce the adverse effect of the development on biodiversity of the onsite habitat and any other habitat. – The pre and post biodiversity value of the onsite habitat(post –development value must be at least the value specified in the plan. – Any registered offsite biodiversity gain allocated to the development and the biodiversity value of that gain in relation to the development. – Any biodiversity credits purchased for the development.
Department for Transport (2019) Future of Mobility: Urban Strategy		
<p>This document seeks to quantify how transportation methods are changing and how transportation might look in the</p>	No specific targets or indicators.	<ul style="list-style-type: none"> • The Review of the Adopted Local Plan should ensure it provides the needed infrastructure over its lifetime.

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Key objectives relevant to the Review of the Adopted Local Plan & IIA	Key targets and indicators relevant to the Review of the Adopted Local Plan and IIA	Commentary (how the IIA Framework should incorporate the documents' requirements)
future. It identifies that individual travel is very slowly falling (person travel) whilst demand for mass travel (public transport etc) continues to rise.		<ul style="list-style-type: none"> The IIA Framework should consider infrastructure improvements.
Department for Transport (2021) Transitioning to zero emission cars and vans: 2035 delivery plan		
This document establishes a roadmap for the UK's transition to zero emission cars and vans over the next 15 years. The document commits the UK government to phasing out the sale of new petrol and diesel cars and vans by 2030, and that all new cars and vans will be fully zero emission from the tailpipe from 2035.	The phasing out of polluting cars and vans by 2035.	<ul style="list-style-type: none"> The Review of the Adopted Local Plan should consider how it can encourage a modal shift to more sustainable forms of transport and the uptake of more sustainable forms of private transport. The IIA Framework should include objective/guide questions relating to the creation of greenhouse gases.
Environment Agency (2009) 'Water for people and the environment' - Water Resources Strategy for England and Wales		
<p>Strategy sets out how water resources in England and Wales should be managed and provides a plan of how to use them in a sustainable way, now and in the future. The Strategy aims to:</p> <ul style="list-style-type: none"> enable habitats and species to adapt better to climate change; allow the way we protect the water environment to adjust flexibly to a changing climate; reduce pressure on the environment caused by water taken for human use; encourage options resilient to climate change to be chosen in the face of uncertainty; better protect vital water supply infrastructure; reduce greenhouse gas emissions from people using water, considering the whole life-cycle of use; and improve understanding of the risks and uncertainties of climate change. 	<ul style="list-style-type: none"> Target set for England, that the average amount of water used per person in the home is reduced to 130 litres each day by 2030. 	<ul style="list-style-type: none"> Review of the Adopted Local Plan and associated documents should take on board objectives set within the Strategy. These particularly apply to providing efficiency in terms of water use and protecting water resources.
Environment Agency (2016) Managing Water Extraction		
Sets out the Environment Agency's policies for managing surface and ground water abstraction licences and proposals to help recover resources where	The aim of this document is to contribute to the sustainable management of water resources.	<ul style="list-style-type: none"> The Review of the Adopted Local Plan should take account of water abstraction is a key requirement of many developments.

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abstraction is unsuitable.		
Environment Agency (2021) Flood risk assessments: climate change allowances		
This document governs and provides advice on how developers and Local Authorities should use climate change allowances. The goal of the document is to overall ensure that the potential effects of climate change in terms of its effects on the local water environment (more rainfall, peak flows etc) have been properly considered.	No specific target or indicators.	<ul style="list-style-type: none"> The Review of the Adopted Local Plan should ensure any development constructed during its lifetime is resilient to the effects of climate change and especially from flooding. The IIA Framework should include objective/guide questions relating to flood risk and the effects of climate change.
Forestry Commission (2005) Trees and Woodlands Nature's Health Service		
An advisory document which provides detailed examples of how the Woodland Sector (trees, woodlands and green spaces) can significantly contribute to people's health, well-being (physical, psychological and social) and quality of life. Increasing levels of physical activity is a particular priority.	No targets identified.	<ul style="list-style-type: none"> The IIA Framework should include objectives which relate to providing more equal access to opportunities, services and facilities for recreation.
Historic England (2015) Historic Environment Good Practice Advice in Planning Notes 1 to 3		
The purpose of these Good Practice Advice notes is to provide information on good practice to assist local authorities, planning and other consultants, owners, applicants and other interested parties in implementing historic environment policy in the National Planning Policy Framework (NPPF) and the related guidance given in the National Planning Practice Guide (PPG).	No specific targets identified.	<ul style="list-style-type: none"> The Council should have regard to the Advice note in preparing the Review of the Adopted Local Plan. The IIA Framework should include objectives relating to conservation and enhancement of the historic environment.
HM Government (1979) Ancient Monuments and Archaeological Areas Act		
The Act defines sites that warrant protection as ancient monuments. They can be a Scheduled Ancient Monuments or "any other monument which in the opinion of the Secretary of State is of public interest by reason of the historic, architectural, traditional, artistic or archaeological interest attaching to it".	No targets identified.	The IIA Framework should include objectives and indicators relating to the cultural heritage, referencing Scheduled Monuments.
HM Government (1981) The Wildlife and Countryside Act 1981		

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The main UK legislation relating to the protection of named animal and plant species includes legislation relating to the UK network of nationally protected wildlife areas: Site of Special Scientific Interest (SSSIs)	Under this Act, Natural England has responsibility for identifying and protecting SSSIs in England.	<ul style="list-style-type: none"> Develop policies that identify and continue the protection of SSSIs within the district. Consider targets that require 95% of SSSI's within region to be of a favourable condition.
HM Government (1990) Planning (Listed Building and Conservation Areas) Act		
The Planning (Listed Buildings and Conservation Areas) Act 1990 provides specific protection for buildings and areas of special architectural or historic interest.	No targets or indicators.	The IIA Framework should include objectives and indicators relating to the cultural heritage, referencing Listed Buildings and Conservation Areas.
HM Government (2000) Countryside and Rights of Way Act 2000		
This Act: <ul style="list-style-type: none"> gives people greater freedom to explore open country on foot; creates a duty for Highway Authorities and National Park Authorities to establish Local Access Forums; provides a cut-off date of 1 January 2026 for the recording of certain rights of way on definitive maps and the extinguishment of those not so recorded by that date; offers greater protection to wildlife and natural features, better protection for Sites of Special Scientific Interest (SSSIs) and more effective enforcement of wildlife legislation; and protects Areas of Outstanding Natural Beauty with legislation similar to that for National Parks. 	Act seeks to protect sites of landscape and wildlife importance.	<ul style="list-style-type: none"> IIA Objectives should seek to protect areas of landscape and wildlife importance.
HM Government (2003) Sustainable Energy Act		
The Act aims to promote sustainable energy development and use and report on progress regarding cutting the UK's carbon emissions and reducing the number of people living in fuel poverty.	Specific targets are set by the Secretary of State as energy efficiency aims.	<ul style="list-style-type: none"> The Act requires the encouragement and reporting on the UK's attempts to increase energy efficiency and renewable energy use. The IIA Framework should include objectives relating to climate change and energy use.
HM Government (2003) Energy White Paper - Our Energy Future, Creating a Low Carbon Economy		
Four Goals: <ul style="list-style-type: none"> to put ourselves on a path to cut the UK's carbon dioxide emissions - the main contributor to global warming - 	Reduction in carbon dioxide emissions of some 60% from current levels by about 2050 with real progress by 2020.	<ul style="list-style-type: none"> Review of the Adopted Local Plan should ensure that policies are in place to encourage the reduction in carbon dioxide emissions whilst promoting sustainable economic growth.

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<p>by some 60% by about 2050, with real progress by 2020;</p> <ul style="list-style-type: none"> to maintain the reliability of energy supplies; to promote competitive markets in the UK and beyond, helping to raise the rate of sustainable economic growth and to improve our productivity; and to ensure that every home is adequately and affordably heated. 		<ul style="list-style-type: none"> IIA Framework should include objectives which aim to provide a reduction in greenhouse gas emissions.
HM Government (2004, revised 2006) Housing Act		
<p>The Act requires the energy efficiency of a building to be established and available as part of the Home Information Pack, part of the implementation of EU Directive 2002/91/EC.</p>	<p>Energy efficiency must be at least 20% greater in properties by 2010 than compared with 2000.</p>	<p>The Act requires greater energy efficiency in residential buildings. The IIA Framework should include objectives relating to climate change and energy use.</p>
HM Government (2005) Securing the Future – the UK Sustainable Development Strategy (2005)		
<p>The Strategy has 5 guiding principles:</p> <ul style="list-style-type: none"> Living within environmental limits Ensuring a strong, healthy and just society Achieving a sustainable economy Promoting good governance Using sound science responsibly and 4 strategic priorities: sustainable consumption and production natural resource protection and environmental enhancement sustainable communities. 	<p>The Strategy contains a new set of indicators to monitor progress towards sustainable development in the UK. Those most relevant at the district level include:</p> <ul style="list-style-type: none"> Greenhouse gas emissions Road freight (DM7 emissions and tonne km, tonnes and GDP) Household waste (a) arisings (b) recycled or composted Local environmental quality 	<ul style="list-style-type: none"> Consider how the Review of the Adopted Local Plan can contribute to Sustainable Development Strategy Objectives. Consider using some of the indicators to monitor the effects of the Review of the Adopted Local Plan and as basis for collecting information for the baseline review. The IIA Framework should reflect the guiding principles of the Strategy.
HM Government (2006) The Natural Environment and Rural Communities (NERC) Act 2006		
<p>The Act:</p> <ul style="list-style-type: none"> Makes provision about bodies concerned with the natural environment and rural communities; Makes provision in connection with wildlife, Sites of Special Scientific Interest (SSSIs), National Parks and the Broads; Amends the law relating to rights of way; 	<p>No targets or indicators.</p>	<ul style="list-style-type: none"> The IIA Framework should reflect the guiding principles of the Act.

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<ul style="list-style-type: none"> Makes provision as to the Inland Waterways Amenity Advisory Council; Makes provision as to the Inland Waterways Amenity Advisory Council; and Provides for flexible administrative arrangements in connection with functions relating to the environment and rural affairs and certain other functions; and for connected purposes. 		
HM Government (2016) Energy Act 2016		
<p>Sets out the Government's international and domestic Energy Strategy to respond to changing circumstances with respect to tackling climate change and ensuring secure, clean and affordable energy as we become increasingly dependent on imported fuel. Further it addresses the long term energy challenges faced and delivers four energy policy goals.</p>	<ul style="list-style-type: none"> To put ourselves on a path to cutting DM7 emissions by some 60% by 2050 with real progress by 2020; To maintain the reliability of energy supplies; To promote competitive markets in the UK and beyond; and To ensure that every home is adequately and affordably heated. 	<ul style="list-style-type: none"> Review of the Adopted Local Plan should ensure that policies are in place to encourage the reduction in carbon dioxide emissions whilst promoting sustainable economic growth. The IIA Framework should include objectives which seek to provide a reduction in greenhouse gas emissions and encourages energy efficiency.
HM Government (2008) The Climate Change Act 2008 (as amended)		
<p>This Act aims:</p> <ul style="list-style-type: none"> to improve carbon management and help the transition towards a low carbon economy in the UK; and to demonstrate strong UK leadership internationally, signalling that the UK is committed to taking its share of responsibility for reducing global emissions in the context of developing negotiations on a post-2012 global agreement at Copenhagen next year. 	<p>The Act sets:</p> <ul style="list-style-type: none"> Legally binding targets - Green house gas emission reductions through action in the UK and abroad of at least 80% by 2050, and reductions in DM7 emissions of at least 26% by 2020, against a 1990 baseline. The 2020 target will be reviewed soon after Royal Assent to reflect the move to all greenhouse gases and the increase in the 2050 target to 80%. Further the Act provides for a carbon budgeting system which caps emissions over five year periods, with three budgets set at a time, to set out our trajectory to 2050. The first three carbon budgets will run from 2008-12, 2013-17 and 2018-22, and must be set by 1 June 2009. 	<ul style="list-style-type: none"> Act sets out a clear precedent for the UK to lead in responding to the threats climate change provides. The Review of the Adopted Local Plan and associated documents must ensure that greenhouse gases are reduced or minimised and that energy use comes increasingly from renewable sources.
HM Government (2008) The Planning Act 2008		
<p>Introduces a new system for nationally significant infrastructure planning, alongside further reforms to the Town and Country Planning system. A major component of this legislation is the introduction of an independent Infrastructure Planning Commission (IPC),</p>	<p>No key targets.</p>	<ul style="list-style-type: none"> The Review of the Adopted Local Plan and associated documents should take into account any relevant National Policy Statements when published.

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to take decisions on major infrastructure projects (transport, energy, water and waste). To support decision-making, the IPC will refer to the Government's National Policy Statements (NPSs), which will provide a clear long-term strategic direction for nationally significant infrastructure development.		
HM Government (2009) The UK Renewable Energy Strategy		
Strategy sets out to: <ul style="list-style-type: none"> Put in place the mechanisms to provide financial support for renewable electricity and heat worth around £30 billion between now and 2020; Drive delivery and clear away barriers; Increase investment in emerging technologies and pursue new sources of supply; and Create new opportunities for individuals, communities and business to harness renewable energy. 	A vision is set out in the document whereby by 2020: <ul style="list-style-type: none"> More than 30% of our electricity generated from renewables; 12% of our heat generated from renewables; and 10% of transport energy from renewables. 	<ul style="list-style-type: none"> The IIA Framework should include objectives which seek to provide support for renewable energy.
HM Government (2010) The Conservation of Habitats and Species Regulations 2010		
This is the UK transposition of EC Directive 92/43/EC on the conservation of natural habitats and of wild fauna and flora.	The Regulations provide for the designation and protection of 'European sites', the protection of 'European protected species', and the adaptation of planning and other controls for the protection of European Sites.	<ul style="list-style-type: none"> The IIA Framework should include objectives which seek to conserve the natural environment.
HM Government (2010) Flood and Water Management Act 2010		
The Flood and Water Management Act 2010 makes provisions about water, including provision about the management of risks in connection with flooding and coastal erosion.	Those related to water resources, include: <ul style="list-style-type: none"> To widen the list of uses of water that water companies can control during periods of water shortage, and enable Government to add to and remove uses from the list. To encourage the uptake of sustainable drainage systems by removing the automatic right to connect to sewers and providing for unitary and county councils to adopt SUDS for new developments and redevelopments. To reduce 'bad debt' in the water industry by amending the Water Industry Act 1991 to provide a named customer and clarify who is responsible for paying the water bill. To make it easier for water and sewerage companies to develop and implement social tariffs where companies consider there is a good cause to do so, and in light of guidance that will be issued by the Secretary of State following a full public consultation. 	<ul style="list-style-type: none"> The Review of the Adopted Local Plan should improve the water environment of the region over its lifetime and ensure new development are not at risk of flooding. The IIA Framework should have guide questions relating to flood risk.
HM Government (2010) Local Growth: Realising Every Place's Potential		

Key objectives relevant to the Review of the Adopted Local Plan & IIA	Key targets and indicators relevant to the Review of the Adopted Local Plan and IIA	Commentary (how the IIA Framework should incorporate the documents' requirements)
Sets out a goal to promote strong, sustainable and balanced growth. Focuses on the approach to local growth proposing measures to shift power away from central government to local communities, citizens and independent providers. LEPs introduced to provide a vision and leadership for local economic growth.	LEPs will be expected to fund their own day to day running costs or submit bids to the Regional Growth Fund, to try and stimulate enterprise by supporting projects with potential to create economic growth and employment	<ul style="list-style-type: none"> The Review of the Adopted Local Plan should have due regard to the need for strong, sustainable and balance growth. The IIA Framework should consider the nature of growth to ensure that the economy remains balanced and growth is sustainable.
HM Government (2010) White Paper: Healthy Lives, Healthy People: Strategy for Public Health in England		
Aims to create a 'wellness' service (Public Health for England) and to strengthen both national and local leadership.	No formal targets.	<ul style="list-style-type: none"> The Review of the Adopted Local Plan should support this plan through policy. The SA should look at healthy issues and the way the site allocations will support these.
HM Government (2011) Water for Life: White Paper		
Water for Life describes a vision for future water management in which the water sector is resilient, in which water companies are more efficient and customer focused, and in which water is valued as the precious and finite resource it is. Water for Life includes several proposals for deregulating and simplifying legislation, to reduce burdens on business and stimulate growth. Ofwat's proposals for reducing its regulatory burdens complement these.	No target or indicators	<ul style="list-style-type: none"> The Review of the Adopted Local Plan should ensure that future water management is resilient, efficient and customer focused In order to ensure future water management is resilient SEA should consider resilience to climate change and should consider the human environment to ensure water companies remain customer focused.
HM Government (2011) Plan for Growth		
Programme of structural reforms to remove barriers to growth for businesses and equip the UK to compete in the global race	No formal targets, sets out the government's four ambitions for growth: <ul style="list-style-type: none"> Creating the most competitive tax system in the G20; Encouraging investment and exports as a route to a more balanced economy; Making the UK the best place in Europe to start, finance and grow a business; and Creating a more educated workforce that is the most flexible in Europe 	<ul style="list-style-type: none"> The Review of the Adopted Local Plan should have regard to the need for strong and competitive growing economy
HM Government (2011) National Infrastructure Plan		
Key goal to ensure the security of electricity and gas within the UK, The Plan seeks to clarify the potential contribution of shale gas and other unconventional resources to indigenous gas supplies through updated estimates of share gas resources.	The Plan contains major commitments to improve the UK's transport and broadband networks	<ul style="list-style-type: none"> Review of the Adopted Local Plan should ensure that policies consider the goal of the Infrastructure Plan

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HM Government (2011) The Localism Act		
<p>The Localism Bill includes five key measures that underpin the Government's approach to decentralisation.</p> <ul style="list-style-type: none"> • Community rights; • Neighbourhood planning; • Housing; • General power of competence; • Empowering cities and other local areas. 	No key targets or indicators	<ul style="list-style-type: none"> • The Review of the Adopted Local Plan should take into consideration community involvement as and Enable communities to influence the decisions that affect their neighbourhoods and quality of life.
HM Government (2011) UK Marine Policy Statement		
<p>The Marine Policy Statement (MPS) is the framework for preparing Marine Plans and taking decisions affecting the marine environment. It identifies the following objectives:</p> <ul style="list-style-type: none"> • Promote sustainable economic development; • Enable the UK's move towards a low-carbon economy, in order to mitigate the causes of climate change; • Ensure a sustainable marine environment which promotes healthy, functioning marine ecosystems and protects marine habitats, species and our heritage assets; and • Contribute to the societal benefits of the marine area, including the sustainable use of marine resources to address local social and economic issues. 	No specific targets identified.	<ul style="list-style-type: none"> • The Review of the Adopted Local Plan should support the implementation of the MPS where possible. • The IIA Framework should reflect the objectives of the MPS.
HM Government (2021) South East Inshore Marine Plan		
<p>The Plan is an enabling mechanism, providing greater certainty about where new activities can best take place, and assisting marine users in determining preferred locations.</p> <p>Specifically, the South East Marine Plan:</p> <ul style="list-style-type: none"> • enables efficient use of space, highlighting the need and opportunities for coexistence in areas with high 	No specific targets identified.	<ul style="list-style-type: none"> • The Review of the Adopted Local Plan should support the implementation of the South East Marine Plan where appropriate. • The IIA Framework should reflect the objectives of the South East Marine Plan.

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<p>concentrations of activity, or where the geography of the area does not allow alternatives</p> <ul style="list-style-type: none"> • enables communication and negotiation where co-existence is an option, so impacts can be avoided, minimised and/or mitigated. In some cases where impacts cannot be mitigated but where proposals will bring other benefits, the Plan enables these to be considered in the decision-making process • gives greater certainty around current activity by providing real-time data through the Explore Marine Plans digital service • provides appropriate safeguarding for areas of future resource potential where there is sufficient evidence and consents have been secured • allows flexibility where evidence is limited so proponents and decision-makers are able to apply their knowledge and experience • supports the development of proposals by: <ul style="list-style-type: none"> - setting out non-spatial requirements that apply to proposals regardless of their specific location, such as how an activity or development is undertaken - identifying how proposals can support the vision and objectives of the south east marine plan area to improve the chances of success in the decision-making process - providing context for when 'imperative reasons of overriding public interest' are being considered⁴, such as the need for nationally significant infrastructure 		

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- increasing awareness of which other relevant legislation, guidance and existing measures should or must be taken into consideration		
HM Government (2013) Carbon Plan: Delivering our Low Carbon Future		
<p>This sets out how the UK will achieve decarbonisation within the framework of energy policy:</p> <ul style="list-style-type: none"> To make the transition to a low carbon economy while maintaining energy security, and minimising costs to consumers, particularly those in poorer households. 	No key targets.	<ul style="list-style-type: none"> The Review of the Adopted Local Plan should consider policies in term of access by low-carbon means and also the capacity for sites to use low carbon sources of energy. The IIA needs to ensure that the plan is embracing the low carbon agenda and appropriate sustainability objectives are utilised to assess the plan's credentials in terms of a low carbon future and the impact it could have on climate change.
HM Government (2013) The Community Infrastructure Levy (Amendment) Regulations 2013		
The Community Infrastructure Level (CIL) is a charge which may be applied to new developments by local authorities. The money can be used to support development by funding infrastructure that the council, local community and neighbourhoods want.	No key targets.	<ul style="list-style-type: none"> The Review of the Adopted Local Plan should make some reference to the possibility of a Charging Schedule, as per the regulations. The SA should make some reference to how proposed development will improve the social, economic and environmental issues that exist in areas that will accommodate housing.
HM Government (2013) Achieving Strong and Sustainable Economic Growth		
Sets out how the government is removing barriers to growth allowing the UK to compete in a rapidly changing global economy.	No formal targets but the policy contains a number of actions to attract investment within the UK, supporting local growth, investing in infrastructure and creating a more educated and flexible workforce.	<ul style="list-style-type: none"> Develop policies that have due regard to the need for a strong, sustainable and balanced growth
HM Government (2014) Water Act 2014		
The provisions in the Act enable the delivery of Government's aims for a sustainable sector as set out in the Water White Paper in a way that this is workable and clear. This Act aims to makes steps towards reducing regulatory burdens, promoting innovation and investment, giving choice and better service to customers and enabling more efficient use of scarce water resources.	No targets or indicators	<ul style="list-style-type: none"> The IIA Framework should consider objectives seeking to protect and improve the quality of inland and coastal waters.
HM Government (2015) Water Framework Directive (Standards and Classification) Directions (England and Wales) 2015		

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<p>The regulations implement provisions of the Water Framework Directive (Directive 2000/60/EC), the Environmental Quality Standards Directive (Directive 2008/105/EC) and the priority substances amendment of these directives (Directive 2013/39/EU). This includes directions for the classification of surface water and groundwater bodies, monitoring requirements, standards for ecological and chemical status of surface waters, and environmental quality standards for priority substances.</p>	<p>No targets or indicators</p>	<p>The SEA should include objectives relating to water quality, water resources, sustainable water use, and biodiversity.</p>
<p>HM Government (2016) Environmental Permitting (England and Wales) Regulations 2016</p>		
<p>The Regulations provide a consolidated system of environmental permitting in England and Wales, and transpose the provisions of 15 EU Directives. It provides a system for environmental permits and exemptions for industrial activities, mobile plant, waste operations, mining waste operations, water discharge activities, groundwater activities, flood risk activities and radioactive substances activities. It also sets out the powers, functions and duties of the regulators. Certain flood risk activities are now regulated under the Environmental Permitting Regulations, with environmental permits required for some activities. There are slight variations between England and Wales.</p>	<p>No targets or indicators</p>	<p>The Review of the Adopted Local Plan should accord with these Regulations.</p>
<p>HM Government (2016) Government Response to the Committee on Climate Change</p>		
<p>In June 2015 the Committee on Climate Change and the Adaptation Sub-Committee published the seventh progress report on Government's mitigation activity and the first statutory assessment of the National Adaptation Programme. This included five recommendations and it is those</p>	<p>In June 2015 the Committee on Climate Change and the Adaptation Sub-Committee published the seventh progress report on Government's mitigation activity and the first statutory assessment of the National Adaptation Programme. This included five recommendations and it is those recommendations that are responded to within this response</p>	<p>In June 2015 the Committee on Climate Change and the Adaptation Sub-Committee published the seventh progress report on Government's mitigation activity and the first statutory assessment of the National Adaptation Programme. This included five recommendations and it is those recommendations that are responded to within this response</p>

Key objectives relevant to the Review of the Adopted Local Plan & IIA	Key targets and indicators relevant to the Review of the Adopted Local Plan and IIA	Commentary (how the IIA Framework should incorporate the documents' requirements)
recommendations that are responded to within this response.		
HM Government (2017) The Conservation of Habitats and Species Regulations 2017		
This is the UK transposition of EC Directive 92/43/EC on the conservation of natural habitats and of wild fauna and flora.	The Regulations provide for the designation and protection of 'European sites', the protection of 'European protected species', and the adaptation of planning and other controls for the protection of European Sites.	The IIIIA Framework should include objectives which seek to conserve the natural environment.
HM Government (2021) The Environment Act 2021		
The Act supports the UK Government's 25 Year Environment Plan to improve the environment and brings about urgent and meaningful action to combat the environmental issues that the UK is facing. A key component of the Act is to set at least one long-term legally binding target in each of the following four key areas: air quality, resource efficiency and waste reduction, biodiversity and water. The Act sets out the criteria for these long-term targets which will also be supported by interim targets. These will be reviewed every five years via the Significant Improvement Test.	<ul style="list-style-type: none"> • Air quality: reducing annual mean level of fine particulate matter; reducing population exposure to particulate matter. • Resource efficiency and waste reduction: increasing resource efficiency; reduce the volume of 'residual' waste. • Biodiversity: improve the quality of habitats expressed through the condition of protected sites (SSSIs); improve the overall status of species populations; restore and create wildlife-rich habitat outside protected sites. The Act requires new development to achieve at least 10% biodiversity net gain. • Water: reduce pollution from agriculture; reduce pollution from wastewater; reduce water demand. 	The IIA Framework should include objectives relating to the conservation and enhancement of natural resources (air, water, resource use and biodiversity) and include specific targets demonstrating how these objectives will be advanced over the lifetimes of the Review of the Adopted Local Plan.
HM Government (2021) Building Back Better: Our Plan for Growth		
Sets out the government's plans to support economic growth through significant investment in infrastructure, skills and innovation.	<p>Infrastructure</p> <ul style="list-style-type: none"> • Stimulate short-term economic activity and drive long-term productivity improvements via record investment in broadband, roads, rail and cities, as part of our capital spending plans worth £100 billion next year. • Connect people to opportunity via the UK-wide Levelling Up Fund and UK Shared Prosperity Fund, as well as the Towns Fund and High Street Fund, to invest in local areas. • Help achieve net zero via £12 billion of funding for projects through the Ten Point Plan for a Green Industrial Revolution. • Support investment through the new UK Infrastructure Bank which will 'crowd-in' private investment to accelerate our progress to net zero, helping to level up the UK. This will invest in local authority and private sector infrastructure projects, as well as providing an advisory function to help with the development and delivery of projects. <p>Skills</p> <ul style="list-style-type: none"> • Support productivity growth through high-quality skills and training: transforming Further Education through additional investment and reforming technical education to align the post-16 technical education system with employer demand. 	<ul style="list-style-type: none"> • The Review of the Adopted Local Plan should take note of the broad approach to investment and in partnership identify where funding and other opportunities might reside. • The IIIIA Framework should ensure it considers how the Review of the Adopted Local Plan would take advantage of investment opportunities which seek to boost economic performance.

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	<ul style="list-style-type: none"> Introduce the Lifetime Skills Guarantee to enable lifelong learning through free fully funded Level 3 courses, rolling out employer-led skills bootcamps, and introducing the Lifelong Loan Entitlement. Continue to focus on the quality of apprenticeships and take steps to improve the apprenticeship system for employers, through enabling the transfer of unspent levy funds and allowing employers to front load apprenticeship training. <p>Innovation</p> <ul style="list-style-type: none"> Support and incentivise the development of the creative ideas and technologies that will shape the UK's future high-growth, sustainable and secure economy. Support access to finance to help unleash innovation, including through reforms to address disincentives for pension funds to invest in high-growth companies, continued government support for start ups and scale ups through programmes such as British Patient Capital, and a new £375 million Future Fund: Breakthrough product to address the scale up gap for our most innovative businesses. Develop the regulatory system in a way that supports innovation. Attract the brightest and best people, boosting growth and driving the international competitiveness of the UK's high-growth, innovative businesses. Support our small and medium-sized enterprises (SMEs) to grow through two new schemes to boost productivity: Help to Grow: Management, a new management training offer, and Help to Grow: Digital, a new scheme to help 100,000 SMEs save time and money by adopting productivity-enhancing software, transforming the way they do business. 	
HM Government (2022) Net Zero Strategy: Build Back Greener		
<p>Sets out policies and proposals for decarbonising all sectors of the UK economy to meet our net zero target by 2050.</p>	<p>The Ten Point Plan for a Green Industrial Revolution</p> <p>1: Advancing Offshore Wind, including:</p> <ul style="list-style-type: none"> – 40GW of offshore wind by 2030 including 1GW of floating wind (wind turbines generating electricity in water depths) – £160 million into modern ports and manufacturing infrastructure – The Offshore Transmission Network Review <p>2: Driving the Growth of Low Carbon Hydrogen, including:</p> <ul style="list-style-type: none"> – An ambition for 5GW of low carbon hydrogen production capacity by 2030 – £240 million Net Zero Hydrogen Fund – Hydrogen trials to test use of hydrogen in heating <p>3: Delivering New and Advanced Nuclear Power, including:</p> <ul style="list-style-type: none"> – Pursuing large-scale nuclear projects, subject to value for money – Legislating for a new financing model for nuclear projects – £385 million Advanced Nuclear Fund to enable up to £215 million into Small Modular Reactors 	<ul style="list-style-type: none"> The Review of the Adopted Local Plan should take note of the approach to achieving net zero. The IIA Framework should ensure it considers how the Review of the Adopted Local Plan would address opportunities for achieving net zero targets, particularly in the use of zero emission vehicles, green public transport, cycling and walking.

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	<ul style="list-style-type: none"> – £170 million for a R&D programme on Advanced Modular Reactors 4: Accelerating the Shift to Zero Emission Vehicles, including: <ul style="list-style-type: none"> – End the sale of new pure petrol and diesel cars and vans by 2030 and consult on phase out for diesel HGVs – £1 billion to support electrification of UK vehicles and their supply chains – £1.3 billion to accelerate the roll-out of charging infrastructure – Publish a Green Paper in 2021 on the UK's post-EU emissions regulation 5: Green Public Transport, Cycling and Walking, including: <ul style="list-style-type: none"> – £120 million to begin introducing at least 4,000 zero emission buses – Billions of pounds in enhancements and renewals of the rail network – £5 billion to support buses, cycling and walking 6: Jet Zero and Green Ships, including: <ul style="list-style-type: none"> – A Jet Zero Council – £15 million to support production of Sustainable Aviation Fuels – £20 million for the Clean Maritime Demonstration Programme 7: Greener Buildings, including: <ul style="list-style-type: none"> – Ambition to install 600,000 heat pumps per year by 2028 – Energy efficiency funding, including the Public Sector Decarbonisation Scheme and Social Housing Decarbonisation Fund – Strengthened energy efficiency requirements for private sector landlords 8: Investing in Carbon Capture, Usage and Storage, including <ul style="list-style-type: none"> – Commitment for two industrial clusters by mid 2020s, and an aim for four sites by 2030, capturing up to 10Mt DM7 emissions per year – £1 billion CCUS Infrastructure Fund 9: Protecting Our Natural Environment, including <ul style="list-style-type: none"> – £5.2 billion for flood and coastal defences – New National Parks and Areas of Outstanding Natural Beauty – £40 million second round for the Green Recovery Challenge Fund – Establish 10 long-term Landscape Recovery projects over the next four years 10: Green Finance and Innovation, including <ul style="list-style-type: none"> – £1 billion Net Zero Innovation Portfolio (NZIP), including £100 million for Direct Air Capture and other Greenhouse Gas Removal (GGR) technologies – UK's first Sovereign Green Bond – Green Jobs Taskforce 	
<p>Ministry of Housing, Communities & Local Government (2017) (MHCLG) Fixing Our Broken Housing Market</p>		

APPENDIX C – REVIEW OF PLANS, POLICIES AND PROGRAMMES

Key objectives relevant to the Review of the Adopted Local Plan & IIA	Key targets and indicators relevant to the Review of the Adopted Local Plan and IIA	Commentary (how the IIA Framework should incorporate the documents' requirements)
<p>This document identifies that the housing market within the UK is broken due to successive governments not ensuring enough housing is built across the country. The document establishes a strategy for increasing the number of homes created within the UK. The use of brownfield land, infilling and the use of smaller sites are identified as key to building more homes alongside government funding. The document identifies the following needs:</p> <ul style="list-style-type: none"> • planning for the right homes in the right places • building homes faster • diversifying the market • helping people now 	<p>Increase the amount of housing Local Authorities create as much as possible/is reasonable.</p>	<ul style="list-style-type: none"> • The Review of the Adopted Local Plan should seek to encourage a range of housing developments during its lifetime. • The IIA Framework should ensure it considers how the Review of the Adopted Local Plan would provide for more housing over its lifetime.
<p>MHCLG (2017) Planning for the Right Homes in the Right Places</p>		
<p>This document contains methodologies on how to best calculate housing need and a need to ensure that housing developments are proportionate to their local context (landscape, infrastructure etc) to ensure they are built in the right places.</p>	<p>No specific targets or indicators.</p>	<ul style="list-style-type: none"> • The Review of the Adopted Local Plan should seek to encourage a range of housing developments during its lifetime. • The IIA Framework should ensure it considers how the Review of the Adopted Local Plan would provide for more housing over its lifetime.
<p>MHCLG (2024) National Planning Policy Framework</p>		
<p>Achieving sustainable development</p>	<p>The NPPF was first published in 2012 and previous iterations of the SA had regard to that version. The NPPF was replaced in 2018. The revised NPPF was updated in February 2019. The NPPF was further updated in 2021, 2023 and December 2024. Section 2 of the NPPF states that achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives) (8):</p> <p>a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;</p> <p>b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and</p>	<ul style="list-style-type: none"> • The Review of the Adopted Local Plan must be consistent with the NPPF; and • The IIA Framework should include a range of economic, social and environmental objectives/guide questions

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	<p>c) an environmental objective – to contribute to protecting and enhancing protect and enhance our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.</p> <p>These objectives should be delivered through the preparation and implementation of plans and the application of the policies in this Framework; they are not criteria against which every decision can or should be judged. Planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area (9).</p>	
Delivering a sufficient supply of homes	<p>To determine the minimum number of homes needed strategic policies should be informed by a local housing need assessment, conducted using the standard method in national planning guidance – unless exceptional circumstances justify an alternative approach which also reflects current and future demographic trends and market signals (60 61).</p> <p>The size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies (62).</p> <p>Where a need for affordable housing is identified, planning policies should specify the type of affordable housing required, and expect it to be met on-site unless (63):</p> <p>a) Off-site provision or an appropriate financial contribution in lieu can be robustly justified; and</p> <p>b) The agreed approach contributes to the objective of creating mixed and balanced communities.</p> <p>For major developments involving the provision of housing, planning policies should expect at least 10% of the homes to be available for affordable home ownership, unless this would exceed the level of affordable housing required in the area (76 65).</p> <p>Planning policies should identify a supply of (68):</p> <p>a) specific, deliverable sites for years one to five of the plan period; and</p> <p>b) specific, developable sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15 of the plan.</p>	<ul style="list-style-type: none"> • Review of the Adopted Local Plan should reflect national policy in relation to the delivery of a sufficient supply of homes; and • The IIA Framework should ensure it considers how the Review of the Adopted Local Plan would provide for more housing over its lifetime.
Building a strong, competitive economy	<p>Planning policies should (82):</p> <p>a) Set out a clear economic vision and strategy which positively and proactively encourages sustainable economic growth, having regard to Local Industrial Strategies and other local policies for economic development and regeneration;</p> <p>b) 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>c) Seek to address potential barriers to investment, such as inadequate infrastructure, services or housing or a poor environment; and</p> <p>d) Be flexible enough to accommodate needs not anticipated in the plan, allow for new and flexible working practices (such as live-work accommodation), and to enable a rapid response to changes in economic circumstances.</p>	<ul style="list-style-type: none"> • Review of the Adopted Local Plan to identify and meet the needs of the local economy; and • The IIA Framework should ensure economic considerations are addressed.

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	<p>Paragraph 83 notes that Planning policies should recognise and address the specific locational requirements of different sectors. This includes making provision for clusters or networks of knowledge and data-driven, creative or high technology industries; and for storage and distribution operations at a variety of scales and in suitably accessible locations. Planning policies should support a prosperous rural economy and should enable (84):</p> <p>a) The sustainable growth of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings;</p> <p>b) The development and diversification of agricultural and other land-based rural business;</p> <p>c) Sustainable rural tourism and leisure developments which respect the character of the countryside; and</p> <p>d) The retention and development of accessible local services and community facilities.</p>	
Ensuring the vitality of town centres	<p>Planning policies and decisions should support the role that town centres play at the heart of local communities, by taking a positive approach to their growth, management and adaptation. Planning policies should (86):</p> <p>a) define a network and hierarchy of town centres and promote their long-term vitality and viability – by allowing them to grow and diversify in a way that can respond to rapid changes in the retail and leisure industries, allows a suitable mix of uses (including housing) and reflects their distinctive characters;</p> <p>b) define the extent of town centres and primary shopping areas, and make clear the range of uses permitted in such locations, as part of a positive strategy for the future of each centre;</p> <p>c) retain and enhance existing markets and, where appropriate, re-introduce or create new ones;</p> <p>d) allocate a range of suitable sites in town centres to meet the scale and type of development likely to be needed, looking at least ten years ahead. Meeting anticipated needs for retail, leisure, office and other main town centre uses over this period should not be compromised by limited site availability, so town centre boundaries should be kept under review where necessary;</p> <p>e) where suitable and viable town centre sites are not available for main town centre uses, allocate appropriate edge of centre sites that are well connected to the town centre. If sufficient edge of centre sites cannot be identified, policies should explain how identified needs can be met in other accessible locations that are well connected to the town centre; and</p> <p>f) recognise that residential development often plays an important role in ensuring the vitality of centres and encourage residential development on appropriate sites.</p>	<ul style="list-style-type: none"> Review of the Adopted Local Plan to include an appropriate range of policies in relation to town centres; and The IIA Framework should ensure economic considerations are addressed.
Promoting healthy and safe communities	<p>Planning policies and decisions should aim to achieve healthy, inclusive and safe places which (92):</p> <p>a) Promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other;</p> <p>b) Are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion;</p> <p>c) Enable and support healthy lifestyles, especially where this would address identified local health and well-being needs.</p>	<ul style="list-style-type: none"> Review of the Adopted Local Plan to include a range of policies and proposals to promote healthy and safe communities; and The IIA Framework should ensure health and well-being considerations are addressed.

Key objectives relevant to the Review of the Adopted Local Plan & IIA	Key targets and indicators relevant to the Review of the Adopted Local Plan and IIA	Commentary (how the IIA Framework should incorporate the documents' requirements)
	<p>To provide the social, recreational and cultural facilities and services the community needs, planning policies should (93):</p> <ul style="list-style-type: none"> a) Plan positively for the provision and use of shared spaces, community facilities and other local services to enhance the sustainability of communities and residential environments; b) Take into account and support the delivery of local strategies to improve health, social and cultural well-being for all sections of the community; c) Guard against the unnecessary loss of valued facilities and services; d) Ensure established shops, facilities and services are able to develop and modernize, and are retained for benefit of the community; and e) Ensure an integrated approach to considering the location of housing, economic uses and community facilities and services. <p>Planning policies and decisions should protect and enhance public rights of way and access, including taking opportunities to provide better facilities for users, for example by adding links to existing rights of way networks including National Trails (100).</p> <p>The designation of land as Local Green Space through local and neighbourhood plans allows communities to identify and protect green areas of particular importance to them. Designating land as Local Green Space should be consistent with the Local Plan in respect of sustainable development and complement investment in sufficient homes, jobs and other essential services. Local Green Spaces should only be designated when a plan is prepared or updated, and be capable of enduring beyond the end of the plan period (101).</p>	
Promoting sustainable transport	<p>Transport issues should be considered from the earliest stages of plan-making and development proposals, so that (paragraph 104):</p> <ul style="list-style-type: none"> a) The potential impacts of development on transport networks can be addressed; b) Opportunities from existing or proposed transport infrastructure, and changing transport and usage are realized; c) Opportunities to promote walking, cycling and public transport use are identified and pursued; d) The environmental impacts of traffic and transport infrastructure can be identified, assessed and taken into account; and e) Patterns of movement, streets, parking and other transport considerations are integral to the design of schemes and contribute to making high quality places. <p>Paragraph 105 states: The planning system should actively manage patterns of growth in support of these objectives. Significant development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes. This can help to reduce congestion and emissions and improve air quality and public health. However, opportunities to maximise sustainable transport solutions will vary between urban and rural areas, and this should be taken into account in both plan-making and decision-making.</p> <p>Planning policies should (paragraph 106):</p> <ul style="list-style-type: none"> a) 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; 	<ul style="list-style-type: none"> • Review of the Adopted Local Plan to reflect policy in relation to sustainable transport; and • The IIA Framework should ensure sustainable transport considerations are addressed.

Key objectives relevant to the Review of the Adopted Local Plan & IIA	Key targets and indicators relevant to the Review of the Adopted Local Plan and IIA	Commentary (how the IIA Framework should incorporate the documents' requirements)
	<p>b) Be prepared with the active involvement of local highways authorities, other transport infrastructure providers and operators and neighbouring councils, so that strategies and investments for supporting sustainable transport and development patterns are aligned;</p> <p>c) Identify and protect, where there is robust evidence, sites and routes which could be crucial in developing infrastructure to widen transport choice and realise opportunities for large scale development;</p> <p>d) Provide for high quality walking and cycling networks and supporting facilities such as cycle parking;</p> <p>e) 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; and</p> <p>f) Recognise the importance of maintaining a national network of general aviation airfields, and their need to adapt and change over time.</p> <p>Paragraph 109 - Planning policies and decisions should recognise the importance of providing adequate overnight lorry parking facilities, taking into account any local shortages, to reduce the risk of parking in locations that lack proper facilities or could cause a nuisance. Proposals for new or expanded distribution centres should make provision for sufficient lorry parking to cater for their anticipated use.</p>	
<p>Making effective use of land</p>	<p>Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Strategic policies should 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 (119).</p> <p>Planning policies and decisions should (120):</p> <p>a) encourage multiple benefits from both urban and rural land, including through mixed use schemes and taking opportunities to achieve net environmental gains – such as developments that would enable new habitat creation or improve public access to the countryside;</p> <p>b) recognise that some undeveloped land can perform many functions, such as for wildlife, recreation, flood risk mitigation, cooling/shading, carbon storage or food production;</p> <p>c) give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land;</p> <p>d) promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively (for example converting space above shops, and building on or above service yards, car parks, lock-ups and railway infrastructure)⁴⁵; and</p> <p>e) support opportunities to use the airspace above existing residential and commercial premises for new homes. In particular, they should allow upward extensions where the development would be consistent with the prevailing height and form of neighbouring properties and the overall street scene, is well-designed (including complying with any local design policies and standards) and can maintain safe access and egress for occupiers.</p>	<ul style="list-style-type: none"> • Review of the Adopted Local Plan to include policies to secure the effective use of land and appropriate densities; and • The IIA Framework should include considerations relating to the effective use of land are addressed.

APPENDIX C – REVIEW OF PLANS, POLICIES AND PROGRAMMES

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	<p>Paragraph 121 states local planning authorities, and other plan-making bodies, should take a proactive role in identifying and helping to bring forward land that may be suitable for meeting development needs, including suitable sites on brownfield registers or held in public ownership, using the full range of powers available to them. This should include identifying opportunities to facilitate land assembly, supported where necessary by compulsory purchase powers, where this can help to bring more land forward for meeting development needs and/or secure better development outcomes.</p> <p>Planning policies and decisions should support development that makes efficient use of land, taking into account (124):</p> <ul style="list-style-type: none"> a) the identified need for different types of housing and other forms of development, and the availability of land suitable for accommodating it; b) local market conditions and viability; c) the availability and capacity of infrastructure and services – both existing and proposed – as well as their potential for further improvement and the scope to promote sustainable travel modes that limit future car use; d) the desirability of maintaining an area's prevailing character and setting (including residential gardens), or of promoting regeneration and change; and e) the importance of securing well-designed, attractive and healthy places. 	
Achieving well designed places	<p>Planning policies and decisions should ensure that developments (130):</p> <ul style="list-style-type: none"> a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development; b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping; c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities); d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit; e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users⁴⁶; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience. 	<ul style="list-style-type: none"> • Review of the Adopted Local Plan to include policies and proposals that promote well designed places; and • The IIA Framework should ensure design considerations are addressed.
Protecting Green Belt land	<p>The Government attaches great importance to Green Belts. 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 (137).</p> <p>Green Belt serves five purposes (138):</p> <ul style="list-style-type: none"> a) to check the unrestricted sprawl of large built-up areas; b) to prevent neighbouring towns merging into one another; 	<ul style="list-style-type: none"> • Review of the Adopted Local Plan to demonstrate that national policy in relation to Green Belt has been appropriately applied; and • The IIA Framework does not assess options based on whether or not sites are in the Green Belt and it is proposed to maintain this approach.

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	<p>c) to assist in safeguarding the countryside from encroachment; d) to preserve the setting and special character of historic towns; and e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.</p> <p>Paragraph 140 states: Once established, Green Belt boundaries should only be altered where exceptional circumstances are fully evidenced and justified, through the preparation or updating of plans.</p> <p>Paragraph 141 states: Before concluding that exceptional circumstances exist to justify changes to Green Belt boundaries, the strategic policy-making authority should be able to demonstrate that it has examined fully all other reasonable options for meeting its identified need for development. This will be assessed through the examination of its strategic policies, which will take into account the preceding paragraph, and whether the strategy:</p> <p>a) makes as much use as possible of suitable brownfield sites and underutilised land; b) optimises the density of development in line with the policies in chapter 11 of this Framework, including whether policies promote a significant uplift in minimum density standards in town and city centres and other locations well served by public transport; and c) has been informed by discussions with neighbouring authorities about whether they could accommodate some of the identified need for development, as demonstrated through the statement of common ground.</p> <p>Paragraph 141 - Once Green Belts have been defined, local planning authorities should plan positively to enhance their beneficial use, such as looking for opportunities to provide access; to provide opportunities for outdoor sport and recreation; to retain and enhance landscapes, visual amenity and biodiversity; or to improve damaged and derelict land.</p>	<p>The framework provides the basis for identifying whether or not the Review of the Adopted Local Plan is consistent with the NPPF, e.g. through promotion of higher densities in centres.</p>
<p>Meeting the challenge of climate change, flooding and coastal change.</p>	<p>Plans should take a proactive approach to mitigating and adapting to climate change, taking into account the long-term implications for flood risk, coastal change, water supply, biodiversity and landscapes, and the risk of overheating from rising temperatures. Policies should support appropriate measures to ensure the future resilience of communities and infrastructure to climate change impacts, such as providing space for physical protection measures, or making provision for the possible future relocation of vulnerable development and infrastructure (154).</p> <p>New development should be planned for in ways that (154):</p> <p>a) avoid increased vulnerability to the range of impacts arising from climate change. When new development is brought forward in areas which are vulnerable, care should be taken to ensure that risks can be managed through suitable adaptation measures, including through the planning of green infrastructure; and b) can help to reduce greenhouse gas emissions, such as through its location, orientation and design. Any local requirements for the sustainability of buildings should reflect the Government's policy for national technical standards.</p> <p>To help increase the use and supply of renewable and low carbon energy and heat, plans should (155):</p>	<ul style="list-style-type: none"> Review of the Adopted Local Plan to encourage climate change adaption and mitigation, within the confines set by any local requirements for the sustainability of buildings and should reflect the Government's policy for national technical standards; and The IIA Framework should ensure climate and flooding considerations are addressed.

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	<p>a) provide a positive strategy for energy from these sources, that maximises the potential for suitable development, while ensuring that adverse impacts are addressed satisfactorily (including cumulative landscape and visual impacts);</p> <p>b) consider identifying suitable areas for renewable and low carbon energy sources, and supporting infrastructure, where this would help secure their development; and</p> <p>c) identify opportunities for development to draw its energy supply from decentralised, renewable or low carbon energy supply systems and for co-locating potential heat customers and suppliers.</p> <p>Paragraph 161 states that all plans should apply a sequential, risk-based approach to the location of development – taking into account all sources of flood risk and the current and future impacts of climate change – so as to avoid, where possible, flood risk to people and property. They should do this, and manage any residual risk, by:</p> <p>a) applying the sequential test and then, if necessary, the exception test as set out below;</p> <p>b) safeguarding land from development that is required, or likely to be required, for current or future flood management;</p> <p>c) using opportunities provided by new development to reduce the causes and impacts of flooding (where appropriate through the use of natural flood management techniques); and</p> <p>d) where climate change is expected to increase flood risk so that some existing development may not be sustainable in the long-term, seeking opportunities to relocate development, including housing, to more sustainable locations.</p> <p>Paragraph 162 notes that the aim of the sequential test is to steer new development to areas with the lowest risk of flooding. Development should not be allocated or permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower risk of flooding. The strategic flood risk assessment will provide the basis for applying this test. The sequential approach should be used in areas known to be at risk now or in the future from any form of flooding.</p> <p>Paragraph 163 notes that if it is not possible for development to be located in zones with a lower risk of flooding (taking into account wider sustainable development objectives), the exception test may have to be applied. The need for the exception test will depend on the potential vulnerability of the site and of the development proposed, in line with the Flood Risk Vulnerability Classification set out in national planning guidance.</p> <p>The application of the exception test should be informed by a strategic or site-specific flood risk assessment, depending on whether it is being applied during plan production or at the application stage. For the exception test to be passed it should be demonstrated that (164):</p> <p>a) the development would provide wider sustainability benefits to the community that outweigh the flood risk; and</p> <p>a) the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.</p> <p>Paragraph 165 states that both elements of the exception test should be satisfied for development to be allocated or permitted.</p> <p>In coastal areas, planning policies and decisions should take account of the UK Marine Policy Statement and marine plans. Integrated Coastal Zone Management should be pursued</p>	

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	<p>across local authority and land/sea boundaries, to ensure effective alignment of the terrestrial and marine planning regimes (170).</p> <p>Plans should reduce risk from coastal change by avoiding inappropriate development in vulnerable areas and not exacerbating the impacts of physical changes to the coast. They should identify as a Coastal Change Management Area any area likely to be affected by physical changes to the coast, and (171):</p> <p>a) be clear as to what development will be appropriate in such areas and in what circumstances; and</p> <p>b) make provision for development and infrastructure that needs to be relocated away from Coastal Change Management Areas.</p>	
<p>Conserving and enhancing the natural environment</p>	<p>Planning policies and decisions should contribute to and enhance the natural and local environment by (174):</p> <p>a) Protecting and enhancing valued landscapes, geological conservation interests and soils (in a manner commensurate with their statutory status or identified quality in the development plan);</p> <p>b) Recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;</p> <p>c) Minimising impacts on biodiversity and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures including Nature Recovery Networks 174);</p> <p>d) Preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and</p> <p>e) Remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.</p> <p>Plans should: distinguish between the hierarchy of international, national and locally designated sites; allocate land with the least environmental or amenity value, where consistent with other policies in the Framework, take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure; and plan for the enhancement of natural capital at a catchment or landscape scale across local authority boundaries (175).</p> <p>Paragraph 176 states that great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas and should be given great weight in National Parks and the Broads. The scale and extent of development within these designated areas should be limited. Planning permission should be refused for major development other than in exceptional circumstances, and where it can be demonstrated that the development is in the public interest. Consideration of such applications should include an assessment of:</p>	<ul style="list-style-type: none"> • Review of the Adopted Local Plan to reflect planning policy in respect of conserving and enhancing the natural environment; and • The IIA Framework should ensure considerations relating to the conservation and enhancement of the natural environment are addressed.

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	<p>a) the need for the development, including in terms of any national considerations, and the impact of permitting it, or refusing it, upon the local economy;</p> <p>b) the cost of, and scope for, developing outside the designated area, or meeting the need for it in some other way; and</p> <p>c) any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that could be moderated.</p> <p>To protect and enhance biodiversity and geodiversity, plans should (179):</p> <p>a) Identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity; wildlife corridors and stepping stones that connect them; and areas identified by national and local partnerships for habitat management, enhancement, restoration or creation; and</p> <p>b) promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity.</p> <p>In relation to ground conditions and pollution planning policies and decision should ensure that (183):</p> <p>a) a site is suitable for its proposed use taking account of ground conditions and any risks arising from land instability and contamination. This includes risks arising from natural hazards or former activities such as mining, and any proposals for mitigation including land remediation (as well as potential impacts on the natural environment arising from that remediation);</p> <p>b) after remediation, as a minimum, land should not be capable of being determined as contaminated land under Part IIA of the Environmental Protection Act 1990; and</p> <p>c) adequate site investigation information, prepared by a competent person, is available to inform these assessments.</p> <p>Paragraph 184 states that where a site is affected by contamination or land stability issues, responsibility for securing a safe development rests with the developer and/or landowner. Paragraph 185 states that planning policies and decisions should also ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development. In doing so they should:</p> <p>a) mitigate and reduce to a minimum potential adverse impact resulting from noise from new development – and avoid noise giving rise to significant adverse impacts on health and the quality of life;</p> <p>b) identify and protect tranquil areas which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason; and</p> <p>c) limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation.</p> <p>Paragraph 186 states that planning policies and decisions should sustain and contribute towards compliance with relevant limit values or national objectives for pollutants, taking into account the presence of Air Quality Management Areas and Clean Air Zones, and the</p>	

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	<p>cumulative impacts from individual sites in local areas. Opportunities to improve air quality or mitigate impacts should be identified, such as through traffic and travel management, and green infrastructure provision and enhancement. So far as possible these opportunities should be considered at the plan-making stage, to ensure a strategic approach and limit the need for issues to be reconsidered when determining individual applications. Planning decisions should ensure that any new development in Air Quality Management Areas and Clean Air Zones is consistent with the local air quality action plan.</p> <p>Paragraph 187 states that planning policies and decisions should ensure that new development can be integrated effectively with existing businesses and community facilities (such as places of worship, pubs, music venues and sports clubs). Existing businesses and facilities should not have unreasonable restrictions placed on them as a result of development permitted after they were established. Where the operation of an existing business or community facility could have a significant adverse effect on new development (including changes of use) in its vicinity, the applicant (or 'agent of change') should be required to provide suitable mitigation before the development has been completed.</p> <p>Paragraph 188 states that the focus of planning policies and decisions should be on whether proposed development is an acceptable use of land, rather than the control of processes or emissions (where these are subject to separate pollution control regimes).</p>	
Conserving and enhancing the historic environment	<p>Paragraph 189 states that heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.</p> <p>Paragraph 190 states: plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account:</p> <ol style="list-style-type: none"> a) The desirability of sustaining and enhancing the significance of the heritage assets, and putting them to viable uses consistent with their conservation; b) The wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring; c) The desirability of new development making a positive contribution to local character and distinctiveness; and d) Opportunities to draw on the contribution made by the historic environment to the character of a place. <p>Paragraph 193 of the NPPF states that local planning authorities should make information about the historic environment, gathered as part of policy-making or development management, publicly accessible.</p> <p>Paragraph 200 (note 68) of the NPPF identifies that non-designated heritage assets of archaeological interest that are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets.</p>	<ul style="list-style-type: none"> • Review of the Adopted Local Plan to reflect national policy in relation to conserving and enhancing the historic environment; and • The IIA Framework should ensure considerations relating to the conservation and enhancement of the historic environment are addressed.

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Facilitating the sustainable use of minerals and waste	<p>Paragraph 210 states that planning policies should:</p> <p>a) provide for the extraction of mineral resources of local and national importance, but not identify new sites or extensions to existing sites for peat extraction;</p> <p>b) so far as practicable, take account of the contribution that substitute or secondary and recycled materials and minerals waste would make to the supply of materials, before considering extraction of primary materials, whilst aiming to source minerals supplies indigenously;</p> <p>c) safeguard mineral resources by defining Mineral Safeguarding Areas; and adopt appropriate policies so that known locations of specific minerals resources of local and national importance are not sterilised by non-mineral development where this should be avoided (whilst not creating a presumption that the resources defined will be worked);</p> <p>d) set out policies to encourage the prior extraction of minerals, where practical and environmentally feasible, if it is necessary for non-mineral development to take place;</p> <p>e) safeguard existing, planned and potential sites for: the bulk transport, handling and processing of minerals; the manufacture of concrete and concrete products; and the handling, processing and distribution of substitute, recycled and secondary aggregate material;</p> <p>f) set out criteria or requirements to ensure that permitted and proposed operations do not have unacceptable adverse impacts on the natural and historic environment or human health, taking into account the cumulative effects of multiple impacts from individual sites and/or a number of sites in a locality;</p> <p>g) when developing noise limits, recognise that some noisy short-term activities, which may otherwise be regarded as unacceptable, are unavoidable to facilitate minerals extraction; and</p> <p>h) ensure that worked land is reclaimed at the earliest opportunity, taking account of aviation safety, and that high quality restoration and aftercare of mineral sites takes place.</p>	<ul style="list-style-type: none"> Review of the Adopted Local Plan to include appropriate policies in relation to minerals and waste; and The IIA Framework should ensure minerals and waste considerations are addressed.
NHS England (2014) Five Year Forward View		
The NHS Five Year Forward View sets out a vision for the future of the NHS.	No specific targets identified.	<ul style="list-style-type: none"> The Review of the Adopted Local Plan should promote health and wellbeing and help ensure the provision of adequate facilities and services. The IIA Framework should include a specific objective relating to human health.
NHS England (2017) Next Steps on the Five Year Forward View		
The NHS Five Year Forward View set out why improvements were needed on our triple aim of better health, better care, and better value. This Plan concentrates on what will be achieved over the next two years, and how the Forward View's goals will be implemented.	No specific targets identified.	<ul style="list-style-type: none"> The Review of the Adopted Local Plan should promote health and wellbeing and help ensure the provision of adequate facilities and services. The IIA Framework should include a specific objective relating to human health.
Public Health England (2020) Health Impact Assessment in spatial planning - A guide for local authority public health and planning teams		

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<p>The guide focuses on the use of Health Impact Assessment (HIA) in the planning system. An HIA is a process that identifies the health and wellbeing impacts (benefits and harms) of any plan or development project. A properly conducted HIA recommends measures to maximise positive impacts; minimise negative impacts; and reduce health inequalities. It describes the health and wellbeing outcomes that are influenced through planning and how these outcomes can be optimised through the process of plan-making (when developing policies in local plans) and planning applications (designing proposals for development projects). It also describes how these health outcomes can be considered in other impact assessments (such as strategic and environmental impact assessments).</p>	<ol style="list-style-type: none"> 1. Screening: Determine whether an HIA is needed and justified subject to anticipation of health impacts on population groups. 2. Scoping: Identify the potential health impacts and target population groups to assess. 3. Assessing: Assess the significance of health impacts, qualify and quantify potential costs and benefits, how health varies in different circumstances, across different populations and any alternatives. 4. Reporting: Engage all relevant stakeholders and recommend preventative and mitigation actions to deliver the greatest possible health gain. 5. Monitoring and evaluating: Include indicators and mechanisms, and set out processes and resources for the local authority and/or with the planning applicant to undertake and act on results of regular monitoring. 	<ul style="list-style-type: none"> • The Review of the Adopted Local Plan should promote health and wellbeing through the IIA process generally and the HIA specifically. • The IIA Framework should include a specific objective relating to human health and more specific health and well-being measures as part of the HIA.
Regional Plans and Programmes		
Essex and Suffolk Water (2022) Water Resources Management Plan 2024		
<p>Water companies in England and Wales are required to produce a Water Resources Management Plan that sets out how they aim to maintain water supplies over a 25-year period.</p> <p>The Essex and Suffolk Water WRMP demonstrates how in the medium to long new resources intend to be developed, leakage tackled and sensible water use promoted through metering and water efficiency campaigns. The long term strategy is to increase the robustness of the water resources network to climate change and reduce unsustainable abstractions.</p>	<p>The overall objective is to ensure sufficient water supplies for future generations especially in the face of climate change, housing growth and an increase in individual water use.</p>	<ul style="list-style-type: none"> • The Review of the Adopted Local Plan should consider opportunities to reduce water use and increase water efficiency and take account of infrastructure requirements arising from new development. • IIA Framework should consider objectives which seek to minimise the use of water and ensure the delivery of appropriate infrastructure to accommodate new development.
Environment Agency (2009) Water for people and the Environment: Water Resource Strategy – Regional Action Plan for Anglian Region		

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<p>The Strategy's vision for water resource "is for there to be enough water for people and the environment".</p> <p>"The management and use of water and land must be shown to be sustainable – environmentally, socially and economically. We require the right amount of good quality water for people, agriculture, commerce and industry and the environment".</p> <p>The Strategy has identified four actions which include:</p> <ul style="list-style-type: none"> • Protecting the environment. • Driving water efficiency. • Ensuring resilience of water resources. • Sharing and development of water resources. 	<p>Does not contain any targets</p>	<ul style="list-style-type: none"> • The Review of the Adopted Local Plan should ensure that water resources are used efficiently and the Plan contributes towards the objectives.
<p>Environment Agency (2010) Essex and South Suffolk Shoreline Management Plan 2</p>		
<p>The SMP is an important part of the Department of Environment, Food and Rural Affairs (Defra) strategy for managing flooding and coastal erosion. This strategy has two key aims:</p> <ul style="list-style-type: none"> • to reduce the threat of flooding and erosion to people and their property; and • to benefit the environment, society and the economy as far as possible, in line with the Government's 'sustainable development principles'. These are standards set by the UK Government, the Scottish Executive and Welsh Assembly Government for a policy to be sustainable, and they are as follows: <ul style="list-style-type: none"> ○ Living within environmental limits ○ Ensuring a strong, healthy and just society 	<p>No targets or indicators.</p>	

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<ul style="list-style-type: none"> ○ Achieving a sustainable economy ○ Using sound science responsibly ● Promoting good governance 		
Environment Agency (2015) River Basin Management Plan Anglian River Basin District		
<p>The River Basin Management Plan contains the following objectives/targets for the Anglian River Basin District:</p> <ul style="list-style-type: none"> ● By 2015, 16 per cent of surface waters (rivers, lakes, estuaries and coastal waters) in this river basin district are going to improve for at least one biological, chemical or physical element, measured as part of an assessment of good status according to the Water Framework Directive. This includes an improvement of 1,700 km of the river network in relation to fish, phosphate, specific pollutants and other elements. ● By 2015 19 per cent of surface waters will be at good ecological status/potential and 45 per cent of groundwater bodies will be at good status. In combination 20 per cent of all water bodies will be at good status by 2015. 	No additional targets identified.	<ul style="list-style-type: none"> ● The Review of the Adopted Local Plan policies should consider how the water environment can be protected and enhanced. This will come about through reducing pollution and abstraction. ● IIA Framework should consider effects upon water quality and resource.
Environment Agency (2016) River Basin District Flood Risk Management Plan Anglian River Basin District		
<p>The Flood Risk Management Plan contains 20 objectives. These include:</p> <ul style="list-style-type: none"> ● Understanding Flood Risk and Working in Partnership ● Community preparedness and resilience ● Minimise community disruption ● Adapting to costal erosion ● Avoid inappropriate development in areas of flood and coastal erosion ● Reduce risk to life, and property 	No targets are included.	The IIA Framework should consider an objective to reduce flood risk.

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<ul style="list-style-type: none"> • Maintain existing assets minimise the risk of flooding to residential properties • Continue river, watercourse and tidal defence maintenance • Reduce economic damage to non-residential properties • Maintain existing assets minimise the economic damage from flooding to non-residential properties • Contribute to achieving Water Framework Directive (WFD) objectives • Minimise the negative impacts of flooding to designated nature conservation Sites • Minimise the negative impacts of flooding to designated heritage sites 		
Mayor of London (Greater London Authority) (2015) The London Infrastructure Plan 2050		
<p>The Plan makes the case for new and improved infrastructure provision in London in order to support high levels of forecast population growth.</p> <p>The Plan identifies the types and quantum of infrastructure required, how much it will cost and how it can be funded and delivered. It also explores options for housing the Capital's rapidly growing population, including locations outside of London's existing boundaries.</p>	<p>Projections suggest London's population will reach 11.27 million at 2050, a 37% increase from 2011. Coupled with an historic backlog of infrastructure investment, this will create a number of challenges to London's infrastructure. These include:</p> <ul style="list-style-type: none"> • Demand for public transport is likely to increase by 50% • Energy demand is expected to increase by 20% by 2050 • The demand for water is predicted to exceed supply by 2016 with a 21% deficit in supply by 2040 • Need for new hub airport capacity in London, as Heathrow is approaching capacity • Provision needed for a growing school age population, equivalent to 600 new schools and colleges, and • Around 49,000 new homes a year need to be provided. 	<ul style="list-style-type: none"> • When considering housing provisions/targets the Review of the Adopted Local Plan should be mindful of the potential shortfall of around 7,000 new homes a year for London which may require to be accommodated in areas outside of London • The Review of the Adopted Local Plan should acknowledge that London provides employment opportunities for many residents in Chelmsford.
Mayor of London (Greater London Authority) (2021) The London Plan: The Spatial Development Strategy for Greater London		
<p>The Plan sets out the overall strategic plan for London, setting out an integrated economic, environmental, transport and social framework for the development of London. The Plan also contains the planning policies for London:</p> <ul style="list-style-type: none"> • Planning London's Future – Good Growth 	<p>The Plan contains the ten-year housing targets for all of the authorities that comprise the London region. In total, it is expected that approximately 522,870 houses need to be built in the London area over the next ten years.</p>	<ul style="list-style-type: none"> • The Review of the Adopted Local Plan should acknowledge that London provides employment opportunities for many residents in Chelmsford. The Review of the Adopted Local Plan should be mindful of the ambitious targets for house building within the London Plan, as Chelmsford might be required to provide housing to aid in

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<ul style="list-style-type: none"> • Spatial Development Patterns • Design • Housing • Social Infrastructure • Economy • Heritage and Culture • Green Infrastructure and natural Environment • Sustainable Infrastructure • Transport 		<p>meeting these targets if house building within London stalls.</p>
Mid Essex CCG (2023) Integrated Care Strategy 2023-2033		
<p>Our vision for Mid Essex is: 'Our communities working together to create innovative and sustainable local services delivering integrated first class health and social care for all'</p> <p>This vision will be delivered through:</p> <p>Our Key System Objectives</p> <ul style="list-style-type: none"> • Resilient and engaged communities and citizens • Person-centred and integrated care • Appropriate use of and access to health and social care 7 days per week • Improving patient experience and outcomes • Whole system financial sustainability <p>Our Success Criteria</p> <ul style="list-style-type: none"> • System objectives delivered • Key outcomes delivered • Quality and patient experience is good • Whole health and social care system financially stable by 18/19 	<p>Linked to our Vision, the CCG's overarching defining outcomes are:</p> <ol style="list-style-type: none"> 1. Mid Essex residents to live a healthier and longer life 2. Mid Essex residents are supported to look after their health and wellbeing 3. Reduce inequalities in health for Mid Essex residents by narrowing the gap in life expectancy 4. Mid Essex residents will be provided with good quality, harm free and affordable healthcare 5. Mid Essex residents who are frail and have a long term condition will receive integrated health and social care services that will reduce their need to utilise health and social care services 6. Mid Essex residents to be supported to access and use healthcare services appropriately 	<ul style="list-style-type: none"> • The Review of the Adopted Local Plan should seek to work with and support the health status and needs of the local population. • The IIA Framework should include objectives and / or guide questions relating to the health.
Natural England (2015) Site Improvement Plan: Essex Estuaries		
<p>Site Improvement Plans (SIPs) have been developed for each Natura 2000 site in England as part of the Improvement Programme for England's Natura 2000 sites (IPENS). Natura 2000 sites is the combined term for sites designated as</p>	<p>No targets identified.</p>	<ul style="list-style-type: none"> • The Review of the Adopted Local Plan should seek to provide policies to support the Site Improvement Plan for the Essex Estuaries.

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Special Areas of Conservation (SAC) and Special Protected Areas (SPA).		
South East Local Enterprise Partnership (2015) Rural Strategy 2015 - 2021		
<p>The Rural Strategy includes 9 objectives:</p> <ul style="list-style-type: none"> • Provide support for rural businesses and businesses in rural areas • Optimise the growth and development of the Agri-tech, Agri-food and Forestry-tech sectors • Support the development of sustainable rural tourism • Support development and provision of enhanced levels of connectivity • Develop the skills of the rural workforce • Build 'community capital' in our dispersed communities, villages and market towns • Support development of a more efficient low carbon and sustainable rural economy • Safeguard our natural assets, heritage and quality of life. • Support sustainable development and planning to provide a sustainable future 	<p>The Rural Strategy does not include targets or indicators.</p>	<ul style="list-style-type: none"> • The IIA Framework should consider effects on the rural economy.
South East Local Enterprise Partnership (2017) Growth Deal Round 3		
<p>The Economic Plan outlines the opportunities and challenges across the South East LEP area. It provides the economic context and outlines the LEP's approach to creating the conditions for growth across the following themes:</p> <ul style="list-style-type: none"> • Building on our economic strengths • Boosting our productivity • Improving our skills • Building more houses and re-building confidence • Investing in our transport growth corridors/areas 	<p>The Economic Plan sets out the LEPs ambition to:</p> <ul style="list-style-type: none"> • enable the creation of 200,000 sustainable private sector jobs over the decade to 2021, an increase of 11.4% since 2011; • complete 100,000 new homes by 2021, which will entail, over the seven years, increasing the annual rate of completions by over 50% by comparison with recent years; and, • lever investment totalling £10 billion, to accelerate growth, jobs and homebuilding. 	<ul style="list-style-type: none"> • The Review of the Adopted Local Plan should support the delivery of the Strategic Economic Plan. • The IIA Framework should include objectives/guide questions relating to the promotion of economic development, skills, investment in transport infrastructure and housing.

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Round 3 funding includes a further £102m of government cash to help create jobs, support businesses and create new growth opportunities.		
Woodlands for Life (2011): Realising the Benefits of trees, woods and forests in the East of England		
Trees and woodland provide significant benefits to the social, economic and environmental fabric of East of England and have an increasingly important role in climate change mitigation and adaptation.	<ul style="list-style-type: none"> • 250ha a year of new woodland in Essex. 	<p>The Review of the Adopted Local Plan needs to recognise the importance of making the best use of woodland, trees and forests which can:</p> <ul style="list-style-type: none"> • Promote sustainable growth within environmental limits • Reduce greenhouse gas emissions • Adapt to impacts of climate change • Increase resource efficiency and reduce recourse use and waste • Conserve and restore the regions natural and built environment • Promote employment learning, skills and innovation
Sub-Regional (County) Plans and Programmes		
Environment Agency (2009) North Essex Catchment Flood Management Plan Summary Report		
<p>The aim of the CFMP is to “understand the scale and extent of flooding now and in the future, and set policies for managing flood risk within the catchment”.</p> <p>The CFMP “should be used to inform planning and decision-making by key stakeholders” such as the Environment Agency, regional/local authorities, internal drainage boards, transportation planners, land owners/managers, the public and local businesses.</p> <p>The CFMP identifies the following objectives:</p> <ul style="list-style-type: none"> • Where possible, flood risk should be managed by storing water on the floodplain upstream of Chelmsford. • Redevelopment of floodplain areas is an opportunity to increase their flood resilience. 	<ul style="list-style-type: none"> • Chelmsford City Centre and residential areas are at risk from flooding from the three watercourses (Can, Chelmer and Wid). • Currently there are 366 properties at risk from the 1% annual probability river flood. • There are some agricultural land at risk and some parts of the A1016,1099 and A138 at risk in the 1% annual probability river flood. • There is a significant amount of mainly grade three agricultural land at risk in the 1% annual probability river flood. 	<ul style="list-style-type: none"> • The Review of the Adopted Local Plan should seek to minimise the risk of flooding and ensure properties which are at risk of flooding are able to adapt. • The IIA Framework should include objectives/guide questions which seek to reduce the risk of flooding.

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<ul style="list-style-type: none"> Flood awareness plans will be used to manage the consequences of flooding. 		
Essex Biodiversity Project (2011) Essex Biodiversity Action Plan 2010-2020		
<p>The overarching aim of Biodiversity Action Plans is to “halt overall biodiversity loss, support healthy well-functioning ecosystems and establish more coherent ecological networks”.</p>	<p>This Plan delivers a number of action plans which provide guidance for biodiversity works and relate to the 19 Priority Habitats of the Biodiversity 2020 Strategy, as well as the list of Priority Species and Habitats provided for in Section 41 of the Natural Environment and Rural Communities Act.</p> <p>The actions plans are by habitat group and include:</p> <ul style="list-style-type: none"> Arable field margin Hedgerows Traditional orchards (and Essex specific varieties) Lowland dry acid grassland Lowland meadows Lowland heathland Ponds Rivers Floodplain and coastal grazing marsh Lowland raised bog Reedbeds Coastal saltmarsh 	<ul style="list-style-type: none"> The Review of the Adopted Local Plan should protect the intrinsic value of the identified habitats and seek to improve them where possible. The IIA Framework should include an objective/guide question which seeks to conserve and enhance habitats and species.
Essex County Council (2008) Joint Municipal Waste Management Strategy for Essex (2007-2032)		
<p>This Strategy sets out Essex’s approach to dealing with municipal waste up to 2032. It sets out a waste hierarchy which follows reduce, re-use, recycle, recover and dispose.</p>	<p>The strategy sets out recycling targets which include recycling 60% of household waste by 2020 and reducing the amount of biodegradable waste sent to landfill to 131,386 tonnes by 2020 (386,319 tonnes were sent in the 2002 baseline year).</p>	<ul style="list-style-type: none"> The Review of the Adopted Local Plan should seek to implement the waste hierarchy to ensure the amount of municipal waste is reduced. The IIA Framework should include objectives/guide questions which ensure the amount of waste sent to landfills is reduced and encourage the uptake of recycling and reuse of materials.
Essex County Council (2008) Essex Strategy 2008-2018 – Liberating Potential: Fulfilling Lives		
<p>The vision of the Essex Partnership is: "To support Essex people to liberate their potential and enjoy the best quality of life in England"</p> <ul style="list-style-type: none"> People want to be safe and healthy. 	<p>The plan sets out a number of actions including creating new links to major regeneration areas and active traffic management to help achieve the policies.</p>	<ul style="list-style-type: none"> The Review of the Adopted Local Plan should support development which promotes a high quality of life. The IIA Framework should include social and environmental objectives/guide questions which encourage a healthier lifestyle.

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<ul style="list-style-type: none"> Our ambition is to make Essex the safest place to live in England. People want to belong. 		
<p>Essex County Council (2009) Public Rights of Way Improvement Plan</p>		
<p>The objectives for the plan have been derived from two sources - the problems, issues and opportunities identified in the questionnaire and workshop evidence base for the plan, and a review of related policy and strategy documents and their objectives. These were discussed amongst the project Steering Group and public rights of way officers, to develop this agreed list of objectives:</p> <p>Environment</p> <ol style="list-style-type: none"> To re-use and recycle, where feasible, and promote sustainable measures <p>Improved accessibility</p> <ol style="list-style-type: none"> To incorporate approved pathways into the public rights of way network To better integrate rights of way with other access provision, initiatives and facilities To reduce fragmentation in the public rights of way network To improve accessibility on the public rights of way network <p>Safety</p> <ol style="list-style-type: none"> To assist in providing 'safer routes to schools' To promote safety <p>Quality of life and good health</p> <ol style="list-style-type: none"> To promote improved health and quality of life through the use of the public rights of way network <p>Tourism and economy</p> <ol style="list-style-type: none"> To stimulate tourism and the local economy <p>Communities and partnership</p>	<p>No targets or indicators identified.</p>	<ul style="list-style-type: none"> The Review of the Adopted Local Plan should seek to protect and enhance public rights of way (PROW).

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10. To increase community involvement in the management of the public rights of way network		
Essex County Council (2011) Essex Transport Strategy; The Local Transport Plan for Essex		
<p>This is the third Local Transport Plan and has been produced to respond to the needs of the communities in Essex. The vision of the Plan is “for a transport strategy that supports sustainable economic growth and helps deliver the best quality of life for the residents of Essex”.</p> <p>The Plan sets five outcomes which comprise:</p> <ul style="list-style-type: none"> • Provide connectivity for Essex communities and international gateways to support sustainable economic growth and regeneration. • Reduce carbon dioxide emissions and improve air quality through lifestyle changes, innovation and technology. • Improve safety on the transport network and enhance and promote a safe travelling environment. • Secure and maintain all transport assets to an appropriate standard and ensure that the network is available for use. • Provide sustainable access and travel choice for Essex residents to help create sustainable communities”. 	<p>As the main focus of growth, the population of Chelmsford is set to rise substantially in the near future, with the planned construction of 16,000 new homes by 2025. Over the same period, regeneration initiatives and new business developments aim to achieve the creation of an estimated 20,000 new jobs.</p> <p>To support this, and to ensure that Chelmsford remains an attractive location for its residents and businesses, innovative transport measures are required. Many of the key corridors into Chelmsford town centre are congested, especially during the peak periods, with specific problems at junctions. Although the bus and cycling networks are extensive and serve the town well there are a number of key improvements required. The railway station is also at capacity at peak times and in need of environmental improvements.</p>	<ul style="list-style-type: none"> • The Review of the Adopted Local Plan should take into account the five outcomes of the Plan and ensure they are not compromised. • IIA Objectives/guide questions should seek to improve access to sustainable high quality modes of transport, ensure safety on the network is enhanced and reduce congestion.
Essex County Council (2012) Essex Economic Growth Strategy		
<p>All of the proposals in the Strategy are designed to achieve five objectives:</p> <ul style="list-style-type: none"> • Essex businesses are enabled and supported to be more productive, innovate and grow, creating jobs for the local economy; • Essex businesses are enabled to compete and trade internationally; 	<p>Essex will prosper if small and medium sized enterprises (SMEs) across Essex become more productive</p> <p>The Strategy seeks to make the Essex Growth Offer to up to 500 SMEs with considerable expansion potential, targeting companies in our four priority growth sectors along with selected others.</p> <p>Increase the numbers starting Apprenticeships by 25% for 16-18 year olds and 33% for 19-24 year olds within two years, leading to an additional 3,096 people starting new jobs and/or</p>	<ul style="list-style-type: none"> • The policies in the Review of the Adopted Local Plan should help achieve the objectives sets out within the Strategy. • The IIA Framework should include objectives relating to economic growth.

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<ul style="list-style-type: none"> • individuals are equipped and able to access better paid jobs through an education and skills offer that meets the needs of businesses; • the life chances of people in our most deprived areas are improved by ensuring that residents are able to access jobs and public services; and • securing the highways, infrastructure and environment to enable businesses to grow. 	<p>acquiring new skills over that period - a higher proportion than usual will be within more technically related disciplines.</p> <p>Enterprise Areas Chelmsford Innovation Centre: Creation of a Centre of Excellence for low carbon in Chelmsford, meeting needs and delivering open innovation activities to promote the commercial exploitation of the region's strengths in the sector. Chelmsford Rail Station and Days Yard: Provision of new access to the station to facilitate development of commercial and residential sites. Chelmsford Town Centre Public Realm Improvements: A series of significant public realm improvements in Chelmsford linked to major redevelopment sites. Chelmer Waterside Regeneration: Expansion of the town centre with complementary commercial and residential development.</p>	
<p>Essex County Council (2014) Essex Minerals Local Plan</p>		
<ol style="list-style-type: none"> 1. To ensure sustainable minerals development can be approved without delay in accordance with the presumption in the National Planning Policy Framework. 2. To ensure minerals development supports the proposals for sustainable economic growth, regeneration, and development outlined in adopted Local Plans/ LDFs prepared by Essex district/ borough/ city councils. 3. To ensure that minerals development in the County fully promotes sustainable development. 4. To ensure certainty for both developers and the public. 5. To ensure that minerals and associated development provides for, <ul style="list-style-type: none"> • The minimisation of greenhouse gas emissions during the winning, working and handling of minerals. • Sustainable patterns of minerals transportation. • The integration of features which promote climate change mitigation and adaptation into the design of minerals restoration and after-care proposals. 6. To ensure that local communities are consulted and their views considered 	<p>The proposed monitoring framework addresses the target to create a minimum of 200 hectares of UK priority habitat creation in Essex by 2029 through mineral site restoration or through contributions to support off-site enhancements in proximity to the extraction site. This is expressed in Policy S12. Of this 200ha target, 60ha is to be comprised of open mosaic habitats (essentially a mixture of habitats) on previously developed land, 50ha is to be restored to lowland heath and lowland dry acid grassland and a further 50ha to reed beds.</p>	<ul style="list-style-type: none"> • The Review of the Adopted Local Plan will need to consider the 'preferred sites' identified within the Minerals Plan and the associated implications as part of the Plan preparation. • The IIA Framework should include objectives/guide questions which ensure the vision/objectives of the Minerals Plan are included and in physical terms the locations of the 'preferred sites' are taken into account as part of the assessment process.

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<p>during the development of minerals proposals and in the determination of planning applications for minerals development.</p> <p>7. To ensure that the impacts on amenity of those people living in proximity to minerals developments are rigorously controlled, minimised and mitigated.</p> <p>8. To reduce reliance on primary mineral resources in Essex, firstly through reducing the demand for minerals and minimising waste, and secondly, by the re-use and use of recycled aggregates.</p> <p>9. To identify and safeguard the following mineral resources in Essex:</p> <ul style="list-style-type: none"> • Sand and gravel, silica sand, brickearth, brick clay and chalk reserves which have potential future economic and/ or conservation value. Unnecessary sterilisation should be avoided. • Existing and potential secondary processing and aggregate recycling facilities that are of strategic importance for future mineral supply to ensure that these are not compromised by other non-mineral development. <p>10. To provide for a steady and adequate supply of primary aggregates and industrial minerals by:</p> <ul style="list-style-type: none"> • Safeguarding transshipment sites for importing and exporting mineral products. • Meeting the mineral provision targets agreed by the East of England Aggregates Working Party, or as indicated by the Local Aggregate Assessment. • Identifying suitable mineral extraction sites through site allocations in the Plan <p>11. To provide protection from minerals development to designated areas of landscape, biodiversity, geodiversity, cultural and heritage importance, in a manner which is commensurate with their importance.</p>		

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<p>12. To secure high quality restoration of extraction sites with appropriate after-care to achieve new after-uses which are beneficial and enhance the local environment.</p> <p>13. To maintain and/or enhance landscape, biodiversity and residential amenity for people living in proximity to minerals development.</p> <p>14. To achieve more sustainable patterns of minerals transportation by:</p> <ul style="list-style-type: none"> • Giving preference to identifying local sources of aggregate as close as reasonably possible to urban growth areas and growth centres. • Optimising how mineral sites gain access to the strategic road network. • Mitigating the adverse traffic impacts of mineral extraction and associated development by appropriate traffic management measures. • Increasing the use and availability of rail and water facilities for the long haul movement of mineral products. 		
Essex County Council (2014) Economic Plan for Essex		
<p>This document provides the economic plan for Essex, though it is likely that parts of this document are outdated when compared to more recently produced economic documents.</p> <p>The plan seeks to achieve the following economic outcomes:</p> <ol style="list-style-type: none"> 1. We want to secure sustainable economic growth for businesses and communities across Essex. Everything in this plan supports this ambition. 2. We will determine our success based on measures of: 	<p>The creation of 117,745 new jobs and 81,310 new homes over the lifetime of the plan.</p>	<ul style="list-style-type: none"> • The Review of the Adopted Local Plan should seek to grow Chelmsford job and housing market. • The IIA Framework should have guide questions relating to economic growth and the creation of new housing.

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<ul style="list-style-type: none"> • job growth across Essex – we aim to secure 117,745 new jobs through the delivery of this plan; • increased levels of output across the economy – we want to see output increase in growth corridors and in key sectors; • improvements in productivity – we want to see sustained increases in the earnings of those working in Essex; • increased house building – we aim to see 81,310 new homes built over the life of this plan; • improvements in broadband – we want to maximise the number of households and businesses that have access to superfast broadband; • the skills of the Essex workforce – we want more Essex businesses to be able to recruit suitable people; • the economic activity of our young people – we want Essex to be a NEET free county (people not in education, employment and training); and • the delivery of infrastructure improvements that support business growth – we want businesses to have access to the right premises, and for Essex's transport links to enable, rather than inhibit economic growth. <p>3. To help us manage progress towards this goal, we have commissioned specialised economic analysis to:</p> <ul style="list-style-type: none"> • quantify baseline our position at 2014; • project anticipated trends based on demographic changes and the 		

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<p>impact of our plans and proposals; and</p> <ul style="list-style-type: none"> provide regular updates on changes in the local economy. <p>4. This intelligence will allow us to make evidence-based judgements on where our plans are progressing well, where progress is being made, and where further action is required.</p>		
Essex County Council (2022) Essex Sector Development Strategy - Targeting a stronger, more inclusive, and more sustainable future economy		
<p>Identifies 5 economic sectors with significant growth potential that could be realised in Essex: Construction and Retrofit; Clean Energy; Advanced Manufacturing & Engineering; Digi-tech; and Life Sciences (including med-tech and care-tech). These economic sectors will deliver large numbers of good quality jobs for our residents.</p>	<p>Strategic goal 1: A thriving economy using the sectors to market Essex as a centre of innovation and entrepreneurial spirit where the benefits of this growth are felt within the county. In practice that will mean:</p> <ul style="list-style-type: none"> More high quality jobs in the sectors of the future More funding for innovation Good quality buildings for businesses A business community that is ready to take advantage of innovation and technology Residents with the skills and confidence to embrace digital services and employment opportunities. <p>Strategic goal 2: An economy for everyone ensuring every resident of Essex has the opportunity to gain the skills and experience to succeed in the five sectors regardless of their background and identity. To do this we will deliver:</p> <ul style="list-style-type: none"> A skills system that is aligned with the job and opportunities of the future A collaborative approach between education, businesses, and local government to deliver the skills needed for employment in the five growth sectors Clear pathways of employment from traditional sectors into the five growth sectors Equality of opportunity in our in growth sectors. <p>Strategic goal 3: An economy fit for the future centring green growth as intrinsic to the future growth of the five priority sectors to ensure we meet our target for a net zero county by 2035. Success for this opportunity looks like:</p> <ul style="list-style-type: none"> Reduced emissions in line with our ambition for the County to become net zero Progress towards a decentralised and decarbonised energy system Sustainable new homes and a thriving retrofit sector to improve existing homes 	<ul style="list-style-type: none"> The Review of the Adopted Local Plan should seek to address opportunities identified in key economic sectors, targeting where land, premises and the drive toward zero carbon can assist this process. The IIA Framework should have guide questions relating to economic growth and the meeting of the needs of key business sectors.

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	<ul style="list-style-type: none"> – Essex at the forefront of low carbon (solar, offshore wind, nuclear and hydrogen) energy development and employment – Harnessing innovation to reach our net zero ambitions. 	
Essex County Council (2019) The Essex Prosperity and Productivity Plan		
Mission 1: A dynamic economy Mission 2: A resilient economy Mission 3: An inclusive economy Mission 4: A connected economy	<p>Mission 1: A dynamic economy</p> <ul style="list-style-type: none"> • Increase the supply of industry-relevant qualifications • Increase the supply of industry-relevant qualifications • Increase the supply of industry-relevant qualifications • Support those who are already in the labour market to access new skills <p>Mission 2: A resilient economy</p> <ul style="list-style-type: none"> • Across all economic growth interventions, we will support the development of new industries associated with the transition to a more energy-efficient, lower carbon economy • We will incentivise the development and use of sustainable materials within the construction and development process • We will invest in the low carbon skills base <p>Mission 3: An inclusive economy</p> <ul style="list-style-type: none"> • We will support opportunities for retraining • We will drive 'fair work' • We will seek to embed 'anchor institutions' • We will respond to demographic change and evolving demand <p>Mission 4: A connected economy</p> <ul style="list-style-type: none"> • We will work with Transport East to prioritise strategic transport investments • We will link our wider investment offer with stronger connectivity • We will drive high-speed digital connectivity 	<ul style="list-style-type: none"> • The Review of the Adopted Local Plan should recognise the changes, challenges and opportunities in the economy and in partnership respond accordingly • The IIA Framework should have guide questions relating to economic growth relating to skills development and the emerging economic landscape.
Essex County Council (2015) Education Transport Policy		
Essex County Council has a statutory duty to make arrangements to provide free home to school transport for some children of compulsory school age and discretion whether to provide transport for others. This document sets out Essex County Council's Home to School Transport Policy and describes how the Council fulfils its duties and exercises its discretionary powers as required under the Education Act 1996 and subsequent legislation.	No targets or indicators.	The IIA Framework should include objectives/guide questions which consider the accessibility of dwellings to educational services and facilities.
Essex County Council (2016) Essex Cycling Strategy		

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<p>Sets out the key elements of a long term plan that will lead to a significant and sustained increase in cycling in Essex, establishing it in the public's mind as a 'normal' mode of travel, especially for short a-to-b trips, and as a major participation activity and sport for all ages. The Strategy is complemented by the Essex Cycle Action Programme.</p> <p>Objectives Double the number of cycling stages (trips) in Essex from 2014 levels by 2025 at our monitored counter sites and other key routes. Cultivate a mind-set that sees cycling as a normal, enjoyable and everyday activity for the majority of short journeys. Establish cycling as an enjoyable participation activity for health gain and a popular competitive sport.</p> <p>Strategy ENABLE – a focus on leadership that will drive the strategy forward. PROMOTE – a targeted increase in the promotion of cycling. PROVIDE – a step-change in the extent and quality of cycling infrastructure.</p>	<p>PROVIDE Coherent Cycle Networks Local Cycling & Walking Infrastructure Plans Cycling Action Plans Flagship Routes</p> <p>ENABLE Governance of the Essex Cycling Strategy Transformational Funding New and Improved Cycling Infrastructure in Essex Best Practice Design</p> <p>PROMOTE A 'Cycle Essex' brand High Profile Events Increased support for local initiatives Cycling Strategy</p>	<ul style="list-style-type: none"> The Review of the Adopted Local Plan should produce policies which support promotion of cycling as a commuter and leisure activity, supported by appropriate infrastructure within new neighbourhoods and more widely. The IIA Framework should include objectives/guide questions which identify how cycling activity can be promoted as part of sustainable travel choices, in turn contributing to wider sustainability objectives.
<p>Essex County Council (2017) Chelmsford's Future Transport Network</p>		
<p>£15 million has been secured to invest in sustainable transport measures in line with the vision of Chelmsford's future transport network. This investment will fund the Chelmsford City Growth Package – which aims to improve the city's transport network with a focus on sustainable transport options to support future housing and job growth and with highways capacity improvements where appropriate to address congestion hotspots. The Growth Package will improve the quality of transport options available to</p>	<ul style="list-style-type: none"> Sustainable and economic growth: Supporting planned growth, development and jobs. Improved transport network reliability: To manage traffic levels across Chelmsford's road network to improve journey time reliability and maximising the use of the transport network. Improved connectivity: To improve accessibility and connectivity into and within Chelmsford, to link communities together and to provide access to key services, transport hubs and 	<p>The IIA Framework should include objectives/guide questions which consider the accessibility the projected investment in transport infrastructure and the associated promotion of sustainable transport options.</p>

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<p>people when travelling to and within Chelmsford. It will include a package of smaller scale improvements across all types of transport. These schemes will help manage congestion and keep Chelmsford's road network moving in the future.</p>	<p>opportunities such as jobs and education.</p> <ul style="list-style-type: none"> • Sustainable Transport: offer an attractive and effective choice in the provision of sustainable travel (buses, cycling and walking) to encourage increased use and reduce pressure on the road network. • Attractive Environment: To protect, enhance and improve the quality of the natural, built and historic environment to enhance residents, workers and visitors quality of life. • Healthier Environment: To reduce the impacts of air pollution and raise health standards through the promotion of walking and cycling. • Safe transport network and environment: To improve safety on the transport network and enhance and promote a safe and secure travelling environment. 	
<p>Essex County Council (2021) Essex Walking Strategy</p>		
<p>1 Increase walking for everyday trips 2 Improve road safety for pedestrians 3 Better design and enhanced accessibility 4 Enable physical activity & walking for health 5 Enable more walking to schools 6 Promote walking for leisure 7 Support economic development 8 Improve neighbourhoods and supporting the development of new communities Objective 9 Encourage walking by changing attitudes and behaviour</p>	<p>Strategy Walking Proposals</p> <ul style="list-style-type: none"> • Aim for 400 walking trips (for travel) per person per year by 2025 (where the average trip is approx. 1km or 10mins). • Promote park-and-stride • Grow footfall on priority walking networks to improve natural surveillance. • Collaborate with partners and developers to maximise and optimise walking • networks, including where appropriate those that connect with public transport services. • Implement a hierarchy system to allow greater focus of resources on the most used routes. 	<ul style="list-style-type: none"> • The Review of the Adopted Local Plan should produce policies which support promotion of walking as a commuter and leisure activity, supported by appropriate infrastructure within new neighbourhoods and more widely. • The IIA Framework should include objectives/guide questions which identify how walking activity can be promoted as part of sustainable travel choices, in turn contributing to wider sustainability objectives.

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	<ul style="list-style-type: none"> Promote Essex Design Guide and Garden Communities Principals in new developments. Review design standards for walking infrastructure to ensure they encourage safe behaviour and meet pedestrian needs (including provision for the elderly and mobility-impaired). Enable walking networks for key towns through development of LCWIPs. Enable more accessible network of walking and cycling routes in Essex Support better wayfinding and legibility to encourage 'walking with confidence'. Promote Active by Design principles – make walking the most convenient way to get around local areas. Develop a framework for improving walking at a neighbourhood level by drawing on Healthy Streets Principles. Develop a framework for working with developers to ensure that walking (and cycling) is designed in to new housing and communities, and provides links to existing destinations. Create better links to walking corridors between local neighbourhoods and new communities 	
<p>Essex County Council (2020) Sustainable Modes of Travel Strategy</p>		
<ul style="list-style-type: none"> Allow and enable residents to make an informed choice about how they travel for work, school and leisure; Improve the health, welfare and safety of all Essex residents by encouraging an active lifestyle through increased walking and cycling; 	<p>No targets or indicators identified.</p>	<ul style="list-style-type: none"> The Review of the Adopted Local Plan should produce policies which support promotion of sustainable modes of travel within new development and as part of the transition of the City Area to a more sustainable footing. The IIA Framework should include objectives/guide questions which identify how sustainable travel choices can be secured, in turn contributing to wider sustainability objectives.

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<ul style="list-style-type: none"> • Shape future planned growth and development in Local Plans at locations which promote the hierarchy of preferred modes of transport, namely walking, cycling and public transport, and focus development in locations which are or can be made sustainable; • Importance of design to create attractive and safe environments that will be more welcoming and enticing to walking and cycling • Better management of congestion to secure the resilience of the network; • Embed high quality sustainable alternatives, reducing the need to travel by car; • Reduce DM7 and other emissions; • Promote and support the development of travel options being used to access employment, health, education and leisure facilities; • To consolidate and build on existing Travel Plans developed within the County; • Contribute to meeting the County Council's Sustainable Travel Business Plan targets that relate to the delivery of transport services. 		
<p>Essex County Council (2020) Developers' Guide for Infrastructure Contributions</p>		
<p>This Guide aligns with the overall aims of the National Planning Policy Framework (NPPF) by supporting sustainable development. By promoting a consistent and transparent approach, developers can be assured that they are making a fair contribution to the infrastructure needed to support growth, and local residents can understand how development in their area makes a positive contribution to their community. The Guide also aims to assist Local Planning Authorities in producing Local Plans and supporting evidence they</p>	<p>No targets or indicators.</p>	<p>The Review of the Adopted Local Plan should produce policies which support the implementation of Section 106/Community Infrastructure Levy (CIL)/developer contributions.</p>

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Key objectives relevant to the Review of the Adopted Local Plan & IIA	Key targets and indicators relevant to the Review of the Adopted Local Plan and IIA	Commentary (how the IIA Framework should incorporate the documents' requirements)
require, and where applicable, the Community Infrastructure Levy (CIL).		
Essex County Council (2020) Sustainable Drainage Systems Design Guide		
<p>As the Lead Local Flood Authority (LLFA) Essex County Council is responsible for overseeing flood risk from surface water, groundwater and ordinary watercourses. The LLFA is therefore expected to provide support to local planning authorities and the development industry on sustainable drainage proposals.</p> <p>This document forms the local standards for Essex and, together with the National Standards, strongly promotes the use of SuDS which help to reduce surface water runoff and mitigate flood risk.</p> <p>A return to more natural, sustainable methods of dealing with surface water from development will also have additional benefits for:</p> <ul style="list-style-type: none"> • Water quality – SuDS can help prevent and treat pollution in surface water runoff, protecting and enhancing the environment and contributing towards Water Framework Directive objectives. • Amenity – SuDS can have visual and community benefits for the community 	No targets or indicators.	<ul style="list-style-type: none"> • The Review of the Adopted Local Plan should produce policies which support the implementation of SuDS with regard to planning, design and delivery. • The IIA Framework should include objectives/guide questions which consider the impact SuDS can have with regard to mitigating flooding.
Essex County Council (2017) The Future of Essex		
Is an ongoing series of documents, reports, community groups and events that seek to improve Essex and ensure the region as a whole is a good place to work, live, play and relax. As part of these documents is the Essex Renewal Project, which will be produced in 2022 and help to guide Essex to recovering from the Covid-19 pandemic.	No specific targets or indicators.	<ul style="list-style-type: none"> • The Review of the Adopted Local Plan should consider how to best encourage Essex to recover after the Covid-19 pandemic.
Essex County Council and Southend-on-Sea Borough Council (2017) Essex and Southend-on-Sea Waste Local Plan		

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<p>The objectives of the Waste Local Plan are to ensure waste is properly managed within the region and for waste to be pushed up the waste hierarchy where able to ensure more waste is recycled. The document is underpinned by the principle of achieving net self-sufficiency where practical (not for radioactive or hazardous waste).</p> <p>This document contains the waste management strategy for the region up to 2032, which underpinned by eight strategic objectives.</p>	<p>An overarching aim for the region to become self-sufficient for most forms of waste by 2032.</p>	<ul style="list-style-type: none"> The Review of the Adopted Local Plan needs to encourage more sustainable waste management. The IIA Framework should include objectives/guide questions relating to waste management.
<p>Essex County Council (2023, live document) Essex Design Guide</p>		
<p>This is a live document that the Council often updates. It provides guidance on what is considered to be good design. It covers a wide range of design/built environment topics such as:</p> <ul style="list-style-type: none"> Emergency services Layout details Highways technical manual Air quality Garden communities Parking design and detail Developer contributions SuDS Built context Architectural details <p>The Design Guide aims to help create high-quality places within Essex. The aim of the 2018 Design Guide is to address the evolution of socio-economic impacts on place-making.</p>	<p>The guidance is binding.</p>	<ul style="list-style-type: none"> The Review of the Adopted Local Plan should consider the principles of the design guide in terms of spatial context when considering the location of development. The IIA Framework should include guide questions which relate to high quality design and socio-economic impacts.
<p>Essex County Council (2020) Essex Green Infrastructure Strategy</p>		
<p>Champions high quality green space and green infrastructure in Essex. The purpose of this strategy is to take a positive approach to enhance, protect and create an inclusive and integrated network</p>	<p>The Objectives of the Strategy are to:</p> <ul style="list-style-type: none"> Protect existing green infrastructure, especially designated sites Improve existing green infrastructure so it is better functioning for people and wildlife Create more high-quality multi-functional green infrastructure, especially in areas of deficiency 	<ul style="list-style-type: none"> The Review of the Adopted Local Plan should include policies and proposal relating to the protection, enhancement and creation of green infrastructure resources.

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<p>of high-quality green infrastructure in Greater Essex. This will help to create a county-wide understanding of green infrastructure, its functions and values, and to identify opportunities for delivering green infrastructure.</p> <p>The purpose of this strategy is to take a positive approach to enhance, protect and create an inclusive and integrated network of high-quality green infrastructure in Greater Essex, to create a county-wide understanding of green infrastructure – its functions and values, and to identify opportunities for delivering green infrastructure. The aim is to guide and shape planning and other services through setting principles that can inform plans and strategies, that will enable a coherent approach and partner collaboration in the delivery and long-term management of multi-functional natural assets, which will provide environmental, social and economic benefits for Greater Essex. When referring to Greater Essex, this includes the 12 Districts, Boroughs and City and the two unitary authorities.</p>	<ul style="list-style-type: none"> • Improve the connectivity of green infrastructure for people and wildlife • Increase use and inclusivity of green infrastructure across all user groups, social groups and abilities • Provide green infrastructure facilities to promote health and wellbeing • Working with partners to build and secure funding, effective governance and stewardship for new and existing green infrastructure to ensure their long-term sustainability 	<ul style="list-style-type: none"> • The IIA Framework should include guide questions which relate to the protection, enhancement and creation of green infrastructure resources, both existing and as part of new development,
Essex County Planning Officers Association, (2021) Livewell Development Accreditation		
<p>Livewell Developer Charter: Commits developers to support the health and wellbeing principles within the accreditation scheme Based on an annual review Promotes developer commitment to delivering health and wellbeing throughout their business helping to support their own corporate responsibilities Training and advice provided by the Essex Planning Officers Association (EPOA)</p>	<p>Stage 1 – Livewell Design Award Developers assessed on how they have embedded healthy design principles into their emerging schemes Uses Health Impact Assessment or the Healthy Checklist</p> <p>Stage 2 – Livewell Development Accreditation Development assessed on a credit-based scoring process on the following principles: Design of homes and spaces Active environment and connectivity Environmental Sustainability Supporting Communities Access to healthier food environments Improving access to education, skills and employment</p> <p>Livewell Developments will be awarded at either bronze, silver or gold level subject to approval by a panel Panel to undertake site visit to assess the as built scheme against the scoring criteria.</p>	<p>Provides a criteria-based framework for the systematic and transparent evaluation of development proposals of all scales and how they contribute to health and well-being across the City Council area.</p>

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	<p>Smaller scale schemes Developer proposing schemes that do not meet the minimum size criteria (50 dwellings+) for an HIA can still submit their schemes for accreditation. Only three of the principles will be assessed against small scale schemes 'home/space design', 'active environment and connectivity, and 'environmental sustainability' for smaller schemes</p>	
Essex Planning Officers Association (2022) Essex Healthy Places – Advice Notes for Planners, Developers and Designers		
<p>Gathers together the state of play on the emerging health agenda, considering: Health in planning Policy and strategy Essex Design Guide Sport England Local Delivery work within Essex Healthy Places guidance</p> <ul style="list-style-type: none"> • Active environments and active design principles • Encouraging active travel • Design of homes and housing • Access to open green and blue space • Supporting community participation and lifetime neighbourhoods • Access to healthier food environments and locally sourced food • Education, skills development and employment • Access to healthcare infrastructure • Environmental sustainability <p>Health Impact Assessments Environmental Impact Assessments</p>	<p>Various checklists developed to accompany health policy guidance.</p>	<p>Provides a criteria-based framework for the systematic and transparent evaluation of development proposals of all scales and how they contribute to health and well-being across the City Council area.</p>
Essex County Council (2018) Local Flood Risk Management Strategy		
<p>This document establishes several 'measures' that underpin and govern how flooding will be managed and considered within the region:</p> <ul style="list-style-type: none"> • Measure 1: Investigating Floods – The Council will investigate the reasons for flooding, how flooding occurred and provide aid to people affected by flooding. 	<p>Improve the flood resilience of the Essex region.</p>	<ul style="list-style-type: none"> • The Review of the Adopted Local Plan should improve the flood resilience of the region over its lifetime. • The IIA Framework should contain a guide question relating to flood risk.

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<ul style="list-style-type: none"> Measure 2: Mapping local routes for water – The Council will keep a record of the regions water environment to help Measure 1 and to create better flood management practices. Measure 3: Looking after our watercourses – Ensure the watercourses of the region are well maintained to ensure they can operate as important water and flood management assets. Measure 4: Planning for future floods – The Council will try to ensure the regions flood resilience improves. Measure 5: Influencing new development and drainage – The Council will ensure new developments do not compromise its surroundings flood resilience and will look favourably on developments that increase an areas flood resilience. Measure 6: Building new flood defences – The Council will invest in new flood defences. 		
Essex County Council (2022) Essex Joint Health and Wellbeing Strategy 2022-2026		
<p>This document seeks to improve the health and wellbeing of the residents of the region. It also identifies the following areas of focus:</p> <ol style="list-style-type: none"> 1. Improve mental health and wellbeing 2. Addressing obesity, improving diet and increasing physical activity 3. Influencing conditions and behaviours linked to health inequalities 4. Enabling and supporting people with long term conditions and disabilities 	<p>Improve the health and wellbeing of the residents of the Essex region.</p>	<ul style="list-style-type: none"> The Review of the Adopted Local Plan should improve the health and wellbeing of the region's residents over its lifetime. The IIA Framework should contain guide questions relating to health and wellbeing.
Essex County Council (2020) Local and Neighbourhood Planners' Guide to School Organisation		
<p>This document provides guidance to those who are producing Local and Neighbourhood plans to ensure they best</p>	<p>No specific target or indicators.</p>	<ul style="list-style-type: none"> The Review of the Adopted Local Plan should consider if it could or is required to provide new school places.

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consider if new school places are needed. Such plans need to consider what the current capacity of school places is and the validity of expanding school places.		<ul style="list-style-type: none"> The IIA Framework should address training and education considerations are addressed.
Essex County Council (2020) Essex Children and Young People's Plan		
<p>This plan originally was produced in 2016, but it was updated in 2020. The 2016 plan resulted in a continued improvement in the lives of children within the region, which the 2020 update seeks to continue and capitalise on. The key points the plan seeks to continue/capitalise on past successes on are outlined below:</p> <ul style="list-style-type: none"> Resilient children and young people Stable and thriving families Inclusive and supportive schools and communities Safe and accessible neighbourhoods 	To capitalise on the success of the 2016 plan to ensure the health and wellbeing of the region's children continues to improve.	<ul style="list-style-type: none"> The Review of the Adopted Local Plan should consider how it could improve the health and wellbeing of the region's children. The IIA Framework should include health and well-being considerations are addressed.
Essex County Council (2021) Organisation Plan 2021/22		
<p>This plan contains the following focus areas for the region, which will be given considerable funding in order to tackle or address:</p> <ul style="list-style-type: none"> Securing inclusive economic growth Helping people get the best start and age well Helping to create great places Transforming the Council 	No specific targets or indicators.	<ul style="list-style-type: none"> The Review of the Adopted Local Plan should consider how it could help address the focus areas identified.
Essex County Council (2021) The Essex Plan for Working Families		
<p>This plan seeks to improve the lives of working families within the region by focusing on the following priorities:</p> <ul style="list-style-type: none"> Childcare – improve access to affordable childcare Housing – support working families finance their housing costs Information advice & guidance – ensure families can access the information and guidance they need Skills & employment – help parents gain the skills they need and to foster 		<ul style="list-style-type: none"> The IIA Framework should ensure economic and training considerations are addressed.

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<p>a culture of good employment practices in employers</p> <ul style="list-style-type: none"> Living costs – help families manage their living costs 		
Essex County Council (2022) Levelling up Essex – An Essex White Paper		
<p>This white paper seeks to identify current barriers preventing Essex from 'levelling up':</p> <ul style="list-style-type: none"> There are more than 123,000 people in Essex, 40,000 of whom are children, that live in areas that are in the 20% most deprived of the whole UK. This is a figure that has doubled since 2007. At Key Stage 4 there is a 30% gap in educational attainment between the most and least deprived areas in the county. There is on average a 12 year life expectancy gap between the most and least deprived areas of the county. Health outcomes among the residents of the most deprived areas of the county are significantly worse: 87% higher instance of Respiratory progressive diseases (COPD); 69% increase of mental health conditions; and adult obesity is 53% higher 	<p>To tackle the barriers identified that are preventing the region from 'levelling up'.</p>	<ul style="list-style-type: none"> The Review of the Adopted Local Plan should consider how it can address all/some of the barriers identified in this white paper. The IIA Framework should ensure economic, training and health considerations are addressed.
Essex County Council (2021) Essex Baseline and Pathway to Net Zero		
<p>Baseline of emissions in Essex and a future emissions pathway which has been developed by modelling the impact of the recommended actions of the Essex Climate Action Commission (ECAC) in respect of the following sectors:</p> <ul style="list-style-type: none"> - Domestic buildings - Industrial & Commercial (I&C) buildings - Industrial processes - Road transport - Land use and agriculture - Household waste 	<p>No targets set</p>	<ul style="list-style-type: none"> Reference points for the determination of the performance of the Review of the Adopted Local Plan area

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Scenarios to 2050 for energy mixes in new development are set out.		
Essex County Council (2021) Everyone's Essex: our plan for levelling up the county 2021 to 2025		
<p>Outlines commitments across four key areas to levelling up across Essex:</p> <ul style="list-style-type: none"> the economy the environment children and families promoting health, care and wellbeing for all the parts of our population who need our support 	<p>Good jobs We will work hard to address the impacts of the Covid pandemic on unemployment by supporting business recovery and building a stronger economy for the future, enabling people to build the skills they need to be part of it, and working alongside Essex businesses to help reduce barriers to employment for disadvantaged groups.</p> <p>Infrastructure We will deliver and maintain high quality infrastructure to improve opportunities for people living in Essex as well as supporting a growing economy and the delivery of new homes and communities by investing in the region of £1 billion by the end of this council.</p> <p>Future growth and investment We will help grow existing businesses and the economic sectors of the future in Essex, including the arts, and secure high levels of new investment by working with partners to promote the county, by creating the conditions for growth and by maximising the impact of public sector spend within the county.</p> <p>Green growth We will develop Essex as a centre for innovation, supporting new technologies and business models to enable our economy to transition to net zero and secure green jobs for the future by ensuring we have the right local skills and drawing in investment opportunities.</p> <p>Levelling up the economy We will work to level up the economy by addressing the drivers of socioeconomic inequality (including income, education, employment, health and housing), based on the foundation of good jobs and a higher skilled and healthier workforce.</p> <p>Net zero We will work across the council and the county to hit our net zero targets, by ensuring that the council significantly reduces its carbon footprint, whilst also supporting an acceleration in the progress towards sustainable housing and energy, and active and alternative forms of travel across the county.</p> <p>Transport and built environment We will deliver a step change in sustainable travel across the county, by growing passenger transport and active travel, and will ensure we support the move towards net zero, climate resilient developments, including our new garden communities, by delivering sustainable, healthy neighbourhoods for the future.</p> <p>Minimise waste We will minimise the impact on the environment by supporting residents and businesses to reduce waste and increase the amounts recycled, and by working with others to deliver a more circular economy whereby we better protect our natural resources through the efficient and ongoing reuse of materials.</p> <p>Green communities</p>	<ul style="list-style-type: none"> The Review of the Adopted Local Plan should consider how the commitments can be supported through plan policies and proposals. The IIA Framework should ensure the topics considered in the levelling-up agenda are addressed.

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	<p>We will work with communities and businesses, providing advice and support to enable and empower local action to reduce greenhouse gas emissions and build climate resilience.</p> <p>Levelling up the environment We will help all our communities to enjoy a high-quality environment, by making them more resilient against flooding, heat stress and water shortages, by enhancing our county's green infrastructure and by reducing air pollution.</p> <p>Health We have 5 commitments for promoting health, care and wellbeing for all the parts of our population who need our support.</p> <p>Health lifestyles We will aim to increase the proportion of people able to live healthy lifestyles by embedding a community-first approach, by helping people to overcome social isolation, mental ill health and substance misuse, and by helping people to live fit and active lifestyles.</p> <p>Promoting independence We will work with key partners and the adult safeguarding board to help individuals to live free from abuse and neglect and will enable residents to live independently by assisting them to access suitable accommodation, supporting access to employment and meaningful activities, and enabling independence at home through reablement, care technology, and market shaping to ensure strong domiciliary support, and investment in housing.</p> <p>Place-based working We will deliver better care that meets the needs of residents by joining up care and support with local partners in a place, including with district councils, health partners and the local voluntary and community sector.</p> <p>Carers We will help those carers of all ages whose caring duties are impacting most on their wellbeing by achieving a step change in the advice, guidance and support we provide to support wellbeing and independence, and by targeting it at those who need it most.</p> <p>Levelling up health We will seek to reduce health inequalities by bringing together partners and communities to address the socio-economic drivers that underpin poor health outcomes, such as poor housing, poverty, economic insecurity and low skills.</p> <p>Education outcomes We will achieve educational excellence and high standards for all children and young people as we recover from the pandemic, by working in partnership with early years providers, schools, colleges and universities, by building greater coherence across the system and by engaging businesses, communities and the arts sector in supporting education outcomes.</p> <p>Family resilience and stability We will work to strengthen family resilience and stability, as part of thriving communities, by embedding an approach that tackles the drivers of family instability and provide support to low income, vulnerable and working families.</p> <p>Safety We will continue to improve the safety of Essex residents, including children and young people, by sustaining our nationally recognised approach to early intervention, safeguarding</p>	

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	<p>and neglect, addressing domestic abuse, child criminal and sexual exploitation, and peer on peer violence and abuse. We will continue close working with our partners to help make our communities safer and address key issues such as violence and vulnerability, and safety for women and girls.</p> <p>Outcomes for vulnerable children We will work to improve outcomes for the most vulnerable and disadvantaged groups including Children in Care, Care Leavers, Children with SEND and children from BAME communities, by working with children, young people and partners across the system.</p> <p>Levelling up outcomes for families We will work to address inequalities affecting children and families by focusing on recovery from the pandemic, tackling family poverty, mental health support, emotional wellbeing and healthy, active and productive lifestyles, and making sure that we engage hard to reach groups.</p>	
<p>Essex County Council (2022) Essex early Years and Childcare Strategy 2022-2027</p>		
<p>This strategy provides a number of aims that will govern how childcare is approached within in the regions:</p> <ul style="list-style-type: none"> • Aim 1 - Children and their families achieve their potential with support from an effective and connected early years system that as a clear vision, purpose, and direction • Aim 2 - All children have a positive journey through their early years and are well supported to transition to Reception and start Year 1 • Aim 3 - Children who may be at risk of poor outcomes are prioritised for high quality targeted • Aim 4 - Children's early learning and development is expertly supported by a strong, skilled, and knowledgeable early years and childcare system workforce • Aim 5 - Parents can access sufficient, high quality and fully inclusive childcare places that support early learning and childcare needs • Aim 6 - Families are enabled to be the best they can be 	<p>No specific targets or indicators.</p>	<ul style="list-style-type: none"> • The Review of the Adopted Local Plan should work to improve the lives of children and families. • The IIA Framework should ensure economic and training considerations are addressed.
<p>Essex Climate Action Commission (2021) Net Zero: Making Essex Carbon Neutral</p>		

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<p>Sets out Essex Climate Action Commission's key steps to reaching net zero by 2050, in line with UK statutory commitments, through:</p> <ul style="list-style-type: none"> • Land use and Green Infrastructure • Energy • Built Environment • Transport • Waste • Community Engagement • Green Economy 	<p>Green Infrastructure</p> <ul style="list-style-type: none"> • 30 per cent of all land in Essex will enhance biodiversity and the natural environment by creating natural green infrastructure. We expect these figures to be 25 per cent by 2030 and 30 per cent by 2040. • 50 per cent of farmland in Essex will adopt sustainable land stewardship practices by 2030; 75 per cent by 2040 and 100 per cent by 2050. • To increase urban greening – 30 per cent greening of our towns, villages, and new developments by 2040: increased greenspace creation, naturalising existing green space, greening the public realm, and developing SuDS. Every citizen of Essex can contribute by making space for nature, either in their own gardens or buildings, or through communal areas where they live. • For the 75,000 properties in Essex still at risk of flooding, we will develop schemes to increase their flood resilience by 2050 and aim for three-quarters of the schemes developed to include integrated water management and natural flood management techniques. • Develop and agree new policy on coastal flooding and erosion risk management that specifies long-term, evidence-based, quantified outcomes that have the buy-in of the affected communities and stakeholders. • Coastal flood resilience schemes in critical areas to be implemented by 2023. • Ensure that adaptation (and mitigation) are integrated into the Environmental Land Management system. • Develop a Funding and Partnership Development Programme. <p>Energy</p> <ul style="list-style-type: none"> • Essex to be made a centre of innovation for emerging renewable technologies (e.g. small scale nuclear and manufacturing of renewables products such as solar tiles). • A network of community energy neighbourhoods to be built across every district in Essex, to generate, store, share and use energy locally by 2035. • Essex to produce enough renewable energy within the county to meet its own needs by 2040. • All large-scale renewable developments to have an element of community ownership from 2021. • 1.43 GW of large-scale solar panels to be built on available land without compromising current agricultural land by 2030. • Solar panels to be installed on every available roof on domestic, industrial and commercial buildings by 2050, with a target of 25 per cent by 2030. • All new build houses, industrial and commercial units to have solar panels fitted immediately. • One-third of commercial buildings to be retrofitted as far as possible with renewable systems by 2030. • Retrofit across the whole housing stock by 2040, introduce an incentive to accelerate the shift to low carbon heating solutions. 	<ul style="list-style-type: none"> • The Review of the Adopted Local Plan should consider the measures suggested and the extent to which policies and proposals can respond. • The IIA Framework should consider the topics and targets set out in this document.

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	<ul style="list-style-type: none"> • Bioenergy to be used for all rural homes that are hard to decarbonise through electrification by 2030. • 100 per cent of fuel-poor households to be retrofitted and supplied with affordable renewable energy by 2030. • All gas-fired power in Essex to be repurposed to bioenergy by 2035. • All waste heat from industrial and commercial use to be captured and reused (where local demands exists) by 2035. • Create hydrogen storage facilities to store excess renewable energy (off-shore wind and solar) by 2030. • Facilities to be created to produce green hydrogen to fuel heavy goods vehicles by 2040. • The EV charging network to be rapidly expanded beyond the UK national average, focusing particularly on rural locations. <p>Built Environment</p> <ul style="list-style-type: none"> • All new schools commissioned to be carbon zero by 2022 and carbon positive by 2030. • All new homes and all new commercial buildings granted planning permissions to be carbon zero by 2025. • All new homes and non-domestic buildings granted planning permission to be carbon positive by 2030. • District Local Plans should reflect the Government's 25-year Environment Plan and incorporate green infrastructure, including making sustainable drainage (SuDs) as a default requirement on all new developments, supported by the developer contribution. • New homes should provide space for high levels of recycling to support a new circular economy (see chapter Waste). Essex Design Guide (essexdesignguide.co.uk) to be updated to reflect best environmental practice in net zero and resilience. • Essex to set goals for reversing the national decline in urban greenspace. • Support local planning officers, by providing training and building expertise in responding to the climate crisis. • Review of the Essex employment, training, skills, procurement, and business operations to deliver the ambitions of the ECAC and partners in relation to innovative and green construction for a carbon zero future. • We need to support the housing sector – which is a key employer in Essex – to develop new opportunities and skills and make sure we can be part of green construction sector growth. Essex seeks to lead the way, working with our universities, buildings industry and local planners to be at the forefront of building innovation, with a clear focus on building with nature. • Essex should bring forward net zero developments urgently to showcase these new approaches, with a major scheme under construction by 2023. • The industry needs to secure sustainable building materials with an urgent focus on green procurement standards in place by end of 2022. • The Essex Developers Group should establish a Climate Change Charter and 'demonstrator' projects. 	

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	<ul style="list-style-type: none"> • New developments (buildings and infrastructure) should have SuDS as the default option and only be given the right to connect to the sewer system once national SuDS standards have been met. • Local Plan policies and transportation policies must support active travel and prioritise walking and cycling, promoting them as the natural choice, particularly for shorter journeys. <p>Existing Buildings</p> <ul style="list-style-type: none"> • All schools should have smart meters by the end of 2021. 50 per cent of Essex schools to be retrofitted to net zero standards by 2025 and 100 per cent by 2030. • All anchor institutions estates – that is buildings owned by the public sector in Essex, and all local authorities, NHS, police, fire, schools, and universities - to be retrofitted to net zero carbon standards by 2030. We need to develop adaptation and mitigation plans for these estates including care homes, hospitals, schools, and prisons. • Two-thirds of all homes to be retrofitted as far as possible to net zero carbon standards by 2030 and all by 2040 with incentives introduced to accelerate the shift to low carbon heating solutions. • Existing homes – carbon emissions reduction of 50 per cent by 2030 and carbon zero by 2040. 100 per cent of fuel poor homes to be retrofitted and supplied with affordable energy by 2030. • All retrofit schemes should include water efficiency alongside energy efficiency. • Prioritise using waste heat where possible – usually in urban areas where there is a high demand for heating and cooling. • Rural homes that are hard to decarbonise with electric heating, will be supported to move to more sustainable fuel sources such as bioenergy. Bring forward a programme to implement 10 walkable neighbourhoods by 2021 and then 20 schemes each year between 2022-2030. • Existing towns and villages must seek to support and provide for more adaptation measures. This should include green space to be retrofitted in local areas, which includes measures such as tree planting, and green roofs and walls (see chapter Land Use and Green Infrastructure) Introduce a stronger policy on sustainable drainage (SuDS) which will replicate natural water drainage. There must be clarity on who is adopting and maintaining the SuDS systems. • Transportation policies must support active travel and prioritise walking and cycling, promoting them as the natural choice, particularly for shorter journeys. • Optimise energy use in the public estate by 25 per cent by 2025 and 50 per cent by 2030. • Essex should invest in green construction training for a zero carbon future by 2021. <p>Transport</p> <ul style="list-style-type: none"> • Essex Highways to update its Highways and Transportation Policies in 2021. To minimise the need for travel, all new developments (residential, business, tourist etc.) need to be built in the right place, designed around sustainability – designing out the 	

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	<p>need to travel. Where this isn't possible sustainable and active travel should be embedded in full, from the start.</p> <ul style="list-style-type: none"> • By the end of 2021 introduce 10 Walkable Neighbourhoods across Essex and further 20 every year to 2030, where all key amenities, such as shops, are available within a 20-minute radius, reducing rat running and pollution, and returning streets back to their communities. • By 2022: introduce School Streets for 25 schools across the county and an additional 20 every year to 2050. This can be done using current walking and cycling infrastructure, speed restrictions and traffic management systems to promoting safer, greener, and healthier streets. We also need to encourage bus and train travel over cars for longer journeys to school. • By 2030 reduce city centre and town car congestion by: <ul style="list-style-type: none"> • Introducing dedicated, well-planned cycling and walking routes across all urban and rural locations and to all railway stations. • Upgrading and expanding the National Cycle Network and integrate with existing local routes. • Working with businesses to improve onsite facilities and develop routes. • Promoting bus travel. Introduce three new subsidy-free Park & Choose (pedal, scoot, stride) sites. • Using Park and Ride as a stepping stone to more widespread public transport use. • Explore options to create car-free town centres by: <ul style="list-style-type: none"> • incentivising the pedestrianisation of key centres and rural locations. • introducing road tolling and multi-occupancy lanes. • introducing charges for car use in city centres. • reducing the availability of city centre parking. • launching a county-wide Car-Free Day. • Encourage both formal and informal car-sharing options and car-sharing clubs, and introduce five workplace levies, with local anchor institutions to encourage car-sharing. • Expand 3PR (a school parking initiative) and school zones projects. • Work with local businesses to introduce new delivery hubs and greener delivery vehicles <ul style="list-style-type: none"> • Introduce 10 local delivery hubs by 2022 followed by the wide adoption of local delivery hubs. • Introduce e-cargo bike pilots in five locations by 2022, leading to wider introduction through 2030. • Explore other delivery vehicle types including autonomous options. • Explore complementary solutions e.g. retiming delivery. • Essex County Council to develop a detailed EV strategy including the charge point business models to help businesses and the public sector electrify their current fleet. <ul style="list-style-type: none"> • Expand the charging network beyond the UK national average, focusing particularly on rural locations. • Electrify the Essex County Council fleet. • Explore options for alternative fuelling of vans. • Comprehensive trial and roll out of e-bikes. Essex County Council will embrace new technology • Embed micro-mobility solutions. Expand e-scooter and e-bikes schemes to new developments / Park and Ride and explore rural options. • Kickstart innovative solutions such as electric demand responsive transport with a clear pathway to commerciality. • It is vital to publicly commit to rebuilding public transport post-COVID and funding our bus and rapid transit network effectively. 	

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	<ul style="list-style-type: none"> • Ringfence income from other initiatives, e.g. parking levies, to improve sustainable, low carbon bus travel. • Build behaviour change strategy and education campaign focussing on active travel, public transport and discouraging unnecessary car use. This underpins all other recommendations. <p>Waste</p> <ul style="list-style-type: none"> • By 2025: all Essex residents and businesses will have access to kerbside recycling services. We know the service currently varies greatly within the county and we want to see a commitment to make sure a minimum standard of kerbside recycling is consistently available to all properties. With at least the core materials being collected for our residents to encourage them to adopt the habit of recycling. • By 2030: at least 70 per cent of the waste the Council collects is reused, recycled, or composted. • By 2030: everyone in Essex to have reduced their waste by 10 per cent of 2020 levels. Establish an Essex Waste Innovation Fund with an early focus on plastic substitution opportunities and enhancing local reprocessing capacity. Develop the Essex Waste Partnership to fully engage with producers, industry, and research bodies to support the circular economy and unlock opportunities. Provide support to residents and businesses so they can make the right choices. • By 2030: Essex should commit to send zero waste to landfill sites. • By 2024: a network of community-based reuse and repair hubs to be established across Essex to help people fix what they already have or donate items for others to reuse. • By 2025: systems are in place so all biodegradable waste in the county is put to beneficial use through composting, recycling, or energy generation. The adoption of life-cycle analysis so the greenhouse gas emissions from the products and services bought, and the waste system, service design and treatment technologies used, can be measured and fully considered to ensure choices that minimise impacts. The development of a strategic vision for waste shared by the local authorities in Essex, which has principles of the circular economy at its core. 	
<p>Essex Planning Officer Association (2009) Guidance Note: Parking Standards – Design and Good Practice</p>		
<p>Objective to “Develop new parking standards for Essex that are functional, serve the community and enhance the living environment, deliver sustainable economic growth and employment.”</p>	<p>Through the review group a number of conclusions have been drawn:</p> <ul style="list-style-type: none"> • 93 out of 267 (35%) wards in Essex have an average car ownership in excess of 1.5 vehicles per household (2001 census). • 70% of Essex is rural and for many areas public transport does not offer an attractive alternative to the private car (e.g. service frequency, destination etc.) • It is acknowledged that previously advised garage dimensions are too small for modern cars (random sample of manufacturer’s specification 2007). • 78% of garages are not used to store vehicles but used for general storage/utility uses instead (Mouchel resident’s study 2007). • Often rear parking courts are used to facilitate the increase in use of wheelie bins and recycling storage containers (working group site visits 2007). 	<ul style="list-style-type: none"> • The Review of the Adopted Local Plan should include policy references which covers parking provision to ensure developments meets National parking standards. • The IIA Framework should ensure design considerations are addressed.

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	<ul style="list-style-type: none"> • Parking bays are of an inadequate size for modern vehicle (working group site visits 2007, random sample of manufacturer's specification 2007). • Parking Courts are often poorly located and designed as well a unattractive and not secure (working group site visits 2007), • Parking courts must have easy and direct access to dwellings. • Setbacks from garages and gates lead to vehicles parking in front of garages and blocking footways (working group site visits 2007, random sample of manufacturer's specification 2007). 	
Water Resources East (2022) The Emerging Water Resources Regional Plan for Eastern England		
<p>The document provides the strategic context and approach for addressing water demand challenges and states that: "The entire Eastern England is now classified as 'seriously water stressed'. It is short of water now and if nothing changes that shortage will get worse" and that: "Essentially, we are facing a climate and biodiversity crisis with water being the visible sign of this crisis. This emerging regional plan contains the seeds to help address the water crisis in Eastern England, in coexistence with the national context."</p> <p>In respect of new housing development, the document notes that "While future water demand drivers from population and housing growth are significant, these could be largely offset through demand management measures such as leakage reduction and a focus on household and non-household water efficiency, enabled by an increase in measures such as smart metering. However, the assumption that this increase can be offset is dependent on changing current behaviours of water users, supported by policies, regulation and interventions that make it easy to act to reduce water usage."</p>	No specific targets or indicators	<ul style="list-style-type: none"> • The Review of the Adopted Local Plan should include policies which address water supply and demand issues, particularly in respect of new development. • The IIA Framework should ensure water resource considerations are addressed.
Crime Commissioner for Essex (2021) Police and Crime Plan 2021-2024		
This plan is a short document that sets out how the Essex police force will tackle crime and what priority areas they have.	<p>The Police and Crime Plan for Essex 2021-2024 has the following priorities:</p> <ul style="list-style-type: none"> • Further investment in crime prevention • Reducing drug driven violence 	<ul style="list-style-type: none"> • The Review of the Adopted Local Plan should seek to tackle crime and create safe spaces from people to live and work.

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<p>Their priorities are to prevent, investigate and tackle:</p> <ul style="list-style-type: none"> • violence in all its forms • online crime • anti-social behaviour • gangs and organised crime • safety/crime on the roads • domestic abuse • burglary <p>They also have an aim to support and protect:</p> <ul style="list-style-type: none"> • children and vulnerable people • victims of crime • visibility in communities 	<ul style="list-style-type: none"> • Protecting vulnerable people and breaking the cycle of domestic abuse • Reducing violence against women and girls • Improving support for victims of crime • Protecting rural and isolated areas • Preventing dog theft • Preventing business crime, fraud and cyber crime • Improving safety on our roads • Encouraging volunteers and community support • Supporting our officers and staff • Increasing collaboration 	<ul style="list-style-type: none"> • The IIA Framework should ensure community safety considerations are addressed.
Essex School Organisation Service (2022) 10 Year Plan – Meeting the demand for mainstream school places in Essex		
<p>This document contains a series of forecasts and plans split over the following areas, which state what the areas school capacity should be and what needs to be done in the future to ensure enough school places are created:</p> <ul style="list-style-type: none"> • Mid Essex • North East Essex • South Essex • West Essex 	<p>No specific targets or indicators</p>	<ul style="list-style-type: none"> • The Review of the Adopted Local Plan should seek to ensure it provides for enough school places over its lifetime. • The IIA Framework should ensure education considerations are addressed.
Essex School Organisation Service (2022) Garden Communities and Planning School Places		
<p>This document seeks to identify the number of school places needed in the regions garden communities/potential garden communities that could be created in the future.</p>	<p>No specific targets or indicators</p>	<ul style="list-style-type: none"> • The Review of the Adopted Local Plan should seek to ensure it provides for enough school places over its lifetime. • The IIA Framework should ensure education considerations are addressed.
Essex Wildlife Trust (2013) Living Landscapes – A Vision for the Future of Essex		
<p>The Living Landscapes' vision is to restore, recreate and reconnect wildlife habitats including SSSIs, Local Wildlife Sites and Nature Reserves, so that the species living within them can move through the landscape more easily, and continue to survive and thrive long into the future.</p>	<p>Essex used to be a wildlife-rich county. The county had many wildflower meadows; we have lost over 90% of them. Since 1930 we have lost 72% of our coastal marsh. Skylark numbers halved between 1969 and 1991 and the Song Thrush has declined by 73% since the mid 1970s.</p>	<ul style="list-style-type: none"> • The Review of the Adopted Local Plan should seek to protect and enhance local wildlife habitats • The IIA Framework should include objectives and / or guide questions relating to the conservation and enhancement wildlife habitats.

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Geo Essex (2013) Essex Local Geodiversity Action Plan		
This document provides guidance on Essex's geodiversity, which has a number of aspects that are unique to the region.	No specific targets or indicators	<ul style="list-style-type: none"> The Review of the Adopted Local Plan should seek to protect and conserve the geodiversity of the region The IIA Framework should ensure geodiversity considerations are addressed.
Highways England (2021) A12 Chelmsford to A120 widening - public consultation		
Proposals relating to the enhancement of A12, from Boreham Interchange to Marks Tey. Including consideration of the following topics relating to the scheme: Environment; Traffic; Walking, cycling and horse riding; Safety and operations; Economic growth; Property and landowners; Bypassed routes and other side roads; Construction	No specific targets or indicators	<ul style="list-style-type: none"> The Review of the Adopted Local Plan should take into account the implications of this investment for matters such as traffic flows, congestion and attractiveness of the area to inward investment.
South East Local Enterprise Partnership (2014) Growth Deal and Strategic Economic Plan		
<p>The Economic Plan outlines the opportunities and challenges across the South East LEP area. It provides the economic context and outlines the LEP's approach to creating the conditions for growth across the following themes:</p> <ul style="list-style-type: none"> Building on our economic strengths Boosting our productivity Improving our skills Building more houses and re-building confidence Investing in our transport growth corridors/areas 	<p>The Economic Plan sets out the LEPs ambition to:</p> <ul style="list-style-type: none"> enable the creation of 200,000 sustainable private sector jobs over the decade to 2021, an increase of 11.4% since 2011; complete 100,000 new homes by 2021, which will entail, over the seven years, increasing the annual rate of completions by over 50% by comparison with recent years; and, lever investment totalling £10 billion, to accelerate growth, jobs and homebuilding. 	<ul style="list-style-type: none"> The Review of the Adopted Local Plan should support the delivery of the Strategic Economic Plan. The IIA Framework should include objectives/guide questions relating to the promotion of economic development, skills, investment in transport infrastructure and housing.
South East Local Enterprise Partnership (2015) Rural Strategy 2015-2021		
This strategy seeks to improve the rural economy of Essex. It also seeks to grow the rural economy and ensure it remains a mixture of traditional and new/innovative employment opportunities. It also seeks to increase the amount of affordable housing in rural areas.	No specific targets or indicators.	<ul style="list-style-type: none"> The Review of the Adopted Local Plan should improve the rural economy of Essex and increase the amount of affordable housing in the rural area. The IIA Framework should include objective/guide questions relating to improving the economy and housing.
Local Plans and Programmes (including neighbouring local authorities)		
Braintree, Brentwood, Chelmsford, Maldon and Uttlesford Councils (2006) Landscape Character Assessments		

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<p>These documents contain the Landscape Character Assessments for the Braintree, Brentwood, Chelmsford, Maldon and Uttlesford Council areas, which provide important local landscape character information.</p>	<p>No relevant targets</p>	<ul style="list-style-type: none"> The Review of the Adopted Local Plan should take note of the identified landscape characters that exist within the region and ensure it supports them. The IIA Framework should have objectives/guide questions relating to landscape.
<p>Braintree District Council (2011) Core Strategy</p>		
<p>The Core Strategy sets out strategic growth locations and the level of provision that should be made for future housing in each of the towns, key service villages and other villages in the District.</p> <p>The Core Strategy sets out the overall target for job provision in the District between 2001 and 2026, as well as identifying strategic employment allocations.</p> <p>The Core Strategy identifies broad areas of growth for town centre retailing and regeneration.</p>	<p>No relevant targets identified.</p>	<ul style="list-style-type: none"> There is potential for interaction between the Core Strategy and the Review of the Adopted Local Plan which could lead to cumulative effects.
<p>Braintree District Council (2014) Site Allocations and Development Management Plan</p>		
<p>The pre submission site allocations plan shows the location of smaller non-strategic site allocations needed to meet the Council's Core Strategy required level of housing development up to 2026.</p> <p>The ADMP has reviewed existing employment sites in accordance with the NPPF requirements and identifies which employment sites in current or recent use, should be protected for employment uses, and which should instead be allocated for housing, retail or other purposes.</p>	<p>No relevant targets identified.</p>	<ul style="list-style-type: none"> There is potential for interaction between the emerging Review of the Adopted Local Plan and the Review of the Adopted Local Plan which could lead to cumulative effects.
<p>Braintree District Council (2021) Local Plan 2013-2033 Section 1</p>		
<p>Section 1 of the Local Plan provides strategic objectives and goals for the Braintree region, with Section 2 currently being reviewed to see if it can be adopted.</p>	<p>The following housing requirements per annum have been established by this plan:</p> <ul style="list-style-type: none"> Braintree: 716 Colchester: 920 Tendring: 550 	<ul style="list-style-type: none"> The Review of the Adopted Local Plan should be in accordance with the objectives and policies of this plan and not compromise its ambitious house building targets.

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<p>Section 1 also provides planning policies that outline to developers what is considered acceptable development. The Section 1 plan is underpinned by support for sustainable development in-line with the NPPF.</p> <p>Section 1 also covers the areas of Colchester and Tendring.</p>	<p>The total minimum housing requirements for the plan period 2013-2033:</p> <ul style="list-style-type: none"> • Braintree: 14,320 • Colchester: 18,400 • Tendring: 11,000 • Total over the three areas: 43,720 	
Brentwood District Council Local Plan 2016-2033		
<p>The Plan sets out policies, proposals and site allocations to guide future development in the Borough. It will enable the Council to manage growth while protecting key areas, including:</p> <ul style="list-style-type: none"> • Housing and economic growth requirements; • Retail, leisure and other commercial development; • Infrastructure for transport and utilities (such as energy, telecoms, and water); • Local community facilities (such as local shops, schools and healthcare); • Conservation and protection of the natural and historic environment; and • Climate change and provision of renewable energy. 	<p>No relevant targets identified.</p>	<ul style="list-style-type: none"> • There is potential for interaction between the Local Plan and the Review of the Adopted Local Plan which could lead to cumulative effects.
Chelmsford City Council (2004) Historic Environment Characterisation Project		
<p>The report reveals the sensitivity, diversity and value of the historic environment resource within the local authority areas. The report should facilitate the development of positive approaches to the integration of historic environment objectives into spatial planning.</p>	<p>No specified targets or indicators.</p>	<ul style="list-style-type: none"> • The Review of the Adopted Local Plan should facilitate development whilst protecting the historic fabric of Chelmsford. • The IIA Framework should include objectives/guide questions that relate to Chelmsford's historic environment.
Chelmsford City Council (2004) Chelmsford Parks and Green Spaces Strategy 2004-2014		
<p>The vision of the Strategy is:</p>	<p>No measurable targets.</p>	<ul style="list-style-type: none"> • The Review of the Adopted Local Plan should include policies that contribute to the maintenance and provision of parks and green

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<p><i>“Chelmsford’s green spaces belong to local people. They should be safe, cherished and accessible to all; managed for the future in order to co-ordinate and balance the needs of various interest groups fairly, and to achieve an ever-improving quality of life for all our residents and visitors”.</i></p>		<p>spaces in Chelmsford. In particular, the Council should consider appropriate standards of green space to be provided with new development, the quality of linkages and accessibility of them and the necessity of securing appropriate management regimes.</p> <ul style="list-style-type: none"> • The IIA Framework should ensure adequate coverage of parks and green spaces.
<p>Chelmsford City Council (2005) Nature Conservation Reference Guide for Chelmsford Borough</p>		
<p>This report evaluates the existing network of important wildlife sites as part of the ongoing Review of the Adopted Local Plan process. It aims to identify important Wildlife Sites and to describe the wildlife resource we have in the county as a whole.</p>	<p>No relevant targets or indicators.</p>	<ul style="list-style-type: none"> • The Review of the Adopted Local Plan should consider how it can contribute to the protection of the City’s wildlife sites. • The IIA Framework should include objectives/and or guide questions which help protect existing wildlife resources.
<p>Chelmsford City Council (2008) Community Plan – Chelmsford Tomorrow Vision 2021</p>		
<p>The Community Plan priorities are:</p> <ul style="list-style-type: none"> • Maintaining a safe community • Improving our local environment • Meeting local transport needs • Providing the best opportunities for learning and personal development • Providing stable employment and improved prosperity • Enhancing healthy living • Promoting culture as the key to our future 	<p>Several targets are identified under the five themes of:</p> <ul style="list-style-type: none"> • Managing Growth; • Environmental Protection and Enhancement; • Balanced Communities; • Quality of Life; and • Economic Prosperity. 	<ul style="list-style-type: none"> • The Community Plan is now dated. However, its priorities should help to inform the IIA Framework and Review of the Adopted Local Plan.
<p>Chelmsford City Council (2010) Private Sector Housing Strategy 2010-2015</p>		
<p>The overall aim of the strategy is to improve housing conditions both in terms of standards, accessibility, energy efficiency and to encourage a thriving private rented sector by recognising landlords that are operating an excellent business whilst also using enforcement action against landlords and owners whose properties pose a health and safety risk to occupiers.</p> <p>The following priorities are identified:</p> <ul style="list-style-type: none"> • self help by way of loans and creating further capacity through the 	<p>The Strategy identifies a number of actions.</p>	<ul style="list-style-type: none"> • The Review of the Adopted Local Plan should include policies that seek to support a thriving private rented sector.

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<p>development of suitable equity release options.</p> <ul style="list-style-type: none"> • actions to address risks that cause 'falls' in homes and cold homes. • wherever possible bring homes up to the Decent Homes Standard when assessing for loan assistance to prevent further decline of stock condition. • run awareness campaigns to areas of properties shown to be most likely to have poor conditions. • actively promoting energy savings measures. • targeting work around fuel poverty. • increasing standards in the private rented sector. • re-licensing of Houses in Multiple Occupation and implementation of a rolling three year inspection programme recognising higher level of risk in this area. • improving the Disabled Facility Grant process for customers. • planning with Registered Social Landlords and other partner organisation for the anticipated growing demand for Disabled Facility Grants as our population ages. • increased intervention on empty homes if numbers continue to increase. 		
Chelmsford City Council (2011) Chelmsford Town Centre Public Realm Strategy		
<p>The Public Realm Strategy aims to provide a coordinated design vision and programme for the routes, streets and spaces within the town centre. The core objectives identified to create a good public realm are:</p> <ul style="list-style-type: none"> • Optimise public use; • Public safety; 	<p>The SPD sets out a number of practical objectives for Chelmsford to meet the core objectives which are outlined below:</p> <ul style="list-style-type: none"> • Identify streets and spaces which require action; • Set out a programme of works with priorities identified based on condition, regeneration impact and connection with other improvement programmes; • Complement the transport and development strategy for the town centre; • Complement the cultural strategy; • Help provide access to development sites to enable new residential development; 	<ul style="list-style-type: none"> • The Review of the Adopted Local Plan should seek to provide policies to promote and manage growth within the City Centre. • The IIA Framework should include guide questions relating to the City Centre.

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<ul style="list-style-type: none"> Ease of pedestrian mobility and accessibility; Sustainable transport; Conservation and character enhancement; Enable development of key sites; Economic investment; High quality good-looking spaces. 	<ul style="list-style-type: none"> Aid funding bids and to assist attracting further investment in the town centre; Facilitate community engagement, to respond to local needs and preferences; Guide project design and implementation to meet objectives and obtain value for money; Ensure a joined-up approach to the town centre public realm; Secure use of a sustainable palette of surface materials, plants and street furniture. 	
Chelmsford City Council (2012) Allotment Strategy		
This strategy places importance on the maintenance and expansion of the region's allotments, which provides great places to grow food and offer green spaces for people and local biodiversity.	No specific targets or indicators	<ul style="list-style-type: none"> The Review of the Adopted Local Plan should consider how it could improve allotments. The IIA Framework should ensure health and well-being considerations are addressed.
Chelmsford City Council (2012) Be Moved - Chelmsford Sport & Arts Strategy 2012-16		
<p>The Strategy sets out the following vision: <i>"To encourage people who live, work & visit Chelmsford to get actively involved in sport & arts, to support local organisations and to develop the City's high quality of life & reputation in the East of England"</i></p> <p>The 5 goals for the Council's Leisure and Cultural Services to work towards are as follows:</p> <ul style="list-style-type: none"> To promote health and wellbeing To build an Olympic and Paralympic legacy To facilitate community initiatives to enrich society To deliver a high quality and varied programme of sport and arts To ensure our services are right for you 	The Strategy includes a range of actions and targets relating to sports and arts.	<ul style="list-style-type: none"> The Review of the Adopted Local Plan should promote sport and arts. The IIA Framework should include guide questions that seek to retain and enhance the Council's local sports and arts facilities.
Chelmsford City Council (2012) Meeting the needs of Older People: A Strategy for Older People in Chelmsford		
The Strategy sets out the following priorities for older people: <ul style="list-style-type: none"> improving communications and information 	No targets identified.	<ul style="list-style-type: none"> The Review of the Adopted Local Plan should seek to ensure that development meets the needs of older people.

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<ul style="list-style-type: none"> supporting older people living in their own home helping older people to improve their health and wellbeing improving transport, mobility and access for older people 		<ul style="list-style-type: none"> The IIA Framework should include a specific guide question relating to meeting the needs of older people.
Chelmsford City Council (2012) Public Health Strategy		
<p>The Strategy's vision for public health is: <i>'Where all individuals and families are able to pursue healthy, ambitious and prosperous lives. Where active and responsible citizens work together with healthcare providers and local institutions to help tackle detrimental health-related behaviour, reduce health inequalities, and tackle pockets of deprivation to improve the health and wellbeing of the whole community.'</i></p>	No targets or indicators.	<ul style="list-style-type: none"> The IIA Framework should include objectives that promote public health.
Chelmsford City Council (2013) Chelmsford Biodiversity Action Plan 2013-17		
<p>The objective of the BAP is to ensure the long-term survival of the biodiversity and to seek opportunities to increase the amount of suitable habitat by improving the management of existing areas and seeking habitat creation where appropriate.</p> <p>Specifically objectives with a spatial implication are:</p> <ul style="list-style-type: none"> Identify key wildlife sites and corridors; Ensure biodiversity is enhanced through the development of sustainable communities; Maintain and enhance key wildlife sites; Protect sites which include ancient unimproved grassland; Protect and support rivers, streams and associated habitats, reservoirs and gravel pits; 	<p>Targets include:</p> <ul style="list-style-type: none"> Identify and declare LNRs to above English Nature minimum standards; Manage sites that include ancient unimproved grassland; Ensure the protection of the water vole; Pursue schemes to create large areas of standing water; Maintain the distribution of ponds; Create new heathland; Ensure consideration of hedgerows in development control; Promote the management of field margins favouring EBAP species; and Continued protection of coastal grazing marsh. 	<ul style="list-style-type: none"> The Review of the Adopted Local Plan should consider policies to protect, maintain and enhance wildlife sites and other natural habitats. The IIA Framework should include specific objectives relating to the conservation of habitats and species.

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Key objectives relevant to the Review of the Adopted Local Plan & IIA	Key targets and indicators relevant to the Review of the Adopted Local Plan and IIA	Commentary (how the IIA Framework should incorporate the documents' requirements)
<ul style="list-style-type: none"> • Ensure ponds are surveyed, particularly for GCN when development proposed; • Secure the integrity of heathland and acid grassland. Safeguard Black Poplars; • Halt loss of species rich and ancient hedgerows; and • Ensure retention and management of ancient woodland. 		
Chelmsford City Council (2013) Building for Tomorrow SPD		
<p>This SPD provides guidance on sustainable design in relation to:</p> <ul style="list-style-type: none"> • Assessing the environmental performance • The location of development and sustainable travel • Working with nature – enhancing biodiversity • Managing surface water run-off • Reducing energy demand and carbon dioxide emissions • Using low carbon or renewable energy technologies • Conserving water resources • Selecting construction materials with low environmental impact • Managing construction site pollution and waste 	<p>The SPD identifies the Council's expectations in respect of development performance.</p>	<ul style="list-style-type: none"> • The Review of the Adopted Local Plan should promote sustainable design and construction. • The IIA Framework should include guide questions relating to sustainable design and construction.
Chelmsford City Council (2021) Planning Obligations SPD		
<p>This Planning Obligations Supplementary Planning Document (SPD) sets out the City Council's approach towards seeking planning obligations when considering planning applications. It identifies topic areas where planning obligations may be applicable depending on the scale of development, and the possible planning contributions which would fall to be applicable to the different thresholds identified.</p>	<p>Policy DC31 requires that in new developments of 15 dwellings or more or residential sites of 0.5 hectare or more and within small rural Defined Settlements of 5 dwellings or more, provision is made for 35% of the total number of dwellings to be in the form of affordable housing. The 35% applies across the whole development; it does not only apply to the part of the development above the threshold.</p>	<ul style="list-style-type: none"> • The Review of the Adopted Local Plan should seek to meet needs for affordable housing and include revised affordable housing requirements/thresholds. • The IIA Framework should include guide questions relating to the provision of affordable housing.
Chelmsford City Council (2014) Chelmsford Air Quality Management Plan		

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<p>The Council's 2014 Air Quality Progress Report sets out the following summary of previous air quality assessments undertaken for the Council:</p> <ul style="list-style-type: none"> • A Detailed Assessment concluded that the annual mean objective for NO₂ would not be met by 2005. The Council declared an Air Quality Management Area on 1st December 2005 at Army Navy Roundabout; • In October 2012, the AQMA was amended to reduce the size, based on the Detailed Assessment completed in 2010 and monitoring results from 2010 and 2011. • The 2013 Progress Report showed confirmed that all monitoring locations with relevant exposure were meeting the Air Quality Objectives • The 2014 Progress Report shows that Chelmsford City Council has measured an exceedance of the Air Quality Objectives for Nitrogen Dioxide within the existing AQMA. • Chelmsford City Council has not identified any other pollutant that may be exceeding the Air Quality Objectives. 	<p>The Council's overall aim is to reduce the harmful the level of NO₂ within the AQMA.</p>	<ul style="list-style-type: none"> • The Review of the Adopted Local Plan should consider how it can contribute to the air quality management. This could be through the promotion of sustainable forms of travel, and the location of new development in area of good accessibility. • The IIA Framework should include objectives/guide questions relating to air quality.
Chelmsford City Council (2015) Chelmsford Museums Forward Plan 2015-2017		
<p>The development plan for 2015-2017 will focus on the following key issues:-</p> <ul style="list-style-type: none"> • To retain accredited status with Arts Council England for both the Chelmsford Museum and the Essex Regiment Museum. • To provide quality permanent and temporary exhibitions • To build a sustainable economic framework for Chelmsford Museums for the future 	<p>No targets or indicators.</p>	<ul style="list-style-type: none"> • The Review of the Adopted Local Plan should include policies that seek to support museums. • The IIA Framework should ensure cultural considerations are addressed.

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Key objectives relevant to the Review of the Adopted Local Plan & IIA	Key targets and indicators relevant to the Review of the Adopted Local Plan and IIA	Commentary (how the IIA Framework should incorporate the documents' requirements)
<ul style="list-style-type: none"> To provide excellent customer care for all our visitors To increase participation in Chelmsford Museums by all sectors of the community To provide excellent collections management To continue to respond to initiatives aimed at developing the future development of Sandford Mill as a local visitor destination 		
Chelmsford City Council (2022) Housing Strategy 2022-2027		
The Statement sets out the Council's aim is to address the housing needs of all Chelmsford residents so everyone can reasonably aspire to having a home that meets their needs.	Strategic priorities are: <ul style="list-style-type: none"> Increasing the supply of affordable homes with a focus on larger units Increasing the supply of affordable homes from the existing housing stock Support landlords and tenants of rented homes Enabling the right supply of specialist housing to meet local need Developing effective partnerships 	<ul style="list-style-type: none"> The Review of the Adopted Local Plan should seek to deliver housing to meet local needs. The IIA Framework should include a specific objective relating to the delivery of housing to meet local needs.
Chelmsford City Council (2015) Tree Management Policy		
The Policy includes a range of objectives relating to tree management.	No targets identified.	The Review of the Adopted Local Plan should include policies relating to tree management.
Chelmsford City Council (2016) Local Wildlife Site Review		
The principal objective of this review is to update the local wildlife site network within the Chelmsford City administrative area in the light of changes in available knowledge and by application of the current site selection criteria for Essex, published January 2010 and with minor terminology updates dated January 2016. This updated information can contribute to a robust evidence base as required of each local authority.	The review requests that each Local Wildlife Site should be visited every year, to monitor its condition, identify threats and to increase our knowledge of the plants and animals present.	The IIA Framework should include objectives to maintain and enhance biodiversity open space.
Chelmsford City Council (2016) Chelmsford Open Space Study 2016 – 2036		
The aims of the Study are to: <ul style="list-style-type: none"> Provide an audit of existing open space, indoor and outdoor leisure facilities within the City's administrative area and immediate boundaries; 	No targets or indicators	The IIA Framework should include objectives to maintain and enhance public open space.

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Key objectives relevant to the Review of the Adopted Local Plan & IIA	Key targets and indicators relevant to the Review of the Adopted Local Plan and IIA	Commentary (how the IIA Framework should incorporate the documents' requirements)
<ul style="list-style-type: none"> • Provide an assessment of these facilities in terms of quantity, quality and accessibility; • Provide a community and stakeholder needs assessment; • Identify gaps in provision, over provision and priority guidelines for future investment; Develop and provide a strategy determining the actions and resources required to guide the City Council's decision making up until 2031. 		
Chelmsford City Council (2017) Chelmsford West End Vision Informal Guidance		
<p>This document provides a vision and guidance for development within the West End. The West End has great development opportunities but also suffers from the following issues that the document hopes to combat:</p> <ul style="list-style-type: none"> • areas of deprivation • segregation from City Centre <p>The above will be addressed by:</p> <ol style="list-style-type: none"> 1. Development of key sites to deliver business uses and residential development, with enhanced cultural and public facilities 2. Reinforced cultural focus and stronger links between cultural and arts functions and local businesses 3. Enhancement of the built environment 4. Engagement with and investment of local businesses in the future direction of the area 5. Continued public realm improvements 	No specific targets or indicators.	<ul style="list-style-type: none"> • The Review of the Adopted Local Plan should seek to improve the West End. • The IIA Framework should ensure economic considerations are addressed.
Chelmsford City Council (2017) Chelmsford Economic Strategy		

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Key objectives relevant to the Review of the Adopted Local Plan & IIA	Key targets and indicators relevant to the Review of the Adopted Local Plan and IIA	Commentary (how the IIA Framework should incorporate the documents' requirements)
<p>The seven strategic priorities are:</p> <ul style="list-style-type: none"> • Delivering enabling infrastructure; • Creating a skilled workforce; • Enhancing the City Centre; • Supporting businesses; • Ensuring a supply of suitable land and premises; and • Developing the rural economy • Targeting priority sectors. 	<p>A report will be produced on an annual basis for the Chelmsford Business Board, based on the seven strategic priorities identified in this Strategy and will detail progress made against these.</p>	<p>The IIA Framework should ensure economic considerations are addressed.</p>
Chelmsford City Council (2018) Management and Maintenance Plan 2018-2022		
<p>This plan seeks to improve the management and maintenance of the open/green spaces of Chelmsford and ensure the following eight key service objectives are achieved:</p> <ol style="list-style-type: none"> 1. A welcoming Place 2. Healthy, Safe and Secure 3. A well maintained and clean Park 4. Environmental Management 5. Biodiversity, Landscape & Heritage 6. Community Involvement 7. Marketing and Communication 8. Management 	<p>No specific targets and indicators.</p>	<ul style="list-style-type: none"> • The Review of the Adopted Local Plan should seek to improve the open and green spaces of the region. • The IIA Framework should contain objectives/guide questions relating to open/green spaces.
Chelmsford City Council (2018) Open Space Study 2016–2036		
<p>The aims of the Study are to:</p> <ul style="list-style-type: none"> • Provide an audit of existing open space, indoor and outdoor leisure facilities within the City's administrative area and immediate boundaries; • Provide an assessment of these facilities in terms of quantity, quality and accessibility; • Provide a community and stakeholder needs assessment; • Identify gaps in provision, over provision and priority guidelines for future investment; Develop and provide a strategy determining the actions and resources required to 	<p>No targets or indicators</p>	<ul style="list-style-type: none"> • The Review of the Adopted Local Plan should seek to improve the open spaces of the region. • The IIA Framework should include objectives to maintain and enhance public open space.

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Key objectives relevant to the Review of the Adopted Local Plan & IIA	Key targets and indicators relevant to the Review of the Adopted Local Plan and IIA	Commentary (how the IIA Framework should incorporate the documents' requirements)
guide the City Council's decision making up until 2031.		
Chelmsford City Council (2019) Homelessness and Rough Sleeping Strategy 2019-2024		
<p>This strategy seeks to address and tackle the issues that cause people to be homeless. It also seeks to support the homeless and rough sleepers. Its main aims are:</p> <ul style="list-style-type: none"> To increase the number of households that are prevented from becoming homeless To increase the involvement of other agencies supporting the Council to prevent homelessness To increase choice and options for those at risk of homelessness To improve the quality and reduce the cost of temporary accommodation 	To reduce homelessness within the region.	<ul style="list-style-type: none"> The Review of the Adopted Local Plan should seek to address homelessness and rough sleepers.
Chelmsford City Council (2020) Chelmsford Local Plan 2013-2036		
<p>This plan contains the planning policies for the Chelmsford area. It fundamentally establishes what development will be considered acceptable and where development should be located. It is underpinned by a vision in which Chelmsford will continue to grow and be an excellent place to live, work and spend leisure time. The document is also underpinned by the following strategic policies:</p> <ul style="list-style-type: none"> Strategic Priority 1 - Ensuring sustainable patterns of development Strategic Priority 2 - Meeting the needs for new homes Strategic Priority 3 - Fostering growth and investment and providing new jobs Strategic Priority 4 – Protecting and enhancing retail, leisure and commercial development 	Annual Monitoring Report	There is potential for interaction between the emerging Review of the Adopted Local Plan and the Review of the Adopted Local Plan which could lead to cumulative effects.

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<ul style="list-style-type: none"> • Strategic Priority 5 - Delivering new and improved strategic infrastructure • Strategic Priority 6 - Delivering new and improved local infrastructure • Strategic Priority 7 - Protecting and enhancing the Natural and Historic Environment, and the Green Belt • Strategic Priority 8 - Creating well designed and attractive places, and promoting healthy communities • Strategic Priority 9 – Reinforcing Chelmsford's regional role as 'Capital of Essex' 		
Chelmsford City Council (2019) Health and Wellbeing Plan		
<p>A strategy for improving the health and wellbeing of people in Chelmsford and reducing health inequalities. The Plan identifies population needs, key priorities, and actions we will take to address them as part of a wide system of partners. Five priorities are identified:</p> <ol style="list-style-type: none"> 1. Partnership working 2. A focus on prevention of ill health and early intervention 3. Increase communication and making use of technology 4. Improve mental health and wellbeing 5. Effective health service and self-care 	<p>Detailed actions by theme are set out, relating to the City Council's remit through promoting:</p> <ul style="list-style-type: none"> A safer and greener place Fairer and inclusive growth Healthy, active and enjoyable lives Connected Chelmsford 	<p>The IIA Framework should reflect these priorities and actions for promoting health and well-being.</p>
Chelmsford City Council (2024) Our Chelmsford, Our Plan		
<p>Sets out our priorities which will improve the lives of residents with new priorities under four themes.</p> <ol style="list-style-type: none"> 1. A fairer and more inclusive Place Promoting sustainable and environmentally responsible growth to stimulate a vibrant, balanced economy, a fairer society and providing more housing of all types. 2. A safer and greener place 3. Creating a distinctive sense of place, making the area more attractive, promoting its green credentials, and 	<p>Contains an extensive list of actions and expected outcomes, many of which are directly related to the Review of the Adopted Local Plan.</p>	<p>Ensure that, where appropriate, the IIA Framework covers the four themes within the document and the associated actions and outcomes.</p>

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<p>ensuring that people and communities are safe</p> <p>4. A More Connected Place</p> <ul style="list-style-type: none"> Bringing people together and working in partnership to encourage healthy, active lives, building stronger, more resilient communities so that people feel proud to live, work and study in the area. 		
Chelmsford City Council (2022) Housing Strategy		
<p>Sets out priorities relating to:</p> <ul style="list-style-type: none"> Increasing the supply of affordable homes with a focus on larger units Increasing the supply of affordable homes from the existing housing stock Achieving a better balance of tenures Support for landlords and tenants in the private rented sector Enable the right supply of specialist and supported accommodation Reduce energy consumption Monitoring and Working with Partners 	<p>The Local Plan is identified as a key document in delivering the strategy through identifying the current and future need for homes in Chelmsford and policies that will help provide affordable homes and specialist housing and its delivery through strategic allocations and development management process.</p>	<p>The IIA Framework needs to reflect the Housing Strategy priorities through the identification of measures such as the delivery of affordable housing.</p>
Chelmsford City Council (2020) Climate and Ecological Emergency Action Plan		
<p>Following the declaration by the Council of a Climate and Ecological Emergency on 16 July 2019, the Action Plan is aimed at:</p> <ul style="list-style-type: none"> reducing carbon emissions lowering energy consumption reducing waste and pollution improving air quality greening Chelmsford increasing biodiversity encouraging more sustainable travel choices <p>The numerous specific actions cover all areas of the Council's delivery remit.</p>	<p>Various targets and actions ranging across the Council's delivery remit, including energy efficiency measures and environmental enhancement.</p>	<ul style="list-style-type: none"> The Review of the Adopted Local Plan will play an important role in delivering the Action Plan and the IIA Framework should reflect the established priorities.
Chelmsford City Council (2020) Essex Coast RAMS Strategy and SPD		
<p>The strategy sets out a long-term strategic approach to lessen the impact of local</p>	<p>Delivers the mitigation necessary to avoid significant adverse effects from 'in-combination' impacts of residential development that is anticipated across Essex; thus protecting the</p>	<ul style="list-style-type: none"> Ensure the HRA uses the RAMS Strategy and SPD as the reference point for determining the

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housing development on protected birds along the Essex coast. The Essex RAMS aims to prevent bird and habitat disturbance from recreational activities. It does this through a series of mitigation measures, which encourage all coastal visitors to enjoy their visits responsibly. The SPD supports the Essex RAMS, which sets out how the mitigation measures will be funded.	Habitats (European) sites on the Essex coast from adverse effect on site integrity. All new residential developments within the evidenced Zone of Influence where there is a net increase in dwelling numbers are included in the Essex Coast RAMS. The Essex Coast RAMS identifies a detailed programme of strategic mitigation measures which are to be funded by developer contributions from residential development schemes.	effectiveness of policies and proposals within the Review of the Adopted Local Plan.
Chelmsford City Council (2021) Making Places SPD		
This SPD provides further guidance for developers and decision makers on the design and location of new developments to ensure they are as sustainable and robust as possible.	No specific targets or indicators.	<ul style="list-style-type: none"> The Review of the Adopted Local Plan should seek to improve the built environment through the design and implementation of development. The IIA Framework should ensure economic, social and environmental considerations are addressed.
Chelmsford City Council (2021) Solar Farm Development SPD		
Provides guidance on the national and local policy context for solar developments and the specific issues associated with their siting and construction.	<ul style="list-style-type: none"> National planning policy and guidance and local planning policy relevant to major stand-alone ground mounted solar PV modules (or “solar farm”) developments Local guidance on preparing and submitting planning proposals for solar farm proposals and how planning applications will be considered in light of national and local policy requirements How solar farm developments should be assessed including issues such as landscape sensitivity, heritage, glint and glare, residential amenity, traffic, and biodiversity, and how impacts should be mitigated An overview of the standards required for solar farm developments proposed in Chelmsford to help ensure that the local area and communities are able to benefit as much as possible from solar farm development in Chelmsford Advice on Environmental Impact Assessments (EIA) and undertaking community consultation Practical information on studies and supporting information to be submitted alongside planning proposals, and An overview of locations considered to be preferred areas of search for solar farm proposals and the locations considered to be unsuitable or highly sensitive for solar farm development in Chelmsford. 	<ul style="list-style-type: none"> Ensure that the IIA Framework takes account of the contribution of these developments to sustainable developments within the Local Plan area.
Epping Forest District Council (emerging) Local Plan Review		
Epping Forest is a largely rural district (over 92% Green Belt), The River Lea forms most of the western boundary to the district. The River Roding	No relevant targets identified.	<ul style="list-style-type: none"> There is potential for interaction between the emerging Local Plan Review and the Review of the Adopted Local Plan which could lead to cumulative effects.

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<p>runs north-east to south-west, forming part of the district's eastern boundary between Ongar and Passingford Bridge then running between Loughton and Chigwell.</p> <p>The key natural feature is Epping Forest itself, which runs along the north-west boundary of Buckhurst Hill and Loughton to the southern end of Epping.</p> <p>The A414 is a key east-west route in the county, and this crosses the district from Harlow to Ongar on the way to Chelmsford and the Essex coast.</p>		
Maldon District Council (2017) Local Development Plan 2014-2029		
<p>The LDP covers the whole of the Maldon District Council authority area. This equates to an area of 36,000 hectares which includes 70 miles of coastline.</p> <p>The settlements of Maldon, Heybridge and Burnham-on-Crouch are important drivers to the local economy. They collectively contribute approximately 18,000 jobs, which amounts to approximately two-thirds of all jobs in the District. Historically, Maldon's economy was based on agricultural production, coastal trade and manufacturing. However, in recent decades there has been a shift towards a mixed economy with an increased service sector.</p> <p>The District has strong spatial connections with a number of important growth areas including, the Haven Gateway, the Thames Gateway, London, Chelmsford and the M11 corridor.</p> <p>The District's natural landscape is dominated by the two estuaries and the</p>	<p>No relevant targets identified.</p>	<ul style="list-style-type: none"> There is potential for interaction between the emerging Local Development Plan and the Review of the Adopted Local Plan which could lead to cumulative effects.

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extensive flat and gently undulating alluvial plain along the Rivers Blackwater and Crouch.		
Rochford District Council (2011) Core Strategy		
<p>The District of Rochford is situated within a peninsula between the Rivers Thames and Crouch, and is bounded to the east by the North Sea. The District has land boundaries with Basildon and Castle Point District and Southend-on-Sea Borough Councils. It also has marine boundaries with Maldon and Chelmsford Districts. The District has linkages to the M25 via the A127 and has a direct rail link to London.</p> <p>The District is predominantly rural, which is reflected in the fact that 12,763 hectares are designated as Metropolitan Green Belt. Large areas of the District are of ecological importance, with Sites of Special Scientific Interest totalling 12,986 hectares.</p> <p>The strength of the spheres of influence of the large neighbouring centres of Southend, Basildon and Chelmsford means that traffic is drawn through Rochford District's own centres to them. This not only has an impact on traffic congestion in general, but also engenders concern with regards to air quality within the District's town centres.</p> <p>Particular locations where this is a concern include east of Rayleigh, where commuters to Basildon and Chelmsford are drawn through the centre of Rayleigh; west of Hockley, where those commuting by car to Southend or Chelmsford/Basildon are drawn through the centre</p>	No relevant targets identified.	<ul style="list-style-type: none"> • There is potential for interaction between the Core Strategy and the Review of the Adopted Local Plan which could lead to cumulative effects. • The New Rochford Local Plan consulted on Spatial Options in September 2021.

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of Hockley or Rayleigh, respectively; and east of Rochford, where vehicular movements would inevitably be directed through Rochford's historic centre.		
Rochford District Council (2014) Allocations Plan		
The Core Strategy is the overarching planning policy document of the LDF, which sets out our main issues for the future and the policies which will shape the future development of the District. The Allocations Document sits below the Core Strategy in the LDF. The Allocations document provides a structure for clear, visible, consistent decision making by ensuring that land allocations for different uses are clearly set out. The Allocations Document does not just identify land for residential, educational, and employment development, sites across the District are also set out in this document for protection, including the Green Belt, Local Wildlife Sites, open spaces and the Upper Roach Valley.	No relevant targets identified.	<ul style="list-style-type: none"> There is potential for interaction between the Plan and the Review of the Adopted Local Plan which could lead to cumulative effects.
Safer Chelmsford Partnership (2021) Safer Chelmsford Partnership Strategy 2021/22		
This strategy is underpinned by the following vision: <i>“Creating a safe environment to live, work and visit”</i> Through community engagement and communication, the strategy hopes to reduce crime and increase the safety of Chelmsford.	No relevant targets identified.	<ul style="list-style-type: none"> The Review of the Adopted Local Plan should seek to create a safer Chelmsford. The IIA Framework should contain objective/guide questions relating to safe communities.
South Woodham Ferrers (2021) South Woodham Ferrers Neighbourhood Plan 2020-2036		
The neighbourhood plan for this area is an important planning consideration. It contains 11 policies relating to the Town Centre and eight policies relating to the areas design and character.	No relevant targets identified.	<ul style="list-style-type: none"> The Review of the Adopted Local Plan should be in accordance with the policies of this neighbourhood plan. The IIA Framework should contain objective/guide questions relating to good design.
Uttlesford District Council (emerging) Local Plan		

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<p>The Regulation 18 plan envisages that by 2033, Uttlesford will continue to be one of the most desirable places to live and work in the UK. Uttlesford will be a place where residents choose to live, where communities thrive, are healthy and safe, jobs and services are well connected, places have character and communities create and feel a 'pride of place'. A district of communities where the quality of life is high will be achieved by harnessing the benefits of new technology and promoting a healthy, safe and secure environment, with well-designed new development, sufficient housing and jobs with a good range of facilities.</p>	<p>Provision will be made for about 14,100 net additional dwellings in Uttlesford during the Local Plan period 2011 to 2033. Of this total: 2,468 dwellings have already been built 2011-2016. 1,190 dwellings will be provided on small unidentified windfall sites between 2016-2033. 4,513 dwellings are already identified in outstanding planning permissions at 1 April 2016 in the towns and villages.</p> <p>Provision will be made for a minimum net increase of 14,630 jobs in the period 2011-2033 to maintain a broad balance between homes and jobs and to maintain a diverse economic base.</p>	<ul style="list-style-type: none"> There is potential for interaction between the emerging Uttlesford Local Plan and the Chelmsford Review of the Adopted Local Plan which could lead to cumulative effects.
<p>Village Design Statements (various)</p>		
<p>Village Design Statements consider village character. They provide guidance to ensure that any new development, or any other change, fits in with its local context.</p> <p>A total of 18 Village Design Statements have been prepared in the Chelmsford City Area.</p>	<p>No targets identified.</p>	<ul style="list-style-type: none"> The Review of the Adopted Local Plan should take into account Village Design Statements. The IIA Framework should include specific guide questions relating to the conservation and enhancement of local character.
<p>Writtle (2021) Writtle Neighbourhood Plan 2020-2036</p>		
<p>This neighbourhood plan provides further planning guidance for development within the area of Writtle. The Neighbourhood plan tries to ensure Writtle is a place that has only good, well designed developments within it that accords with Local, National and International standards.</p>	<p>No targets identified.</p>	<ul style="list-style-type: none"> The Review of the Adopted Local Plan should consider the desires of this neighbourhood plan. The IIA Framework does not requirement amendment.
<p>Little Baddow Neighbourhood Plan 2022 - 2036</p>		
<p>The adopted Neighbourhood Plan for Little Baddow was developed by the Little Baddow Parish Council and sets out the local community's aspirations for the village over the period 2022 to 2036 and establishes policies in relation to land use and development</p>	<p>The Neighbourhood Plan sits alongside the Chelmsford Local Plan and the policies in it will be used to influence future planning applications and decisions in the area.</p>	<ul style="list-style-type: none"> The Review of the Adopted Local Plan should consider the desires of this neighbourhood plan. The IIA Framework does not requirement amendment.



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Sandon Neighbourhood Plan 2023 - 2036		
<p>The Sandon Neighbourhood Plan was developed by the Sandon Parish Council with an overall purpose of safeguarding the distinctive character and attributes of the Parish, whilst enabling the parish to grow, maintain a healthy rural economy and change in tune with the shared values of residents</p>	<p>The Neighbourhood Plan will be used by Chelmsford City Council, as the Local Planning Authority, to guide planning decisions in the Parish.</p> <p>This Neighbourhood Plan has been informed by the Chelmsford City Council Local Plan, with key policies of relevance from the Chelmsford Local Plan including Strategic Growth Site Policy 3, Strategic Policy S7, and Strategic Policy S11.</p> <p>The Sandon Neighbourhood Plan identifies a need for approximately eleven units of housing, of which seven would be for affordable rent and four for shared ownership.</p>	<ul style="list-style-type: none"> • There is potential for interaction between the Sandon Neighbourhood Plan and the Review of the Adopted Local Plan which could lead to cumulative effects.
Placeholder for Danbury		

APPENDIX D – KEY SETTLEMENT CHARACTERISTICS

Chelmsford has two major centres; the principal settlement of Chelmsford City in the centre of the local authority area and the town of South Woodham Ferrers to the south east. Beyond these centres, the local authority area is characterised by a number of villages surrounded by open countryside. The adopted Chelmsford Local Plan identifies Chelmsford’s other ‘key service settlements’ as including: Bicknacre; Boreham; Broomfield; Danbury; Galleywood; Great Leighs; Runwell; Stock; and Writtle. This appendix presents a summary of the key characteristics of these settlements. High level constraints mapping for each settlement is also available as a separate document. The City Council area also contains a wide range of smaller service and other settlements.

Key Settlement Characteristics

Settlement	Key Characteristics
Chelmsford	<ul style="list-style-type: none"> The principal settlement within the Council’s administrative area and more broadly within Essex. Chelmsford houses the main administrative, retail and employment uses which include Broomfield Hospital. Chelmsford is also a key recreational and cultural centre being the home of Essex County Cricket Club, museums and other cultural facilities. Benefits from good access to the A12 which is the main trunk road between London and Colchester. Two other significant primary routes are the A130, which runs north-south across Essex, and the A414, which begins as a primary route in Chelmsford but its terminus is Maldon in Essex. Major bus routes concentrate upon the bus station whilst the nearby train station provides frequent services north-east into East Anglia, and south west to London. Economically, Chelmsford has performed strongly in terms of job growth despite the implications of closures by some of the key employers of the preceding ten years such as Marconi. The City employs around 80,000 people. However, the ELR (2023) highlights that the key challenge in the current market is a reported lack of good quality office accommodation coupled with a lack of recent office development supply in the City Centre of Chelmsford to accommodate future employment growth. There are two medium-sized shopping centres, High Chelmer and The Meadows and three retail parks, Riverside, <u>Chelmer Village</u> and the smaller Homelands Retail Park. The ELR (2023) highlights that the City Centre has a strong retail sector with some 125,000 m² of retail floorspace. It performs well against other towns and is attractive to new investors given its socio-economic and demographic composition. There are pockets of deprivation in the Chelmsford urban area including in the wards of Marconi, Patching Hall and St Andrews. Traffic congestion is an issue in parts of the urban area. The character of the Chelmsford’s urban area is defined by the river valleys, the Chelmer and Can which run through it and provide significant areas of greenspace which serve to sub-divide some of the main neighbourhoods. The Green Wedge plays an important role in protecting the character of the area and also have an important green infrastructure function. Green Belt borders the urban area to the south and west which may be a constraint to future growth.

Settlement Key Characteristics

	<ul style="list-style-type: none"> • The rivers and the flood plan are a potentially significant constraint in parts of the urban area. • There are eight conservation areas located within Chelmsford’s main urban area together with a number listed buildings concentrated within them.
South Woodham Ferrers	<ul style="list-style-type: none"> • South Woodham Ferrers is the second largest settlement within the Council’s administrative area and is located to the south east approximately 10-12 km south of Chelmsford. • The town centre consists of around 100 business units. Approximately 45% are retail premises. • The main secondary school in the town is William de Ferrers School. There are also five primary schools: Collingwood, Elmwood, St. Josephs RC, Trinity St. Mary’s C of E and Woodville. • South Woodham Ferrers has good road transport links. The A132 lies to the north of the town, which leads to the A130 (a road linking Chelmsford to Canvey Island) and then into Wickford and to the A127 and A13 in Basildon. The B1012 road connects the town with the Dengie peninsula, including the towns of Burnham and Maldon. The town is also served by South Woodham Ferrers railway station, a station on the single track Crouch Valley Line • The town’s southern boundary is defined by the River Crouch, and the town is surrounded by countryside on its other three sides. The Green Belt is adjacent to the western boundary. • The Crouch Estuary is part of a large SSSI and SPA linking to sites in Maldon and Rochford Districts. These extend around three sides of the town. The area is also defined as a Marine Conservation Zone. • Marsh Farm Country Park is an extensive rural area surrounding three sides of the town including the Washlands. It covers an area of 260 ha of which 180 ha is farmed (fenced-off) and is managed as a traditional grazing marsh. The rest is open to public access. It is a nature reserve as well as a working farm and offers recreation. • The majority of the town lies within Flood Zone 1. However, land beyond its boundary to the east, south and west is within Flood Zones 2 and 3.
Bicknacre	<ul style="list-style-type: none"> • Bicknacre is a village located approximately 2 km to south of Danbury and 5-6 km to the south east of Chelmsford’s main urban area on the B1418 to the south of the A414. • The village has a range of facilities including a primary school, post office, a doctor’s surgery, a church, two public houses, sport facilities and other local services/shops focussing around The Monks Mead parade. • Bicknacre Priory to the north of the village is a designated Scheduled Monument. • A SSSI (Thrift Wood, Woodham Ferrers) is located to the south of the village which consists of a dense wooded area.
Boreham	<ul style="list-style-type: none"> • Boreham is a village located 2-3 km to the north east of Chelmsford’s main urban area to south of the A12 dual carriageway. • Access to the village is taken off Boreham Interchange along the B1137.

Settlement Key Characteristics

	<ul style="list-style-type: none"> • The village is bounded to the north by the A12 and the Bulls Lodge Quarry Mineral Extraction Area lies to the north beyond the carriageway. • The village has a range of local facilities and amenities including a primary school, doctor’s surgery, post office, four public houses, a church, a butcher’s, a pharmacy and a recreational ground. • The Abercorn House neighbourhood centre provides important local services to local residents. These services include a food store, newsagents with post office and hairdressers. There are five small single units as well as a sixth larger food store. • There are two Conservation Areas within the village including a number of listed buildings. One is located around Maltings Cottages and Six Bells to the north east of the village straddling the B1137. The second is located to the southern side of the village around Church Green.
<p>Broomfield</p>	<ul style="list-style-type: none"> • Broomfield lies to the northwest of Chelmsford's main urban area. • The parish covers 747 hectares, the bulk of which is cultivated land, mostly for growing crops but also meadow. • To the east, the parish stretches across the River Chelmer and its associated flood plain, beyond Essex Regiment Way towards Beaulieu Park and New Hall. • The main settlement areas lie alongside Main Road (the B1008) which runs north/south through the Parish. The settlement covers 55 hectares and is bordered by a Green Wedge. • There is one Conservation Area located within the village around Church Green • Broomfield contains the Chelmsford's single biggest employer, Broomfield Hospital, as well as one of Chelmsford's largest secondary schools. •
<p>Danbury</p>	<ul style="list-style-type: none"> • Danbury is a village located 2-3 km to the east of Chelmsford's main urban area and on the A414. The village sprawls to the west, north and east of the A1414 and is centred on the junction of Maldon Road and Mayes Lane. • The village has good links to the local transport network which run along the A414. • The village has a range of local services fronting the A414, two primary schools, a medical centre, a surgery, four dentists, library, post office, five public houses, five sports facilities, five churches and an existing employment area within the settlement boundaries at the Royal British Legion Trading Estate. • There are local neighbourhood centres located at Eves Corner, Maldon Road and Little Baddow Road. • The Danbury village neighbourhood centre is focused around the village green. The centre includes tea rooms, a pharmacy and a hairdresser. Along the busier main road there is a larger food store and convenience newsagents/off licence. • There are dense wooded areas to the south and north of the village and a number of environmentally protected areas in close proximity to the village boundaries. In particular, there is a large SSSI to the south of village (Danbury Common) and two to the northern boundary (Woodham Walter Common and Blake’s Wood and Lingwood Common). • Danbury Country Park to the west of the village is a Registered Park and Garden.

Settlement Key Characteristics

	<ul style="list-style-type: none"> The central and western areas of the village lie within a Conservation Area and there are two Scheduled Monuments included to the south of the A414, Danbury Camp Hill Fort and the Medieval Tile Kiln, north of Eves Corner.
Galleywood	<ul style="list-style-type: none"> Galleywood, is located to the south of Chelmsford’s main urban area. It has good transport links, with easy access to the A12 and in turn to the M25. The major route through the village of Galleywood is the B1007 Stock Road from Chelmsford to the A12 and Billericay. Watchouse Road is an important link between Galleywood and Great Baddow and is the signed route for HGVs serving the Rignals Lane industrial area. The main shopping facility at the junction of Watchouse Road and Skinners Lane comprises nine retail outlets, including a post office within the newsagent convenience store, a butcher, a greengrocer, an off-licence, a chemist, and a hair salon. Barnard Road hosts a range of mixed uses services and facilities. The Galleywood Medical Centre in Barnard Road closed in 2016. Beehive Lane accommodates a Chelmsford City Council’s sports and recreation facility. It is home to Chelmsford Sports Club incorporating separate cricket and hockey clubs. There are three schools in Galleywood. The Essex County Council Infants’ School, and St. Michael’s Church of England Junior School, are on adjacent sites in Barnard Road. Thriftwood School is on Beehive Lane. Galleywood is well served by regular bus services, terminating at the southern end of Barnard Road, to Chelmsford and through to Broomfield Hospital, running at 15 minute intervals during most of the day. Galleywood is entirely enclosed by the Metropolitan Green Belt, consisting mainly of intensively farmed arable land, interspersed with some orchards and a few small patches of woodland. The western side of the village is bounded by Galleywood Common, a mixture of woodland and open grassland that extends over farmland to the parish boundary. The Common is designated a Local Nature Reserve.
Great Leighs	<ul style="list-style-type: none"> Great Leighs is a linear village which runs parallel to the A131 approximately 5-6 km north east of Chelmsford’s main urban area. The village is serviced by two buses which provide public transport linkages to Chelmsford City Centre. The village includes some local services amenities such as a post office, two public houses, a church, a village hall and playing field. It also has one primary school. The village contains two sites of cultural and environmental importance which are Gubbions Hall Scheduled Monument and a Wildlife Trust Nature Reserve located to the north east of the main settlement.
Runwell	<ul style="list-style-type: none"> Runwell is located adjacent to Wickford on the southern boundary of the Council’s administrative area. The village lies 9-10 km south of Chelmsford and to the north of the A132 Runwell Road. The village lies within/adjacent to the Metropolitan Green Belt.

Settlement Key Characteristics

	<ul style="list-style-type: none"> • The village has a number of local facilities including an existing primary school, a dentist, public house, a church and recreational facilities and there are two authorised gypsy sites located to the north east of the village located off Meadow Lane • A wider range of amenities is available within the town of Wickford approximately 0.5 km to the south, with a convenience store within the St Luke’s Park development. • The village has good access to public transport with Wickford train station and a range of bus services being available on the A132 all to the south of the village.
<p>Stock</p>	<ul style="list-style-type: none"> • Stock lies 6-7 km south of Chelmsford and approximately 2-3 km to the north of Billericay in a rural area on the B1007 Stock Road. The settlement is centred round the junctions of High Street and Mill Road around The Square. • The village has a good range of local services and facilities including a post office, primary school, a surgery, four public houses, a library, a Common and four churches. • The Stock neighbourhood centre is focused around The Square which is made up of a number of retail units including a post office/general store and restaurants. • The village is enclosed by the Metropolitan Green Belt. • The central area of the settlement to the north and south of the B1007 is a designated Conservation Area which includes a number of listed buildings such as the All Saints Church and Bear Inn and Farthings located around The Square.
<p>Writtle</p>	<ul style="list-style-type: none"> • Writtle is a village located about 1 km from the edge of Chelmsford’s main urban area. • Access to the village is obtained from the A414 Greenbury Way to the south and the A1060 to the north. • Local services and facilities are catered for in the centre of the village and on the Rollestons Estate which includes a surgery, two schools, pharmacy, dentist, five public houses, library, five sports facilities, a post office, ARU Writtle and a BT depot. • There is an existing travelling show people site and an authorised gypsy and traveller site located to the west of the village. • The village rises from the floodplain at the confluence of two rivers, the Can and the Wid. It is surrounded by a patchwork of fields with ancient and traditional hedgerows, interspersed with small groups of trees. Land to the north, south and west is designated as Metropolitan Green Belt. Land to the east, meanwhile, is a Green Wedge. • The eastern side of the village forms part of a Conservation Area which includes The Green and the All Saints Church. • Aubyns, on the approach to the church, is the only Grade I listed building within the village and there are a number of Grade 2 Listed Buildings within the Conservation Area.

APPENDIX E – DEFINITIONS OF SIGNIFICANCE

Assessment Objective	Guide Questions	Effect	Description	Illustrative Guidance
1. Biodiversity and Geodiversity: To conserve and enhance biodiversity and geodiversity and promote improvements to the multifunctional green infrastructure network.	<ul style="list-style-type: none"> Will it conserve and enhance international and national designated nature conservation sites (Special Areas of Conservation, Special Protection Areas, Ramsars and Sites of Special Scientific Interest) both within and beyond the local authority area? Will it conserve and enhance Local Nature Reserves, Local Wildlife Sites and Ancient Woodland? Will it avoid damage to, and protect, geologically important sites? Will it conserve and enhance priority species and habitats? Will it provide opportunities for new habitat creation or restoration and link existing habitats as part of the development process through Biodiversity Net Gain? Will it enhance ecological connectivity and maintain and improve the multifunctional green infrastructure network? Will it provide opportunities for people to access the natural environment? Will it contribute to Biodiversity Net Gain? 	++	Significant Positive	<p>The policy/proposal would have a positive effect on European or national designated sites, habitats or species (e.g. enhancing habitats, creating additional habitat or increasing protected species populations).</p> <p>The policy/proposal would create new habitat and link it with existing habitats or significantly improve existing habitats to support local biodiversity.</p> <p>The policy/proposal would have major positive effects on protected geologically important sites.</p> <p>The policy/proposal would significantly enhance Chelmsford City Area’s green infrastructure network.</p>
		+	Positive	<p>The policy/proposal would have a positive effect on sub-regional/local designated sites, habitats or species.</p> <p>The policy/proposal would improve existing habitats to support local biodiversity.</p> <p>The policy/proposal would have positive effects on protected geologically important sites.</p> <p>The policy/proposal would enhance Chelmsford City Area’s green infrastructure network.</p>
		0	Neutral	<p>The policy/proposal would not have any effect on the achievement of the objective.</p>
		-	Negative	<p>The policy/proposal would have negative effects on sub-regional or local designated sites, habitats or species (e.g. short term loss of habitats, loss of species and temporary effects on the functioning of ecosystems).</p> <p>The policy/proposal would lead to short-term disturbance of existing habitat but would not have long-term effects on local biodiversity.</p> <p>The policy/proposal would have minor negative effects on protected geologically important sites.</p> <p>The policy/proposal would adversely affect Chelmsford City Area’s green infrastructure network.</p>
		--	Significant Negative	<p>The policy/proposal would have negative effects on European or national designated sites, habitats and/or protected species (i.e. on the interest features and integrity of the site, by preventing any of the conservation objectives from being achieved or resulting in a</p>

Assessment Objective	Guide Questions	Effect	Description	Illustrative Guidance
				long term decrease in the population of a priority species). These effects could not be reasonably mitigated. The policy/proposal would result in significant, long term negative effects on non-designated sites (e.g. through significant loss of habitat leading to a long term loss of ecosystem structure and function). The policy/proposal would have significant negative effects on protected geologically important sites. The policy/proposal would have a significant adverse effect on Chelmsford City Area's green infrastructure network.
		~	No Relationship	There is no clear relationship between the policy/proposal and the achievement of the objective or the relationship is negligible.
		?	Uncertain	The policy/proposal has an uncertain relationship to the objective or the relationship is dependent on the way in which the aspect is managed. In addition, insufficient information may be available to enable an assessment to be made.
2. Housing: To meet the housing needs of the Chelmsford City Area and deliver decent homes.	<ul style="list-style-type: none"> ○ Will it provide a range of housing types to meet the current and emerging need for market and affordable housing? ○ Will it reduce the level of homelessness? ○ Will it help to ensure the provision of good quality, well designed homes which meet the needs of all groups in society? ○ Will it deliver homes of high energy efficiency standards which contribute to the City Area's zero carbon targets? ○ Will it deliver pitches required for Gypsies and Travellers and Travelling Showpeople? ○ Will it deliver independent living housing for older people and people with disabilities? 	++	Significant Positive	The policy/proposal would provide a significant increase to housing supply and would provide access to decent, affordable housing for residents with different needs (e.g. housing sites with capacity for 100 or more units).
		+	Positive	The policy/proposal would provide an increase to housing supply and would provide access to decent, affordable housing for residents with different needs (e.g. housing sites of between 1 and 99 units). The policy/proposal would make use of/improve existing buildings or unfit, empty homes. The policy/proposal would promote high quality design. The policy/proposal would deliver sufficient pitches to meet requirements for Gypsies and Travellers and Showpeople.
		0	Neutral	The policy/proposal would not have any effect on the achievement of the objective.
		-	Negative	The policy/proposal would reduce the amount of affordable, decent housing available (e.g. a net loss of between 1 and 99 dwellings).

Assessment Objective	Guide Questions	Effect	Description	Illustrative Guidance
		--	Significant Negative	The policy/proposal would significantly reduce the amount of affordable, decent housing available.(e.g. a net loss of 100+ dwellings).
		~	No Relationship	There is no clear relationship between the policy/proposal and the achievement of the objective or the relationship is negligible.
		?	Uncertain	The policy/proposal has an uncertain relationship to the objective or the relationship is dependent on the way in which the aspect is managed. In addition, insufficient information may be available to enable an assessment to be made.
3. Economy, Skills and Employment: To achieve a strong and stable economy which offers rewarding and well located employment opportunities to everyone.	<ul style="list-style-type: none"> ○ Will it provide a supply of high quality employment land to meet the needs of existing businesses and attract inward investment? ○ Will it maintain and enhance economic competitiveness and promote the interests of local businesses? ○ Will it help to diversify the local economy? ○ Will it provide good quality, well paid, and accessible employment opportunities that meet the needs of local people and all groups in society? ○ Will it improve the physical accessibility of training and employment opportunities, including childcare provision? ○ Will it support rural diversification and economic development? ○ Will it promote a low carbon economy? ○ Will it reduce out-commuting? ○ Will it contribute to opportunities for home-working? ○ Will it improve access to training to raise employment potential? ○ Will it promote investment in educational establishments? 	++	Significant Positive	The policy/proposal would significantly encourage investment in businesses, people and infrastructure which would lead to a more diversified economy, maximising viability of the local economy and reducing out-commuting (e.g.it would deliver over 1 ha of employment land). The policy/proposal would result in the creation of new educational institutions.
		+	Positive	The policy/proposal would encourage investment in businesses, people and infrastructure (e.g. delivering between 0.1 and 0.99 ha of employment land). The policy/proposal would provide accessible employment opportunities. The policy/proposal would support diversification of the rural economy. The policy/proposal would deliver residential development in close proximity to a major employment site (i.e. within 2,000m walking distance or 30mins travel time by public transport). The policy/proposal would support existing educational institutions. The policy/proposal would support economic growth in the low carbon sector.
		0	Neutral	The policy/proposal would not have any effect on the achievement of the objective.
		-	Negative	The policy/proposal would have negative effects on businesses, the local economy and local employment (e.g. it would result in the loss of between 01 and 0.99 ha of employment land).
		--	Significant Negative	The policy/proposal would have significant negative effects on business, the local economy and local employment (e.g. policy/proposal would lead to the closure or relocation of existing

Assessment Objective	Guide Questions	Effect	Description	Illustrative Guidance
				significant local businesses, loss of employment land of 1 ha or more, or would affect key sectors).
		~	No Relationship	The policy/proposal would result in the loss of existing educational establishments without replacement provision elsewhere within the Chelmsford City Area.
		?	Uncertain	There is no clear relationship between the policy/proposal and the achievement of the objective or the relationship is negligible.
				The policy/proposal has an uncertain relationship to the objective or the relationship is dependent on the way in which the aspect is managed. In addition, insufficient information may be available to enable an assessment to be made.
4. Sustainable Living and Revitalisation: To promote urban renaissance and support the vitality of rural centres, tackle deprivation and promote sustainable living.	<ul style="list-style-type: none"> ○ Will it support and enhance the City of Chelmsford by attracting new commercial investment and reinforcing the City's attractiveness? ○ Will it promote principles of inclusive and age-friendly design? ○ Will it encourage more people to live in urban areas? ○ Will it enhance the public realm, including provision for pedestrians and cyclists? ○ Will it enhance the viability and vitality of South Woodham Ferrers town centre and neighbourhood centres? ○ Will it tackle deprivation in the most deprived areas and reduce inequalities in access to education, employment and services amongst all social groups? ○ Will it maintain and enhance community facilities and services, through co-location, for example? ○ Will it increase access to schools via safe and direct walking and cycling routes, early years and childcare and colleges? ○ Will it enhance accessibility to key community facilities and services? ○ Will it align investment in services, facilities and infrastructure with growth? ○ Will it contribute to regeneration initiatives? ○ Will it foster social cohesion and good community relations? 	++	Significant Positive	The policy/proposal would significantly enhance the attractiveness of the main urban area of Chelmsford as a place to invest, live, work and visit.
				The policy/proposal would create new, or significantly enhance existing, community facilities and services.
				The policy/proposal would significantly improve social and environmental conditions within deprived areas and support regeneration.
				The policy/proposal would ensure that new residential development is located in close proximity to a wide range of services and facilities (e.g. within 800 m of a wide range of services and/or the City Centre or South Woodham Ferrers town centre).
		+	Positive	The policy/proposal would significantly enhance the vitality and viability of South Woodham Ferrers town centre and/or villages.
				The policy/proposal would enhance the attractiveness of the main urban area of Chelmsford as a place to invest, live, work and visit.
				The policy/proposal would enhance existing community facilities and services.
				The policy/proposal would improve social and environmental conditions within deprived areas.
				The policy/proposal would ensure that new residential development is located in close proximity to some services and facilities (e.g. within 800 m of a key service).
				The policy/proposal would enhance the vitality and viability of South Woodham Ferrers town centre and/or villages.
		0	Neutral	The policy/proposal would not have any effect on the achievement of the objective.

Assessment Objective	Guide Questions	Effect	Description	Illustrative Guidance
		-	Negative	The policy/proposal would undermine the attractiveness of the main urban area of Chelmsford as a place to invest, live, work and visit. The policy/proposal would reduce the accessibility, availability and quality of existing community facilities and services. The policy/proposal would result in new residential development being located away from existing services and facilities (e.g. in excess of 2,000 m from a wide range of services). The policy/proposal would have an adverse effect on the vitality and viability of South Woodham Ferrers town centre and/or villages.
		--	Significant Negative	The policy/proposal would substantially undermine the attractiveness of the main urban area of Chelmsford as a place to invest, live, work and visit leading to an outflow of the population and disinvestment. The policy/proposal would result in the loss of existing community facilities and services without their replacement elsewhere within the Chelmsford City Area. The policy/proposal would have a significantly adverse effect on the vitality and viability of South Woodham Ferrers town centre and villages. The policy/proposal would result in new residential development being inaccessible to existing services and facilities.
		~	No Relationship	There is no clear relationship between the policy/proposal and the achievement of the objective or the relationship is negligible.
		?	Uncertain	The policy/proposal has an uncertain relationship to the objective or the relationship is dependent on the way in which the aspect is managed. In addition, insufficient information may be available to enable an assessment to be made.
5. Health and Wellbeing: To improve the health and well being of those living and working in the Chelmsford City area.	<ul style="list-style-type: none"> ○ Will it avoid locating development where environmental circumstances could negatively impact on people's health? ○ Will it maintain and improve access to multifunctional open space, leisure and recreational facilities for all residents? ○ Will it provide for the management and maintenance of open spaces, such as through Stewardship Agreements? ○ Will it promote healthier lifestyles amongst all residents? 	++	Significant Positive	The policy/proposal would have strong and sustained impacts on healthy lifestyles and improve well-being through physical activity, recreational activity, improved environmental quality, etc. Different groups within the society are taken into consideration. The policy/proposal would ensure that new residential development is located in close proximity to a range of healthcare facilities (e.g. within 800 m of a GP surgery and open space). The policy/proposal would deliver new healthcare facilities and/or open space. The policy/proposal would significantly reduce the level of crime through design and other safety measures.

Assessment Objective	Guide Questions	Effect	Description	Illustrative Guidance
	<ul style="list-style-type: none"> Will it meet the needs of an ageing population and support those with disabilities? Will it align investment in healthcare facilities and services with growth? Will it improve access to healthcare facilities and services? Will it promote community safety and reduce the fear of crime through safe and welcoming open and natural spaces? Will it reduce actual levels of crime and anti-social behaviour? Will it promote design that discourages crime? Will it promote a healthier community food environment such as through opportunities for food growing? 	+	Positive	<p>The policy/proposal would promote healthy lifestyles and improve well-being through physical activity, recreational activity, improved environmental quality, etc. Different groups within the society are taken into consideration.</p> <p>The policy/proposal would ensure that new residential development is located in close proximity to a healthcare facility (e.g. within 800 m of a GP surgery or open space).</p> <p>The policy/proposal would reduce crime through design and other safety measures.</p>
		0	Neutral	<p>The policy/proposal would not have any effect on the achievement of the objective.</p>
		-	Negative	<p>The policy/proposal would reduce access to healthcare facilities and open space.</p> <p>The policy/proposal would deliver residential development in excess of 800 m from a GP surgery and/or open space.</p> <p>The policy/proposal would lead to an increase in reported crime and the fear of crime in the district.</p> <p>The policy/proposal would have effects which could cause deterioration of health.</p>
		--	Significant Negative	<p>The policy/proposal would result in the loss of healthcare facilities and open space without their replacement elsewhere within the Chelmsford City Area.</p> <p>The policy/proposal would lead to a significant increase in reported crime and the fear of crime.</p> <p>The policy/proposal would have significant effects which would cause deterioration of health within the community (i.e. increase in pollution)</p>
		~	No Relationship	<p>There is no clear relationship between the policy/proposal and the achievement of the objective or the relationship is negligible.</p>
		?	Uncertain	<p>The policy/proposal has an uncertain relationship to the objective or the relationship is dependent on the way in which the aspect is managed. In addition, insufficient information may be available to enable an assessment to be made.</p>

Assessment Objective	Guide Questions	Effect	Description	Illustrative Guidance
6. Transport: To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	<ul style="list-style-type: none"> Will it reduce travel demand and the distance people travel for jobs, employment, leisure and services and facilities? Will it reduce out-commuting? Will it encourage a shift to more sustainable modes of transport? Will it encourage walking, cycling and the use of public transport through the provision of connected, attractive and safe routes? Will it help to reduce traffic congestion and improve road safety? Will it allow for people with mobility problems or a disability to access buildings and places? Will it deliver investment in transportation infrastructure that supports growth in the Chelmsford City Area? Will it enhance Chelmsford's role as a key transport node? Will it reduce the level of freight movement by road? 	++	Significant Positive	<p>The policy/proposal would significantly reduce need for travel, road traffic and congestion (e.g. new development is within 400 m walking distance of all services).</p> <p>The policy/proposal would create opportunities/incentives for the use of sustainable travel/transport of people/goods.</p> <p>The policy/proposal would significantly reduce out-commuting.</p> <p>The policy/proposal would support investment in transportation infrastructure and/or services.</p>
		+	Positive	<p>The policy/proposal would reduce need for travel (e.g. new development is within 400m of one or more services).</p> <p>The policy/proposal would encourage the use of sustainable travel/transport of people/goods.</p>
		0	Neutral	<p>The policy/proposal would not have any effect on the achievement of the objective.</p>
		-	Negative	<p>The policy/proposal would increase the need for travel by less sustainable forms of transport, increasing road traffic and congestion.</p> <p>The policy/proposal would deliver new development in excess of 400 m from public transport services/cycle routes.</p>
		--	Significant Negative	<p>The policy/proposal would significantly increase the need for travel by less sustainable forms of transport, substantially increasing road traffic and congestion.</p> <p>The policy/proposal would result in the loss of transportation infrastructure and/or services.</p>
		~	No Relationship	<p>There is no clear relationship between the policy/proposal and the achievement of the objective or the relationship is negligible.</p>
		?	Uncertain	<p>The policy/proposal has an uncertain relationship to the objective or the relationship is dependent on the way in which the aspect is managed. In addition, insufficient information may be available to enable an assessment to be made.</p>
		7. Land Use and Soils: To encourage the efficient use of land and conserve and enhance soils.	<ul style="list-style-type: none"> Will it promote the use of previously developed (brownfield) land and minimise the loss of greenfield land? Will it avoid the loss of best and most versatile agricultural land? 	++

Assessment Objective	Guide Questions	Effect	Description	Illustrative Guidance
	<ul style="list-style-type: none"> Will it reduce the amount of derelict, degraded and underused land? Will it encourage the reuse of existing buildings and infrastructure? Will it prevent land contamination and facilitate remediation of contaminated sites? 	<p>+</p> <p>0</p> <p>-</p> <p>--</p> <p>~</p> <p>?</p>	<p>Positive</p> <p>Neutral</p> <p>Negative</p> <p>Significant Negative</p> <p>No Relationship</p> <p>Uncertain</p>	<p>The policy/proposal would encourage development on brownfield.</p> <p>The policy/proposal would not have any effect on the achievement of the objective.</p> <p>The policy/proposal would result in development on greenfield or would create conflicts in land-use.</p> <p>The policy/proposal would result in the loss of agricultural land.</p> <p>The policy/proposal would result in the loss of best and most versatile agricultural land.</p> <p>The policy/proposal would result in land contamination.</p> <p>There is no clear relationship between the policy/proposal and the achievement of the objective or the relationship is negligible.</p> <p>The policy/proposal has an uncertain relationship to the objective or the relationship is dependent on the way in which the aspect is managed. In addition, insufficient information may be available to enable an assessment to be made.</p>
8. Water: To conserve and enhance water quality and resources.	<ul style="list-style-type: none"> Will it reduce water pollution and improve ground and surface water quality? Will it address issues associated with nutrient loading? Will it reduce water consumption and encourage water efficiency? Will it ensure that new water/wastewater management infrastructure is delivered in a timely manner to support new development? 	<p>++</p> <p>+</p> <p>0</p> <p>-</p>	<p>Significant Positive</p> <p>Positive</p> <p>Neutral</p> <p>Negative</p>	<p>The policy/proposal would lead to a significant reduction of wastewater, surface water runoff and pollutant discharge so that the quality of groundwater and/or surface water would be significantly improved and all water targets (including those relevant to biological and chemical quality) would be met/exceeded.</p> <p>The policy/proposal would lead to a significant reduction in the demand for water.</p> <p>The policy/proposal would support investment in water resources infrastructure.</p> <p>The policy/proposal would lead to a reduction of wastewater, surface water runoff and/or pollutant discharge so that the quality of groundwater or surface water would be improved and some water targets (including those relevant to biological and chemical quality) would be met/exceeded.</p> <p>The policy/proposal would lead to a reduction in the demand for water.</p> <p>The policy/proposal would not have any effect on the achievement of the objective.</p> <p>The policy/proposal would lead to an increase in the amount of waste water, surface water runoff and pollutant discharge so that the quality of groundwater or surface water would be reduced.</p>

Assessment Objective	Guide Questions	Effect	Description	Illustrative Guidance
		--	Significant Negative	<p>The policy/proposal would lead to an increase in the demand for water.</p> <p>The policy/proposal would lead to a significant increase in the amount of wastewater, surface water runoff and pollutant discharge so that the quality of groundwater or surface water would be decreased and water targets would not be met.</p> <p>The policy/proposal would lead to deterioration of the current WFD classification.</p> <p>The policy/proposal would lead to a significant increase in the demand for water placing the Essex Water Resources Zone in deficit over the lifetime of the Essex and Suffolk Water Water Resources Management Plan.</p> <p>The policy/proposal would result in the capacity of existing wastewater management infrastructure being exceeded without appropriate mitigation.</p>
		~	No Relationship	There is no clear relationship between the policy/proposal and the achievement of the objective or the relationship is negligible.
		?	Uncertain	The policy/proposal has an uncertain relationship to the objective or the relationship is dependent on the way in which the aspect is managed. In addition, insufficient information may be available to enable an assessment to be made.
<p>9. Flood Risk: To reduce the risk of flooding to people and property, taking into account the effects of climate change.</p> <ul style="list-style-type: none"> Will it help to minimise the risk of flooding to existing and new developments/infrastructure? Will it manage effectively, and reduce the likelihood of, flash flooding, taking into account the capacity of sewerage systems? Will it discourage inappropriate development in areas at risk from flooding? Will it ensure that new development does not give rise to flood risk elsewhere? Will it deliver multifunctional sustainable urban drainage systems (SUDs) where possible and promote investment in flood defences that reduce vulnerability to flooding? 		++	Significant Positive	The policy/proposal would significantly reduce flood risk to new or existing infrastructure or communities (currently located within the 1 in 100 year floodplain).
		+	Positive	The policy/proposal would reduce flood risk to new or existing infrastructure or communities (currently located 1 in 1000 year floodplain).
		0	Neutral	The policy/proposal would not have any effect on the achievement of the objective. It is anticipated that the policy will neither cause nor exacerbate flooding in the catchment.
		-	Negative	The policy/proposal would result in an increased flood risk within the 1 to 1000 year floodplain.
		--	Significant Negative	The policy/proposal would result in development being located within Flood Zone 2.
		--	Significant Negative	The policy/proposal would result in an increased flood risk within the 1 to 100 year floodplain.

Assessment Objective	Guide Questions	Effect	Description	Illustrative Guidance
				The policy/proposal would result in development being located within Flood Zone 3.
		~	No Relationship	There is no clear relationship between the policy/proposal and the achievement of the objective or the relationship is negligible.
		?	Uncertain	The policy/proposal has an uncertain relationship to the objective or the relationship is dependent on the way in which the aspect is managed. In addition, insufficient information may be available to enable an assessment to be made.
10. Air: To improve air quality.	<ul style="list-style-type: none"> ○ Will it maintain and improve air quality? ○ Will it address air quality issues? ○ Will it avoid locating development in areas of existing poor air quality? ○ Will it minimise emissions to air from new development, such as through the preparation of a sustainable travel plan to reduce car use? ○ Will it provide for electric charging points to support the adoption of electric vehicles? ○ Will it affect air quality at designated sites that are sensitive to air pollution? 	++	Significant Positive	The policy/proposal would significantly improve air quality and result in air quality targets being met/exceeded.
		+	Positive	The policy/proposal would improve air quality.
		0	Neutral	The policy/proposal would not have any effect on the achievement of the objective.
		-	Negative	The policy/proposal would lead to a decrease in air quality.
		--	Significant Negative	The policy/proposal would lead to a significant decrease in air quality.
		~	No Relationship	There is no clear relationship between the policy/proposal and the achievement of the objective or the relationship is negligible.
		?	Uncertain	The policy/proposal has an uncertain relationship to the objective or the relationship is dependent on the way in which the aspect is managed. In addition, insufficient information may be available to enable an assessment to be made.
11. Climate Change: To minimise greenhouse gas emissions and adapt to the effects of climate change.	<ul style="list-style-type: none"> ○ Will it minimise energy use and reduce or mitigate greenhouse gas emissions, assisting realisation of the City Area's emission targets? ○ Will it plan or implement adaptation measures for the likely effects of climate change? ○ Will it maximise the delivery of renewable and low carbon energy generation at site level and district level and reduce dependency on non-renewable sources? ○ Will it promote sustainable design that minimises greenhouse emissions and is adaptable to the effects of climate change? 	++	Significant Positive	The policy/proposal would significantly reduce greenhouse gas emissions from the Chelmsford City Area. The policy/proposal would significantly reduce energy consumption or increase the amount of renewable energy being used/generated.
		+	Positive	The policy/proposal would reduce greenhouse gas emissions from the Chelmsford City Area. The policy/proposal would increase resilience/decrease vulnerability to climate change effects. The policy/proposal would reduce energy consumption or increase the amount of renewable energy being used/generated. The policy/proposal would support/encourage sustainable design.

Assessment Objective	Guide Questions	Effect	Description	Illustrative Guidance
	<ul style="list-style-type: none"> Will it deliver homes and other buildings of high energy efficiency standards which contribute to the City Area's zero carbon targets? 	<p>0</p> <p>-</p> <p>--</p> <p>~</p> <p>?</p>	<p>Neutral</p> <p>Negative</p> <p>Significant Negative</p> <p>No Relationship</p> <p>Uncertain</p>	<p>The policy/proposal would not have any effect on the achievement of the objective.</p> <p>The policy/proposal would lead to an increase in greenhouse gas emissions from the Chelmsford City Area.</p> <p>The policy/proposal would not increase resilience/decrease vulnerability to climate change effects.</p> <p>The policy/proposal would lead to a significant increase in greenhouse gas emissions from the Chelmsford City Area.</p> <p>The policy/proposal would increase vulnerability to climate change effects.</p> <p>There is no clear relationship between the policy/proposal and the achievement of the objective or the relationship is negligible.</p> <p>The policy/proposal has an uncertain relationship to the objective or the relationship is dependent on the way in which the aspect is managed. In addition, insufficient information may be available to enable an assessment to be made.</p>
12. Waste and Natural Resources: To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	<ul style="list-style-type: none"> Will it minimise the demand for raw materials? Will it promote the use of local resources? Will it reduce minerals extracted and imported? Will it increase efficiency in the use of raw materials and promote recycling? Will it result in development within a Minerals Safeguarding Area? Will it reduce waste arisings? Will it increase the reuse and recycling of waste? Will it support investment in waste management facilities to meet local needs? 	<p>++</p> <p>+</p> <p>0</p> <p>-</p> <p>--</p>	<p>Significant Positive</p> <p>Positive</p> <p>Neutral</p> <p>Negative</p> <p>Significant Negative</p>	<p>The policy/proposal would reduce the amount of waste generated through prevention, minimisation and re-use.</p> <p>The policy/proposal would significantly reduce the amount of waste going to landfill through recycling and energy recovery.</p> <p>The policy/proposal would support/encourage investment in waste management facilities.</p> <p>The policy/proposal would reduce the amount of waste going to landfill through recycling and energy recovery.</p> <p>The policy/proposal would encourage the use of sustainable materials.</p> <p>The policy/proposal would not have any effect on the achievement of the objective.</p> <p>The policy/proposal would result in an increased amount of waste going to landfill.</p> <p>The policy/proposal would increase the demand for local resources.</p> <p>The policy/proposal would result in a significantly increased amount of waste going to landfill.</p> <p>The policy/proposal would significantly increase the demand for local resources.</p>

Assessment Objective	Guide Questions	Effect	Description	Illustrative Guidance
				The policy/proposal would result in inappropriate development within a Minerals Safeguarding Area.
		~	No Relationship	There is no clear relationship between the policy/proposal and the achievement of the objective or the relationship is negligible.
		?	Uncertain	The policy/proposal has an uncertain relationship to the objective or the relationship is dependent on the way in which the aspect is managed. In addition, insufficient information may be available to enable an assessment to be made.
13. Cultural Heritage: To conserve and enhance the historic environment, cultural heritage, character and setting.	<ul style="list-style-type: none"> ○ Will it help to conserve and enhance existing features of the historic built environment and their settings, including archaeological assets both above and below ground? ○ Will it tackle heritage assets identified as being 'at risk'? ○ Will it promote sustainable repair and reuse of heritage assets? ○ Will it protect or enhance the significance of designated heritage assets? ○ Will it protect or enhance the significance of non-designated heritage assets? ○ Will it promote local cultural distinctiveness, recognising the diversity of Chelmsford's population? ○ Will it help to conserve historic buildings, places and spaces that enhance local distinctiveness, character and appearance through sensitive adaptation and re-use? ○ Will it improve and promote access to buildings and landscapes of historic/cultural value? 	++	Significant Positive	<p>The policy/proposal would protect and enhance the sites, areas and features of historic, cultural, archaeological and architectural interest with national designations (including their setting).</p> <p>The policy/proposal will make use of historic buildings, spaces and places through sensitive adaption and re-use allowing these distinctive assets to be accessed.</p> <p>The policy/proposal would result in an assets(s) being removed from the At Risk Register.</p>
		+	Positive	<p>The policy/proposal would protect and enhance the sites, areas and features of historic, cultural, archaeological and architectural interest with local designations (including their setting).</p> <p>The policy/proposal will increase access to historical/cultural/archaeological/architectural buildings/spaces/places.</p>
		0	Neutral	The policy/proposal would not have any effect on the achievement of the objective.
		-	Negative	<p>The policy/proposal would lead to deterioration of the sites, areas and features of historic, cultural, archaeological and architectural interest with local designations.</p> <p>The policy/proposal would temporarily restrict access to historical/cultural/archaeological/architectural buildings/spaces/places.</p>
		--	Significant Negative	<p>The policy/proposal would lead to deterioration of the sites, areas and features of historic, cultural, archaeological and architectural interest with national designation or result in the destruction of heritage assets (national or local).</p> <p>The policy/proposal would permanently restrict access to historical/cultural/archaeological/architectural buildings/spaces/places.</p>

Assessment Objective	Guide Questions	Effect	Description	Illustrative Guidance
				The policy/proposal would result in an asset being placed on the At Risk Register.
		~	No Relationship	There is no clear relationship between the policy/proposal and the achievement of the objective or the relationship is negligible.
		?	Uncertain	The policy/proposal has an uncertain relationship to the objective or the relationship is dependent on the way in which the aspect is managed. In addition, insufficient information may be available to enable an assessment to be made.
14. Landscape and Townscape: To conserve and enhance landscape character and townscapes.	<ul style="list-style-type: none"> ○ Will it conserve and enhance landscape character and townscapes? ○ Will it promote high quality design in context with its urban and rural landscape? ○ Will it avoid inappropriate development in the Green Belt and maintain its extent? ○ Will it help to conserve and enhance the Marine Conservation Zone? ○ Will it avoid inappropriate erosion of the Green Wedge? ○ Will it protect tranquil landscapes and areas? 	++	Significant Positive	The policy/proposal would offer potential to significantly enhance landscape/townscape character. The policy/proposal would ensure the long term protection of the Green Belt.
		+	Positive	The policy/proposal would offer potential to enhance landscape/townscape character.
		0	Neutral	The policy/proposal would not have any effect on the achievement of the objective.
		-	Negative	The policy/proposal would have an adverse effect on landscape/townscape character.
		--	Significant Negative	The policy/proposal would have a significant adverse effect on landscape/townscape character. The policy/proposal would result in inappropriate development in the Green Belt or affect the permanence of the Green Belt boundary.
		~	No Relationship	There is no clear relationship between the policy/proposal and the achievement of the objective or the relationship is negligible.
		?	Uncertain	The policy/proposal has an uncertain relationship to the objective or the relationship is dependent on the way in which the aspect is managed. In addition, insufficient information may be available to enable an assessment to be made.

APPENDIX F – APPRAISAL OF DEVELOPMENT REQUIREMENTS AND THE PROPOSED SPATIAL STRATEGY

Key to Appraisals

Score	Description	Symbol
Significant Positive Effect	The preferred option contributes significantly to the achievement of the objective.	++
Minor Positive Effect	The preferred option contributes to the achievement of the objective but not significantly.	+
Neutral	The preferred option does not have any effect on the achievement of the objective	0
Minor Negative Effect	The preferred option detracts from the achievement of the objective but not significantly.	-
Significant Negative Effect	The preferred option detracts significantly from the achievement of the objective.	--
No Relationship	There is no clear relationship between the preferred option and the achievement of the objective or the relationship is negligible.	~
Uncertain	The preferred option has an uncertain relationship to the objective or the relationship is dependent on the way in which the aspect is managed. In addition, insufficient information may be available to enable an appraisal to be made.	?

NB: where more than one symbol/colour is presented in a box it indicates that the appraisal has identified both positive and negative effects. Where a box is coloured but also contains a '?', this indicates uncertainty over whether the effect could be a minor or significant effect although a professional judgement is expressed in the colour used. A conclusion of uncertainty arises where there is insufficient evidence for expert judgement to conclude an effect.

HOUSING REQUIREMENT: 23,326 DWELLINGS, 30 PERMANENT PITCHES FOR GYPSIES AND TRAVELLERS AND 28 PERMANENT PLOTS FOR TRAVELLING SHOWPEOPLE

IIA Objective	Guide Questions	Score	Commentary
<p>1. Biodiversity and Geodiversity: To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.</p>	<ul style="list-style-type: none"> • Will it conserve and enhance international designated nature conservation sites (Special Areas of Conservation, Special Protection Areas and Ramsars)? • Will it conserve and enhance nationally designated nature conservation sites such as Sites of Special Scientific Interest? • Will it conserve and enhance Local Nature Reserves, Local Wildlife Sites and Ancient Woodland? • Will it avoid damage to, and protect, geologically important sites? • Will it conserve and enhance species diversity, and in particular avoid harm to indigenous species of principal importance, or priority species and habitats? • Will it provide opportunities for new habitat creation or restoration and link existing habitats as part of the development process? • Will it enhance ecological connectivity and maintain and improve the green infrastructure network, providing green spaces 	<p>-/?</p>	<p>Likely Significant Effects</p> <p>Within the Chelmsford City Council administrative area (the City Area) there are three European sites: Crouch and Roach Estuaries (Mid-Essex Coast Phase 3) SPA; Crouch and Roach Estuaries Ramsar; and the Essex Estuaries SAC together with four additional sites within approximately 10km. In addition, there are eight Sites of Special Scientific Interest (SSSI) covering an area of 2,412.77 hectares (ha) including the River Ter; Newney Green Pit; Blake's Wood & Lingwood Common; Woodham Walter Common; Danbury Common; Thrift Wood, Woodham Ferrers; Hanningfield Reservoir; and Crouch and Roach Estuaries. There are also six Local Nature Reserves (LNRs) and 150 Local Wildlife Sites (LoWS).</p> <p>It is assumed that residential development would not directly affect these designated sites although housing growth could have indirect negative effects on these assets due to, for example, disturbance arising from increased recreational activity and wild bird and mammal loss from cat predation. However, this would be dependent on the exact location of future development, the proximity of the development to the designated sites and the ease of access to the sites. In this regard, the HRA of the Local Plan highlights that those European sites that are associated with the Mid-Essex coast estuaries (i.e. Crouch and Roach Estuaries SPA / Ramsar; Blackwater Estuary SPA / Ramsar; Foulness SPA / Ramsar; Dengie SPA / Ramsar; and the associated areas of the Essex Estuaries SAC) plus the Thames Estuary and Marshes SPA / Ramsar and Benfleet and Southend Marshes SPA / Ramsar are potentially vulnerable to regional 'in combination' effects due to visitor pressure, to which the Local Plan will contribute. The HRA also identifies that growth has the potential to contribute to 'in combination' air quality effects on sensitive sites (principally Epping Forest SAC). However, further assessment through the HRA has demonstrated that the 'in combination' contribution of the Local Plan is likely to be too small to be 'significant'.</p> <p>Residential development requirements and the limited number of brownfield sites that have not already been earmarked for future development in the Chelmsford City Area will mean that greenfield land is required for development. The development of greenfield land could have a negative effect in relation to this objective (e.g. due to the direct loss of habitats or adverse impacts such as noise and emissions associated with the construction and occupation of new development). The magnitude of any negative effects in this regard will be dependent on the scale of greenfield land lost to development and the existing biodiversity value of the sites that would be affected. Notwithstanding the above, it should be noted that planning permission has</p>

APPENDIX F – APPRAISAL OF DEVELOPMENT REQUIREMENTS AND THE PROPOSED SPATIAL STRATEGY

IIA Objective	Guide Questions	Score	Commentary
	<p>that are well connected and biodiversity rich?</p> <ul style="list-style-type: none"> Will it provide opportunities for people to access the natural environment including green and blue infrastructure? 		<p>already been granted for a proportion of the housing requirement and/or sites have been built out and it is assumed that impacts on biodiversity have been duly considered, including proximity to sensitive sites and species.</p> <p>Residential development may provide opportunities to enhance existing, or incorporate new, green infrastructure. This could potentially have a significant positive effect on this objective by improving the quality and extent of habitats and by increasing the accessibility of both existing and prospective residents to such assets.</p> <p>Overall, the housing requirement has been assessed as having a negative effect on this objective due to the potential for indirect, adverse effects on designated sites, and the loss of habitats from the use of greenfield land, although uncertainty remains with regard to the exact type, magnitude and duration of effects.</p> <p>Assumptions</p> <ul style="list-style-type: none"> For the Local Plan to be found sound it will need to demonstrate that it will not have a significant adverse effect on the integrity of a European site, or if it does and the Plan proceeds it will need to be demonstrated that there are imperative reasons of overriding public interest. <p>Uncertainties</p> <ul style="list-style-type: none"> The magnitude of negative effects will be dependent on the scale of greenfield land lost to development and the existing biodiversity value of the sites that would be affected.
<p>2. Housing: To meet the housing needs of the Chelmsford City Area and deliver decent homes.</p>	<ul style="list-style-type: none"> Will it meet the City's assessed housing need, providing a range of housing types to meet current and emerging need for market and affordable housing? Will it reduce the level of homelessness? Will it help to ensure the provision of good quality, well designed homes? Will it deliver pitches required for Gypsies and Travellers and Travelling Showpeople? 	++	<p>Likely Significant Effects</p> <p>The preferred housing requirement makes provision for a minimum of 23,326 net new homes over the plan period at an average annual rate of 1,210 net new homes per-year. This is in accordance with the City Area's assessed housing need.</p> <p>This is expected to help provide a degree of flexibility by ensuring choice and competition in the market for land and is consistent with the National Planning Policy Framework's (NPPF) direction that local planning authorities should seek to boost significantly the supply of housing and the broad aim of the Housing White Paper (2017). The Gypsy and Traveller Accommodation Assessment covers the period 2023 to 2041 and identifies a requirement of 40 -permanent Gypsy and Traveller pitches and 38 permanent Travelling Showpeople plots to be developed by 2041. Consequently, the Pre-Submission Local Plan proposes provision for a total of 30 permanent pitches for Gypsies and Travellers and total of 28 permanent plots will be provided for Travelling Showpeople as defined by national planning policy in the period 2022- 2041.</p> <p>Overall, the housing requirement has been assessed as having a significant positive and effect on this objective.</p>

APPENDIX F – APPRAISAL OF DEVELOPMENT REQUIREMENTS AND THE PROPOSED SPATIAL STRATEGY

IIA Objective	Guide Questions	Score	Commentary
			<p>Assumptions</p> <ul style="list-style-type: none"> None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> The extent to which new housing development meets local needs will be dependent on the mix of housing delivered (in terms of size, type and tenure).
<p>3. Economy, Skills and Employment: To achieve a strong and stable economy which offers rewarding and well located employment opportunities to everyone.</p>	<ul style="list-style-type: none"> Will it provide a flexible supply of high quality employment land to meet the needs of existing businesses and attract inward investment? Will it maintain and enhance economic competitiveness? Will it strengthen the convenience shopping role in Chelmsford City Centre and ensure that the neighbourhood and local centres continue to perform a strong convenience goods role which serves local needs? Will it support the growth of new sectors including those linked to the Anglia Ruskin University? Will it help to diversify the local economy? Will it provide good quality, well paid employment opportunities that meet the needs of local people? Will it improve the physical accessibility of jobs? Will it support rural diversification and economic development? 	<p>++</p>	<p>Likely Significant Effects</p> <p>The construction of new dwellings would support the construction sector both within and outside the City Area and has the potential to create employment opportunities as well as increased economic activity in the local and wider supply chain. However, the extent to which the jobs created benefit the City Area's residents will depend on the number jobs created and the recruitment policies of prospective employers. In the longer term (once development is complete), the increase in local population could boost the local labour market and increase economic activity in the local community.</p> <p>The Council's Economic Strategy (2017) provides an overview of the economy of the Chelmsford City Area. It highlights that Chelmsford has been a major driver of growth within the Heart of Essex sub-region, which comprises the local authority areas of Chelmsford, Brentwood and Maldon. The City contributes over £4,5 billion per year to the Essex economy with particular strengths in the financial and business services sectors, research and development, and advanced manufacturing. Chelmsford has the largest business base within the Heart of Essex.</p> <p>As part of the Employment Land Review 2023 (and Focused Update 2024), an analysis of economic forecasts has been undertaken together with demographic projections to establish the inter-relationship between population growth, forecasts of new jobs and the number of new homes proposed.</p> <p>Overall, the housing requirement has been assessed as having a significant positive effect on this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> The Local Plan could encourage local recruitment/training associated with the construction and operational phases of development. <p>Assumptions</p> <ul style="list-style-type: none"> None identified. <p>Uncertainties</p>

APPENDIX F – APPRAISAL OF DEVELOPMENT REQUIREMENTS AND THE PROPOSED SPATIAL STRATEGY

IIA Objective	Guide Questions	Score	Commentary
	<ul style="list-style-type: none"> Will it promote a low carbon economy? Will it reduce out-commuting? Will it improve access to training to raise employment potential? Will it promote investment in educational establishments? 		<ul style="list-style-type: none"> The extent to which job creation is locally significant will depend on the type of jobs created (in the context of the local labour market) and the recruitment policies of prospective employers.
<p>4. Sustainable Living and Revitalisation: To promote urban renaissance and support the vitality of rural centres, tackle deprivation and promote sustainable living.</p>	<ul style="list-style-type: none"> Will it support and enhance the City of Chelmsford by attracting new commercial investment and reinforcing the City's attractiveness? Will it encourage more people to live in urban areas? Will it enhance the public realm? Will it enhance the viability and vitality of South Woodham Ferrers town centre and principal and local neighbourhood centres? Will it tackle deprivation in the most deprived areas, promote social inclusion and mobility and reduce inequalities in access to education, employment and services? Will it support rural areas by providing jobs, facilities and housing to meet needs? Will it maintain and enhance community facilities and services? Will it increase access to schools and colleges? 	+/-	<p>Likely Significant Effects</p> <p>Residential development has the potential to improve the viability and vitality of existing shops, services and facilities in the City Centre, South Woodham Ferrers, West Chelmsford, Garden Communities and principal and local neighbourhood centres. New development may also encourage and support investment in existing, and the provision of new, services and facilities in the City Area through, for example, developer contributions and on-site provision. This could help enhance the accessibility of existing and prospective residents to key services and facilities, although this would be dependent on the exact location of new development and the level of investment generated.</p> <p>Larger services such as schools and health facilities as well as employment opportunities are predominantly focused within the two main urban areas of Chelmsford and South Woodham Ferrers. Prospective residents are likely to benefit from high levels of accessibility.</p> <p>Chelmsford in the top 20% least deprived local authority areas nationally, scoring 260th out of 317 local authorities in the 2019 Index of Multiple Deprivation. However, there are pockets of deprivation across the Chelmsford City Area with some lower super output areas (LSOAs), such as those within the wards of Marconi, Patching Hall and St Andrews, all within the City of Chelmsford, being within the most deprived in the country. Development within or near to the deprived LSOAs could have a positive effect upon these areas as housing and associated key services and community facilities may become more accessible.</p> <p>Overall, the housing requirement has been assessed as having a mixed positive and negative effect on this objective.</p> <p>Assumptions</p> <ul style="list-style-type: none"> None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> The Education Act 2011 requires that, where the need for a new school is identified, the Local Education Authority (LEA) invites proposals to establish an academy or free school, with the decision over whether to go ahead ultimately taken by the Department for

APPENDIX F – APPRAISAL OF DEVELOPMENT REQUIREMENTS AND THE PROPOSED SPATIAL STRATEGY

IIA Objective	Guide Questions	Score	Commentary
	<ul style="list-style-type: none"> Will it enhance accessibility to key community facilities and services? Will it align investment in services, facilities and infrastructure with growth? Will it contribute to regeneration initiatives? Will it foster social cohesion? 		<p>Education. Once established LEAs cannot require academies or free schools to expand. So there are uncertainties as to how future needs for school places will be met which are outside of the control of the Local Plan.</p>
<p>5. Health and Wellbeing: To improve the health and wellbeing of those living and working in the Chelmsford City Area.</p>	<ul style="list-style-type: none"> Will it avoid locating development where environmental circumstances could negatively impact on people's health? Will it maintain and improve access to green infrastructure, open space, leisure and recreational facilities? Will it maintain and enhance Public Rights of Way and Bridleways? Will it promote healthier lifestyles? Will it meet the needs of an ageing population? Will it support those with disabilities? Will it support the needs of young people? Will it maintain and enhance healthcare facilities and services? Will it align investment in healthcare facilities and services with growth to ensure that there is capacity to meet local needs? 	<p>+/-</p>	<p>Likely Significant Effects</p> <p>The construction of new housing may have a localised negative effect on the health and wellbeing of residents, particularly those with poor respiration, who are in close proximity to development sites and along transport routes within the City Area. Effects may include, for example, respiratory problems associated with construction traffic and dust. These issues would be more pertinent if development were to take place within sensitive areas with pre-existing health issues. However, these effects are expected to be temporary and not significant.</p> <p>Once dwellings are occupied, there may be further adverse effects on health arising from, in particular, emissions to air associated with increased traffic movements. In this context, the baseline presented in Section 3 of the IIA Report highlights that the main source of air pollution in Chelmsford is road traffic emissions from major roads.</p> <p>As at 2024, the Chelmsford City Area had 3,538 ha of open space including 223 ha of park and recreation grounds open space, and 350 ha of outdoor sports space. It should be noted, however, that the Chelmsford Open Space Study (2024) has found some deficiencies in open space provision including amenity greenspace, parks and recreation grounds and play space. New development could be expected to provide an opportunity to facilitate further the promotion of healthy lifestyles through addressing these deficiencies.</p> <p>The extent to which new development promotes healthy lifestyles through, for example, walking and cycling will be dependent, in part, on its location vis-à-vis the accessibility of services, facilities, jobs and open space. With development focused on the City Centre, South Woodham Ferrers, West Chelmsford, Garden Communities and principal and local neighbourhood centres, prospective residents are likely to benefit from high levels of accessibility which may promote walking and cycling (and also, potentially, reduce emissions to air associated with car use).</p> <p>Additional housing development within the City Area could increase investment in health care facilities. However, without appropriate levels of investment, there is a risk that increased demand from new residents may affect the quality of existing facilities and services.</p>

APPENDIX F – APPRAISAL OF DEVELOPMENT REQUIREMENTS AND THE PROPOSED SPATIAL STRATEGY

IIA Objective	Guide Questions	Score	Commentary
	<ul style="list-style-type: none"> Will it encourage sustainable food production to reduce food miles, such as community gardens or allotments? Will it improve access to healthcare facilities and services? Will it promote community safety? Will it reduce actual levels of crime and anti-social behaviour? Will it reduce the fear of crime? Will it promote design that discourages crime? 		<p>Overall, the housing requirement has been assessed as having a mixed positive and negative effect on this objective.</p> <p>Assumptions</p> <ul style="list-style-type: none"> None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> None identified.
<p>6. Transport: To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.</p>	<ul style="list-style-type: none"> Will it reduce travel demand and the distance people travel for jobs, employment, leisure and services and facilities? Will it reduce out-commuting? Will it encourage a shift to more sustainable modes of transport? Will it encourage walking, cycling and the use of public transport? Will it help to reduce traffic congestion and improve road safety? Will it deliver investment in transportation infrastructure that supports growth in the Chelmsford City Area? Will it locate new development in locations that support and make best use of committed investment in strategic infrastructure? 	<p>+/-/?</p>	<p>Likely Significant Effects</p> <p>The development of 1,210 dwellings per annum would increase traffic both during construction and once development is complete. This could result in localised traffic congestion with associated negative effects including driver delay and an increase in road traffic accidents. In this regard, the baseline analysis presented in Section 3 of the IIA Report notes that development could result in increased pressure on the local road network and public transport infrastructure with congestion on key trunk roads including the A12, A130 and A414 east and west of Chelmsford (a number of junctions on the strategic highway network have capacity constraints and pinch points). However, development may support investment in highways improvements which could help to mitigate adverse effects in this regard.</p> <p>The housing requirement would meet (as a minimum) Chelmsford's assessed housing need, helping to ensure that there is sufficient housing to meet the needs of workers in the City Area and providing opportunities for those who currently commute into the City Area to live in the area. However, based on current trends, it would be expected that an increased local population would result in higher levels of out-commuting overall.</p> <p>The delivery of 23,326 dwellings in the City Area could help to maintain and, potentially, stimulate investment in public transport provision due to greater demand linked with population growth and developer contributions. With development focused on the City Centre, South Woodham Ferrers, West Chelmsford, Garden Communities and principal and local neighbourhood centres, prospective residents are also likely to benefit from high levels of accessibility which may promote walking and cycling (and also, potentially, reduce car use).</p>

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IIA Objective	Guide Questions	Score	Commentary
	<ul style="list-style-type: none"> Will it support the expansion, or provision of additional, park and ride facilities? Will it enhance Chelmsford's role as a key transport node? Will it reduce the level of freight movement by road? 		<p>Overall, the housing requirement has been assessed as having a mixed positive and negative effect on this objective, although some uncertainty remains.</p> <p>Assumptions</p> <ul style="list-style-type: none"> None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> The impact of housing growth on levels of commuting is to some extent uncertain.
<p>7. Land Use and Soils: To encourage the efficient use of land and conserve and enhance soils.</p>	<ul style="list-style-type: none"> Will it promote the use of previously developed (brownfield) land and minimise the loss of greenfield land? Will it avoid the loss of agricultural land including best and most versatile land? Will it reduce the amount of derelict, degraded and underused land? Will it encourage the reuse of existing buildings and infrastructure? Will it prevent land contamination and facilitate remediation of contaminated sites? 	+/-	<p>Likely Significant Effects</p> <p>Housing growth is expected to encourage the reuse of brownfield land. However, the limited number of brownfield sites that have not already been earmarked for future development in the Chelmsford City Area will mean that a potentially substantial area of greenfield land will be required. This has been assessed as having a significant negative effect on this objective.</p> <p>The best and most versatile agricultural land in the City Area generally lies to the north/north west of the Chelmsford Urban Area and is characterised as Grade 2 ('Very Good'). Land to the south of the urban area, meanwhile, is predominantly Grade 3 ('Good') agricultural land.</p> <p>Overall, the housing requirement has been assessed as having a mixed positive and significant negative effect on this objective.</p> <p>Assumptions</p> <ul style="list-style-type: none"> None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> None identified.
<p>8. Water: To conserve and enhance water quality and resources.</p>	<ul style="list-style-type: none"> Will it result in a reduction of run-off of pollutants to nearby water courses that lead to a deterioration of existing status and/or failure to achieve the objective of good status under the Water Framework Directive? Will it improve ground and surface water quality? 	-/?	<p>Likely Significant Effects</p> <p>The construction of new housing development and the consequent growth in population can be expected to increase demand on water resources, with the potential to affect water availability. However, the baseline analysis presented in Section 3 notes that one of the two pumped storage reservoirs, Abberton, has recently been enlarged and enhanced so to provide long term water resources for Essex. The Essex and Suffolk Water Draft Water Resources Management Plan 2024 notes that the Essex supply area is seriously water stressed area with full customer metering planned 2035. The demand savings from planned water efficiency and metering programmes will enable national targets for water consumption to be met, namely household per capita consumption: 122 litres per person per day by 2038 and 110 litres per person per day by 2050. Policy DM25 sets a lower target of 90 litres per person per day.</p>

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IIA Objective	Guide Questions	Score	Commentary
	<ul style="list-style-type: none"> Will it reduce water consumption and encourage water efficiency? Will it ensure that new water/wastewater management infrastructure is delivered in a timely manner to support new development? 		<p>The Water Cycle Study (2024) identifies some constraints with respect to water service infrastructure and the water environment to deliver development, likely to require that strategic water resource options and wastewater solutions are developed in advance of development coming forward. The draft Essex and Suffolk Water Resource Management Plan 2024 identifies that without further investment in things like expanding reservoirs and other sources of water, that demand for water will begin to outpace supply in the future (2030+). This is also due to changes in the rules governing how much water, water companies can take from existing sources that will come into force after 2030.</p> <p>In consequence, effects on water resource availability are not expected to be significant.</p> <p>Depending on the location of new development, the proximity to waterbodies and the prevailing quality of the waterbody, there is potential for adverse effects on water quality associated with construction activities (through, for example, accidental discharges or uncontrolled surface water runoff from construction sites). However, it is assumed that the design of new development will include (where appropriate) sustainable urban drainage systems (SUDS) to ensure that all subsequent rainfall will infiltrate surfaces rather than exacerbate any downstream flood risks (which also have temporary effects on water quality).</p> <p>Overall, the housing requirement has been assessed as having a negative effect on this objective.</p> <p>Assumptions</p> <ul style="list-style-type: none"> It is assumed that the Council will liaise with Essex and Suffolk Water with regard to infrastructure requirements for future development. Measures contained in the Essex and Suffolk Water: Draft Water Resources Management Plan would be expected to help ensure that future water resource demands are met. There will be no development that will require diversion or modification of existing watercourses. However, if such measures are required, this could affect local water quality. <p>Uncertainties</p> <ul style="list-style-type: none"> None identified.
<p>9. Flood Risk and Coastal Erosion: To reduce the risk of flooding and coastal erosion to people and property, taking into account the effects of climate change.</p>	<ul style="list-style-type: none"> Will it help to minimise the risk of flooding to existing and new developments/infrastructure? Will it manage effectively, and reduce the likelihood of, flash 	-/?	<p>Likely Significant Effects</p> <p>The baseline analysis presented in Section 3 of the SA Report highlights that flood risk is a potentially significant constraint to future development in the Chelmsford City Area with large parts of the Chelmsford Urban Area in particular being a risk of fluvial flooding and South Woodham Ferrers being at risk of coastal flooding. However, given requirements for proposals to be accompanied by a Flood Risk Assessment (FRA) where appropriate, it is considered</p>

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IIA Objective	Guide Questions	Score	Commentary
	<p>flooding, taking into account the capacity of sewerage systems?</p> <ul style="list-style-type: none"> • Will it discourage inappropriate development in areas at risk from flooding and promote the sequential test? • Will it ensure that new development does not give rise to flood risk elsewhere? • Will it deliver Sustainable Drainage Systems (SUDs) and promote investment in flood defences that reduce vulnerability to flooding? • Will it encourage the use of multifunctional areas and landscape design for drainage? • Will it help to discourage inappropriate development in areas at risk from coastal erosion? • Will it help to manage and reduce the risks associated with coastal erosion and support the implementation of the Essex and South Suffolk Shoreline Management Plan? 		<p>unlikely that new development would be at significant risk of flooding, although this is dependent on the exact location of development.</p> <p>Environment Agency flood maps indicate that surface water flooding is a potential constraint in some parts of the City Area including within the main urban areas of Chelmsford, South Woodham Ferrers and East Chelmsford Garden Community. In this context, the loss of greenfield land to support housing development could lead to an increased risk of flooding off site (as a result of the increase in impermeable surfaces). However, it can be reasonably assumed that new development proposals which may result in an increase in flood risk will be accompanied by an FRA and incorporate suitable flood alleviation measures (thereby minimising the risk of flooding).</p> <p>There may be opportunities as part of new development proposals to enhance existing, or incorporate new, green infrastructure which could potentially have a positive effect on this objective by providing space for flood waters to flow through and additional areas for future flood storage. However, this is dependent on policies contained within the Local Plan, the competing priorities for developer contributions and details of site specific proposals.</p> <p>Overall, the housing requirement has been assessed as having a negative effect on this objective, although it is recognised that the type and magnitude of effect will be largely dependent on the future location of development.</p> <p>Assumptions</p> <ul style="list-style-type: none"> • It is assumed that, where appropriate, development proposals would be accompanied by a FRA and that suitable flood alleviation measures would be incorporated into the design of new development where necessary to minimise flood risk. • The Local Planning Authority will apply a sequential risk-based approach, including the application of the 'exception test,' consistent with the NPPF. <p>Uncertainties</p> <ul style="list-style-type: none"> • None identified.
<p>10. Air: To improve air quality.</p>	<ul style="list-style-type: none"> • Will it maintain and improve air quality? • Will it address air quality issues in the Army and Navy Air Quality Management Area and prevent new designations of Air Quality Management Areas? 	<p>-/?</p>	<p>Likely Significant Effects</p> <p>The construction of new residential development is likely to have a negative effect on air quality due to, for example, emissions generated from plant and HGV movements during construction. Once dwellings are occupied, the increase in population in the City Area will in-turn generate additional transport movements and associated emissions to air. In this regard, the baseline analysis presented in Section 3 indicates that the main source of air pollution in Chelmsford is road traffic emissions from major roads, notably the A12, A414, A138, A130 and B1016.</p>

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IIA Objective	Guide Questions	Score	Commentary
	<ul style="list-style-type: none"> Will it avoid locating development in areas of existing poor air quality? Will it minimise emissions to air from new development? 		<p>The HRA identifies that growth supported by the Preferred Options Local Plan has the potential to contribute to 'in combination' air quality effects on sensitive sites (principally Epping Forest SAC). However, further assessment through the HRA has demonstrated that the 'in combination' contribution of the Local Plan is likely to be too small to be 'significant'.</p> <p>The housing requirement would meet (as a minimum) Chelmsford's assessed housing need, helping to ensure that there is sufficient housing to meet the needs of workers in the City Area and providing opportunities for those who currently commute into the City Area to live in the area thereby reducing in-commuting and associated pollution from vehicles. However, based on current trends, it would be expected that an increased local population would result in higher levels of out-commuting overall.</p> <p>The delivery of 23,326 dwellings in the City Area could help to maintain and, potentially, stimulate investment in public transport provision reducing emissions to air associated with car use and congestion. With development focused on the City Centre, South Woodham Ferrers, West Chelmsford, Garden Communities and principal and local neighbourhood centres, prospective residents are also likely to benefit from high levels of accessibility which may reduce car use and associated emissions to air.</p> <p>Overall, the housing requirement has been assessed as having a negative effect on this objective, although some uncertainty remains.</p> <p>Assumptions</p> <ul style="list-style-type: none"> None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> The impact of housing growth on levels of commuting is to some extent uncertain.
<p>11. Climate Change: To minimise greenhouse gas emissions and adapt to the effects of climate change.</p>	<ul style="list-style-type: none"> Will it minimise energy use and reduce or mitigate greenhouse gas emissions? Will it plan or implement adaptation measures for the likely effects of climate change? Will it support the delivery of renewable and low carbon energy and reduce dependency on non-renewable sources? 	<p>-/?</p>	<p>Likely Significant Effects</p> <p>Residential development would be expected to increase overall energy consumption and greenhouse gas emissions within the City Area. Sources of emissions will include the use of plant, HGV movements and the embodied carbon in materials during construction and domestic energy consumption and vehicle movements once dwellings are occupied.</p> <p>Notwithstanding the anticipated increase in overall emissions identified above, per capita emissions of DM7 for the Chelmsford City Area have generally fallen, albeit slowly, and residential development could present opportunities for new homes to include low carbon technologies within their design and to use low carbon materials within their construction. Policy DM31 seeks to introduce challenging zero carbon requirements for new construction, in line with national and local aspirations for a transition to carbon neutrality by 2050.</p>

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IIA Objective	Guide Questions	Score	Commentary
	<ul style="list-style-type: none"> Will it promote sustainable design that minimises greenhouse emissions and is adaptable to the effects of climate change? 		<p>The housing requirement would meet (as a minimum) Chelmsford’s assessed housing need, helping to ensure that there is sufficient housing to meet the needs of workers in the City Area and providing opportunities for those who currently commute into the City Area to live in the area thereby reducing in-commuting and associated greenhouse gas emissions from vehicles. However, based on current trends, it would be expected that an increased local population would result in higher levels of out-commuting overall.</p> <p>The delivery of 23,326 dwellings in the City Area could help to maintain and, potentially, stimulate investment in public transport provision reducing emissions associated with car use and congestion. With development focused on the City Centre, South Woodham Ferrers, West Chelmsford, Garden Communities and principal and local neighbourhood centres, prospective residents are also likely to benefit from high levels of accessibility which may reduce car use and associated emissions.</p> <p>Overall, the housing requirement has been assessed as having a negative effect on this objective, although some uncertainty remains.</p> <p>Assumptions</p> <ul style="list-style-type: none"> None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> The exact scale of greenhouse gas emissions will be dependent on a number of factors including: the location and accessibility of new development; the design of new development (including in the context of the requirements of Local Plan policies and building regulations); future travel patterns and trends; individual energy consumption behaviour; and the extent to which energy supply has been decarbonised over the plan period.
<p>12. Waste and Natural Resources: To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.</p>	<ul style="list-style-type: none"> Will it minimise the demand for raw materials? Will it promote the use of local resources? Will it reduce minerals extracted and imported? Will it increase efficiency in the use of raw materials and promote recycling? 	-/?	<p>Likely Significant Effects</p> <p>The construction of new dwellings will require raw materials (such as aggregates, steel and timber). This may place pressure on local mineral assets to support construction. However, the volume of materials required is not expected to be significant (in a regional or national context). Further, it is anticipated that there would be opportunities to utilise recycled and sustainably sourced construction materials as part of new developments.</p> <p>Some parts of the City Area have been designated as Mineral Safeguarding Areas. However, residential development within these areas is unlikely as the principle of extraction has been accepted and the need for release of minerals proven within the Minerals Local Plan. If there are any instances where development sites overlay a Mineral Safeguarding Area it may be feasible to work minerals prior to development taking place.</p>

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IIA Objective	Guide Questions	Score	Commentary
	<ul style="list-style-type: none"> Will it avoid sterilising minerals extraction sites identified by the Essex Minerals Local Plan? Will it reduce waste arisings? Will it increase the reuse and recycling of waste? Will it support investment in waste management facilities to meet local needs? Will it support the objectives and proposals of the Essex Minerals Local Plan? 		<p>Residential development will generate waste through construction, although it is anticipated that a proportion of this waste would be reused or recycled. Once dwellings are occupied, there would also be an increase in municipal waste arisings which could place pressure on existing waste management facilities. However, it is again anticipated that a proportion of this waste would be reused or recycled.</p> <p>Overall, the housing requirement has been assessed as having a negative effect on this objective.</p> <p>Assumptions</p> <ul style="list-style-type: none"> It is assumed that the emerging replacement Essex Waste Local Plan will make provision to accommodate additional waste associated with growth in the City Area. <p>Uncertainties</p> <ul style="list-style-type: none"> The exact scale of waste will be dependent on a number of factors including: the design of new development; waste collection and disposal regimes; and individual behaviour with regard to recycling and reuse.
<p>13. Cultural Heritage: To conserve and enhance the historic environment, cultural heritage, character and setting.</p>	<ul style="list-style-type: none"> Will it help to conserve and enhance existing features of the historic environment and their settings, including archaeological assets? Will it tackle heritage assets identified as being 'at risk'? Will it promote sustainable repair and reuse of heritage assets? Will it protect or enhance the significance of designated heritage assets? Will it protect or enhance the significance of non-designated heritage assets? Will it promote local cultural distinctiveness? Will it help to conserve historic buildings, places and spaces that 	<p>+/-/?</p>	<p>Likely Significant Effects</p> <p>Chelmsford's cultural heritage is a key feature of the local authority area, as indicated by the National Heritage List for England which includes 1,011 listed buildings (including 20 Grade I, 43 Grade II* and 948 Grade II), 19 scheduled monuments, 25 conservation areas and 6 registered parks and gardens within the Chelmsford City Area. Residential development has the potential to adversely affect these assets as well as other non-designated assets that contribute to the character of the City Area.</p> <p>Adverse effects on these historic and cultural assets may be felt during construction and also in the longer term once development has been completed. Effects may be direct (where development involves the loss of, or alteration to, assets) or indirect (where elements which contribute to the significance of assets are harmed). However, the likelihood of these effects occurring and their magnitude will be dependent on the type, location and design of new development which is currently uncertain.</p> <p>New residential development could have a positive effect on this objective where it increases the accessibility of residents to cultural heritage assets. There may also be scope for heritage-led development to positively impact and enhance the setting of assets.</p> <p>Overall, the housing requirement has been assessed as having a mixed positive and negative effect on this objective.</p> <p>Assumptions</p>

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IIA Objective	Guide Questions	Score	Commentary
	<p>enhance local distinctiveness, character and appearance through sensitive adaptation and re-use?</p> <ul style="list-style-type: none"> • Will it improve and promote access to buildings and landscapes of historic/cultural value? • Will it recognise, conserve and enhance the inter-relationship between the historic and natural environment? 		<ul style="list-style-type: none"> • None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> • The form and function of any development will have the potential to enhance or detract from designated heritage and cultural assets and/or their settings.
<p>14. Landscape and Townscape: To conserve and enhance landscape character and townscapes.</p>	<ul style="list-style-type: none"> • Will it conserve and enhance landscape character and townscapes? • Will it promote high quality design in context with its urban and rural landscape? • Will it avoid inappropriate development in the Green Belt and ensure the Green Belt endures? • Will it help to conserve and enhance the character of the undeveloped coastline? • Will it avoid inappropriate erosion to the Green Wedge? 	<p>+/-/?</p>	<p>Likely Significant Effects</p> <p>There are no national landscape designations affecting the Chelmsford City Area. However, the delivery of 23,326 dwellings is likely to result in adverse effects on landscape character. Effects may be felt during construction and once development is complete, although the likelihood of adverse effects occurring and their magnitude will be dependent on the scale, density and location of new development in the context of the landscape sensitivity of the receiving environment. In particular, the level of growth proposed is likely to increase the potential pressure on greenfield land for development and could lead to higher density (and taller) residential development. Notwithstanding the effects identified, it should be noted that planning permission has already been granted for a proportion of this housing requirement and/or sites have been built and it is assumed that impacts on landscape have been duly considered.</p> <p>The baseline analysis presented in Section 3 of the IIA Report highlights that the built form and scale of the City Centre is a product of historic evolution. It notes that the City Centre has areas of distinct built character based on history, townscapes and use, all requiring the reinforcement of their sense of place. With regard to South Woodham Ferrers, meanwhile, the analysis highlights the unique character of the town. Residential development has the potential to adversely affect the townscape character of these areas during construction and once development is complete. However, there may also be potential for new development to enhance the quality of the built environment and to improve townscapes, particularly where brownfield sites are redeveloped (although as noted previously, there are only a limited number of brownfield sites that have not already been earmarked for future development in the City Area).</p>



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IIA Objective	Guide Questions	Score	Commentary
			<p>Overall, the housing requirement has been assessed as having a mixed positive and negative effect on this objective, although the magnitude of effect will be dependent in part on the location and design of new development.</p> <p>Assumptions</p> <ul style="list-style-type: none">• None identified. <p>Uncertainties</p> <ul style="list-style-type: none">• The exact location of future development, the quality of the receiving landscapes and the proximity of sensitive receptors is unknown at this stage.

EMPLOYMENT LAND REQUIREMENT (162,646 SQM OF EMPLOYMENT FLOORSPACE)

IIA Objective	Guide Questions	Score	Commentary
<p>1. Biodiversity and Geodiversity: To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.</p>	<ul style="list-style-type: none"> Will it conserve and enhance international designated nature conservation sites (Special Areas of Conservation, Special Protection Areas and Ramsars)? Will it conserve and enhance nationally designated nature conservation sites such as Sites of Special Scientific Interest? Will it conserve and enhance Local Nature Reserves, Local Wildlife Sites and Ancient Woodland? Will it avoid damage to, and protect, geologically important sites? Will it conserve and enhance species diversity, and in particular avoid harm to indigenous species of principal importance, or priority species and habitats? Will it provide opportunities for new habitat creation or restoration and link existing habitats as part of the development process? Will it enhance ecological connectivity and maintain and improve the green infrastructure network, providing green spaces that are well connected and biodiversity rich? Will it provide opportunities for people to access the natural environment including green and blue infrastructure? 	<p>-/?</p>	<p>Likely Significant Effects</p> <p>There are three European sites within the Chelmsford City Council administrative area (the City Area): Crouch and Roach Estuaries (Mid-Essex Coast Phase 3) SPA; Crouch and Roach Estuaries Ramsar; and the Essex Estuaries SAC together with four additional sites within approximately 10km. In addition, there are eight Sites of Special Scientific Interest (SSSI) covering an area of 2,412.77 hectares (ha) including the River Ter; Newney Green Pit; Blake's Wood & Lingwood Common; Woodham Walter Common; Danbury Common; Thrift Wood, Woodham Ferrers; Hanningfield Reservoir; and Crouch and Roach Estuaries. There are also six Local Nature Reserves (LNRs) and 150 Local Wildlife Sites (LoWS).</p> <p>It is assumed that employment development would not directly affect these designated sites although the construction and operation of employment uses could have indirect negative effects on these assets due to, for example, emissions to air and noise. However, this would be dependent on the exact location and type of future development and the proximity of the development to the designated sites.</p> <p>There are a limited number of brownfield sites that have not already been earmarked for future development in the Chelmsford City Area. In consequence, it is expected that a large proportion of new employment development would be situated on greenfield land, which could have a negative effect in relation to this objective (e.g. due to the direct loss of habitats or adverse impacts such as noise and emissions associated with the construction and operation of new development). The magnitude of any negative effects in this regard will be dependent on the scale of greenfield land lost to development and the existing biodiversity value of the sites that would be affected.</p> <p>Overall, the employment land requirement has been assessed as having a negative effect on this objective, however the magnitude of the effect is uncertain.</p> <p>Assumptions</p> <ul style="list-style-type: none"> It is assumed that new development would not be located on land designated for nature conservation. For the Local Plan to be found sound it will need to demonstrate that it will not have a significant adverse effect on the integrity of a European site, or if it does and the Plan proceeds it will need to be demonstrated that there are imperative reasons of overriding public interest. <p>Uncertainties</p> <ul style="list-style-type: none"> The magnitude of negative effects will be dependent on the scale of greenfield land lost to development and the existing biodiversity value of the sites that would be affected.

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IIA Objective	Guide Questions	Score	Commentary
<p>2. Housing: To meet the housing needs of the Chelmsford City Area and deliver decent homes.</p>	<ul style="list-style-type: none"> Will it meet the City's objectively assessed housing need, providing a range of housing types to meet current and emerging need for market and affordable housing? Will it reduce the level of homelessness? Will it help to ensure the provision of good quality, well designed homes? Will it deliver pitches required for Gypsies and Travellers and Travelling Showpeople? 	0	<p>Likely Significant Effects</p> <p>The housing requirement has taken into account forecast demand associated with employment space provision over the plan period. In consequence, the employment space requirement has been assessed as having a neutral effect on this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> None identified. <p>Assumptions</p> <ul style="list-style-type: none"> None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> None identified.
<p>3. Economy, Skills and Employment: To achieve a strong and stable economy which offers rewarding and well located employment opportunities to everyone.</p>	<ul style="list-style-type: none"> Will it provide a flexible supply of high quality employment land to meet the needs of existing businesses and attract inward investment? Will it maintain and enhance economic competitiveness? Will it strengthen the convenience shopping role in Chelmsford City Centre and ensure that the neighbourhood and local centres continue to perform a strong convenience goods role which serves local needs? Will it support the growth of new sectors including those linked to the Anglia Ruskin University? Will it help to diversify the local economy? Will it provide good quality, well paid employment opportunities that meet the needs of local people? Will it improve the physical accessibility of jobs? Will it support rural diversification and economic development? Will it promote a low carbon economy? Will it reduce out-commuting? 	++	<p>Likely Significant Effects</p> <p>The construction of new employment space would support the construction sector and has the potential to create spend in the local supply chain. However, effects in this regard will be temporary and the extent to which the jobs that may be created benefit the City Area's residents will depend on the number of jobs created and the recruitment policies of prospective employers.</p> <p>The Council's Economic Strategy (2017) highlights that Chelmsford has been a major driver of growth within the Heart of Essex sub-region, which comprises the local authority areas of Chelmsford, Brentwood and Maldon. The City contributes over £4.5 billion per year to the Essex economy, with particular strengths in the financial and business services sectors, research and development, and advanced manufacturing.</p> <p>In this context, the provision proposed 162,646 Sqm would be expected to help maintain and enhance Chelmsford's strategic economic role in the Heart of Essex sub-region, supporting existing businesses and attracting inward investment. Jobs growth would, in-turn, increase the amount of money spent in the local economy and there may also be supply chain benefits associated with new businesses.</p> <p>Under the Spatial Strategy, employment development would be principally provided as part of larger mixed use schemes notably at Hammonds Farm [43,000 sqm]; North East Chelmsford [59,946 sqm] as well as the employment-led proposals off the A12 J18 (43,000 sqm), which would be expected to help ensure that the opportunities created are easily accessible to prospective residents.</p> <p>Development to the north east of Chelmsford has the potential to complement the Beaulieu and Channels development by providing employment opportunities for residents or by enabling prospective residents to access jobs created at this urban extension.</p> <p>The provision of local employment opportunities may help to tackle unemployment, particularly in the more deprived parts of the City Area. However, the extent to which job creation is locally</p>

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IIA Objective	Guide Questions	Score	Commentary
	<ul style="list-style-type: none"> Will it improve access to training to raise employment potential? Will it promote investment in educational establishments? 		<p>significant will depend on the type of jobs created (in the context of the local labour market), their location/accessibility and the recruitment policies of prospective employers.</p> <p>The provision of retail floorspace will help support service provision in existing and new communities.</p> <p>Overall, the employment land requirement has been assessed as having a significant positive effect on this objective.</p> <p>Assumptions</p> <ul style="list-style-type: none"> None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> The extent to which job creation is locally significant will depend on the type of jobs created (in the context of the local labour market) and the recruitment policies of prospective employers. There remains some uncertainty regarding future jobs growth which will be dependent on a range of factors including UK and global economic trends.
<p>4. Sustainable Living and Revitalisation: To promote urban renaissance and support the vitality of rural centres, tackle deprivation and promote sustainable living.</p>	<ul style="list-style-type: none"> Will it support and enhance the City of Chelmsford by attracting new commercial investment and reinforcing the City's attractiveness? Will it encourage more people to live in urban areas? Will it enhance the public realm? Will it enhance the viability and vitality of South Woodham Ferrers town centre and principal and local neighbourhood centres? Will it tackle deprivation in the most deprived areas, promote social inclusion and mobility and reduce inequalities in access to education, employment and services? Will it support rural areas by providing jobs, facilities and housing to meet needs? Will it maintain and enhance community facilities and services? Will it increase access to schools and colleges? 	+	<p>Likely Significant Effects</p> <p>Jobs growth and the associated provision of employment land and retail floorspace would help to attract investment to the City of Chelmsford and South Woodham Ferrers, promoting urban renaissance. Jobs growth would also increase spend in the local economy, helping to improve the viability and vitality of existing shops, services and facilities in the areas where development is allocated as well as in proposed new communities.</p> <p>There are pockets of deprivation across the City Area with some lower super output areas (LSOAs), such as those within the wards of Marconi, Patching Hall and St Andrews, being within the most deprived in the country. Jobs growth may create employment opportunities that are accessible to the City Area's residents, including those in these deprived areas. However, the extent to which job creation is locally significant will depend on the type of jobs created (in the context of the local labour market), their location/accessibility and the recruitment policies of prospective employers.</p> <p>Whilst jobs growth would be unlikely to have a direct effect on education, training and apprenticeship opportunities may be provided by businesses who occupy new premises once sites have been developed. This could help to raise skill levels amongst workers and residents in the City Area.</p> <p>The provision of retail floorspace will help support service provision in existing and new communities.</p> <p>Overall, the employment land requirement has been assessed as having a positive effect on this objective.</p> <p>Assumptions</p>

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IIA Objective	Guide Questions	Score	Commentary
	<ul style="list-style-type: none"> Will it enhance accessibility to key community facilities and services? Will it align investment in services, facilities and infrastructure with growth? Will it contribute to regeneration initiatives? Will it foster social cohesion? 		<ul style="list-style-type: none"> None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> None identified.
<p>5. Health and Wellbeing: To improve the health and wellbeing of those living and working in the Chelmsford City Area.</p>	<ul style="list-style-type: none"> Will it avoid locating development where environmental circumstances could negatively impact on people's health? Will it maintain and improve access to green infrastructure, open space, leisure and recreational facilities? Will it maintain and enhance Public Rights of Way and Bridleways? Will it promote healthier lifestyles? Will it meet the needs of an ageing population? Will it support those with disabilities? Will it support the needs of young people? Will it maintain and enhance healthcare facilities and services? Will it align investment in healthcare facilities and services with growth to ensure that there is capacity to meet local needs? Will it encourage sustainable food production to reduce food miles, such as community gardens or allotments? Will it improve access to healthcare facilities and services? Will it promote community safety? Will it reduce actual levels of crime and anti-social behaviour? Will it reduce the fear of crime? Will it promote design that discourages crime? 	+/-?	<p>Likely Significant Effects</p> <p>The construction of employment sites has the potential to have a localised and short term negative effect on the health and wellbeing of residents, with poor respiration, who are in close proximity to development sites and/or along transport routes within the City Area. Effects may include, for example, respiratory problems associated with construction traffic and dust. These issues will be more pertinent within sensitive areas with pre-existing health issues and other deprived areas within the City Area. However, these effects are expected to be temporary and not significant.</p> <p>Once premises are occupied, there may be further adverse effects on health arising from, in particular, emissions to air associated with the movement of workers to/from sites and operational traffic (including HGVs). In this context, the baseline analysis presented in Section 3 of the SA Report highlights that the main source of air pollution in Chelmsford is road traffic emissions from major roads.</p> <p>The creation of local employment opportunities and additional retail floorspace could reduce out-commuting from the City Area and associated emissions to air. However, as noted under IIA Objective 3, there remains some uncertainty regarding jobs forecasts. The proposed employment allocations at Hammonds Farm (43,000 sqm) North East Chelmsford [59,946 sqm] and the employment-led proposals off the A12 J18 (43,000 sqm) will provide employment opportunities within the immediate vicinity of existing and new housing development but could also draw into commuters from further afield, with attendant traffic-related issues.</p> <p>The extent to which new employment development promotes healthy lifestyles through, for example, walking and cycling will be dependent on its accessibility. Should future development be focused in the two main urban areas of Chelmsford and South Woodham Ferrers in particular, then employment opportunities would be physically accessible to a relatively large labour pool which may promote walking and cycling (and also, potentially, reduce emissions to air associated with car use).</p> <p>Overall, the employment land requirement has been assessed as having a mixed positive and negative effect on this objective, although some uncertainty remains.</p> <p>Assumptions</p> <ul style="list-style-type: none"> None identified.

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IIA Objective	Guide Questions	Score	Commentary
			<p>Uncertainties</p> <ul style="list-style-type: none"> There remains some uncertainty regarding future jobs growth which will be dependent on a range of factors including UK and global economic trends.
<p>6. Transport: To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.</p>	<ul style="list-style-type: none"> Will it reduce travel demand and the distance people travel for jobs, employment, leisure and services and facilities? Will it reduce out-commuting? Will it encourage a shift to more sustainable modes of transport? Will it encourage walking, cycling and the use of public transport? Will it help to reduce traffic congestion and improve road safety? Will it deliver investment in transportation infrastructure that supports growth in the Chelmsford City Area? Will it locate new development in locations that support and make best use of committed investment in strategic infrastructure? Will it support the expansion, or provision of additional, park and ride facilities? Will it enhance Chelmsford's role as a key transport node? Will it reduce the level of freight movement by road? 	+/-?	<p>Likely Significant Effects</p> <p>The provision of employment land would be expected to increase levels of traffic during both the construction of premises and once development is complete. This may result in congestion with associated negative effects including driver delay and an increase in road traffic accidents. In this regard, the baseline analysis presented in Section 3 notes that future development in the City Area could result in increased pressure on the local road network and public transport infrastructure with congestion on key trunk roads including the A12, A130 and A414 east and west of Chelmsford (a number of junctions on the strategic highway network have capacity constraints and pinch points). However, development may support investment in highways improvements which could help to mitigate adverse effects in this regard.</p> <p>The creation of local employment opportunities, particularly in mixed use new development, could help to reduce out-commuting from the City Area. The proposed employment allocations at Hammonds Farm (43,000 sqm) North East Chelmsford [59,946 sqm] and the employment-led proposals off the A12 J18 (43,000 sqm) will provide employment opportunities within the immediate vicinity of existing and new housing development but could also draw into commuters from further afield, with attendant traffic-related issues.</p> <p>Development in the two main urban areas of Chelmsford and South Woodham Ferrers provides employment opportunities (and retail provision) which is physically accessible to a relatively large labour pool which may promote walking and cycling and public transport use. Similarly, the aspiration of a balance between housing and service provision in proposed new communities should help to promote use of sustainable transport modes.</p> <p>Assumptions</p> <ul style="list-style-type: none"> None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> There remains some uncertainty regarding future jobs growth which will be dependent on a range of factors including UK and global economic trends.
<p>7. Land Use and Soils: To encourage the efficient use of land and conserve and enhance soils.</p>	<ul style="list-style-type: none"> Will it promote the use of previously developed (brownfield) land and minimise the loss of greenfield land? Will it avoid the loss of agricultural land including best and most versatile land? Will it reduce the amount of derelict, degraded and underused land? 	+/-	<p>Likely Significant Effects</p> <p>Employment development is expected to support the redevelopment of brownfield land. However, the limited number of brownfield sites that have not already been earmarked for future development in the Chelmsford City Area will mean that greenfield land will be required to support jobs growth.</p> <p>The best and most versatile agricultural land in the City Area generally lies to the north/north west of the Chelmsford Urban Area and is characterised as Grade 2 ('Very Good'). Land to the south of the urban area, meanwhile, is predominantly Grade 3 ('Good') agricultural land. Should</p>

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IIA Objective	Guide Questions	Score	Commentary
	<ul style="list-style-type: none"> Will it encourage the reuse of existing buildings and infrastructure? Will it prevent land contamination and facilitate remediation of contaminated sites? 		<p>employment development result in the loss of this land, then there would be further negative effects on this objective which could be significant.</p> <p>Overall, the employment land requirement has been assessed as having a mixed positive and negative effect on this objective.</p> <p>Assumptions</p> <ul style="list-style-type: none"> None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> None identified.
<p>8. Water: To conserve and enhance water quality and resources.</p>	<ul style="list-style-type: none"> Will it result in a reduction of run-off of pollutants to nearby water courses that lead to a deterioration of existing status and/or failure to achieve the objective of good status under the Water Framework Directive? Will it improve ground and surface water quality? Will it reduce water consumption and encourage water efficiency? Will it ensure that new water/wastewater management infrastructure is delivered in a timely manner to support new development? 	-	<p>Likely Significant Effects</p> <p>The construction of new employment development will increase demand on water resources, with the potential to affect water availability. However, the baseline analysis presented in Section 3 of the IIA Report notes that one of the two pumped storage reservoirs, Abberton, has recently been enlarged and enhanced so to provide long term water resources for Essex. The Essex and Suffolk Water Draft Water Resources Management Plan 2024 notes that through planned water efficiency and metering programmes, national targets for non-household water consumption of 9% reduction in demand by 2038 can be met.</p> <p>Depending on the type and location of new employment development, the proximity to waterbodies and the prevailing quality of the waterbody, there is potential for adverse effects on water quality associated with construction and operational activities (through, for example, accidental discharges or uncontrolled surface water runoff). However, it is assumed that the design of new development will include sustainable urban drainage systems (SUDS) to ensure that all subsequent rainfall will infiltrate surfaces rather than exacerbate any downstream flood risks (which also have temporary effects on water quality).</p> <p>Overall, the employment land requirement has been assessed as having a negative effect on this objective.</p> <p>Assumptions</p> <ul style="list-style-type: none"> It is assumed that the Council will liaise with Essex and Suffolk Water with regard to infrastructure requirements for future development. Measures contained in the Essex and Suffolk Water Draft Water Resources Management Plan would be expected to help ensure that future water resource demands are met. There will be no development that will require diversion or modification of existing watercourses. However, if such measures are required, this could affect local water quality. <p>Uncertainties</p> <ul style="list-style-type: none"> None identified.

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IIA Objective	Guide Questions	Score	Commentary
<p>9. Flood Risk and Coastal Erosion: To reduce the risk of flooding and coastal erosion to people and property, taking into account the effects of climate change.</p>	<ul style="list-style-type: none"> • Will it help to minimise the risk of flooding to existing and new developments/infrastructure? • Will it manage effectively, and reduce the likelihood of, flash flooding, taking into account the capacity of sewerage systems? • Will it discourage inappropriate development in areas at risk from flooding and promote the sequential test? • Will it ensure that new development does not give rise to flood risk elsewhere? • Will it deliver Sustainable Drainage Systems (SUDs) and promote investment in flood defences that reduce vulnerability to flooding? • Will it encourage the use of multifunctional areas and landscape design for drainage? • Will it help to discourage inappropriate development in areas at risk from coastal erosion? • Will it help to manage and reduce the risks associated with coastal erosion and support the implementation of the Essex and South Suffolk Shoreline Management Plan? 	<p align="center">-/?</p>	<p>Likely Significant Effects</p> <p>The baseline analysis contained in Section 3 of the IIA Report highlights that flood risk is a potentially significant constraint to future development in the Chelmsford City Area with large parts of the Chelmsford Urban Area in particular being a risk of fluvial flooding and South Woodham Ferrers being at risk of coastal flooding. However, given requirements for proposals to be accompanied by a Flood Risk Assessment (FRA) where appropriate, it is considered unlikely that new employment development would be at significant risk of flooding, although this is dependent on the exact location of development.</p> <p>The loss of greenfield land to support employment development could lead to an increased risk of flooding off site (as a result of the increase in impermeable surfaces), although it can be reasonably assumed that new development proposals which may result in an increase in flood risk will be accompanied by an FRA and incorporate suitable flood alleviation measures (thereby minimising the risk of flooding).</p> <p>Overall, the employment land requirement has been assessed as having a negative effect on this objective, although it is recognised that the type and magnitude of effect will be largely dependent on the future location of development.</p> <p>Assumptions</p> <ul style="list-style-type: none"> • It is assumed that, where appropriate, development proposals would be accompanied by a FRA and that suitable flood alleviation measures would be incorporated into the design of new development where necessary to minimise flood risk. • The Local Planning Authority will apply a sequential risk-based approach, including the application of the ‘exception test,’ consistent with the NPPF. <p>Uncertainties</p> <ul style="list-style-type: none"> • None identified.
<p>10. Air: To improve air quality.</p>	<ul style="list-style-type: none"> • Will it maintain and improve air quality? • Will it address air quality issues in the Army and Navy Air Quality Management Area and prevent new designations of Air Quality Management Areas? • Will it avoid locating development in areas of existing poor air quality? • Will it minimise emissions to air from new development? 	<p align="center">+/-/?</p>	<p>Likely Significant Effects</p> <p>There is the potential for the construction and occupation of new employment uses to have negative effects on air quality due to, for example, emissions generated from plant and HGV movements during construction and increased vehicle movements once construction is complete. Effects on this objective may be more pronounced if development is located near to health deprived areas of the City Area.</p> <p>The creation of local employment opportunities could reduce out-commuting from the City Area and associated emissions to air. In addition, the extent to which new employment development affects car use and related emissions will be dependent on its accessibility. New development focused in the two main urban areas of Chelmsford and South Woodham Ferrers in particular, means that employment opportunities would be physically accessible to a relatively large labour</p>

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IIA Objective	Guide Questions	Score	Commentary
			<p>pool which may promote walking and cycling and public transport use, reducing emissions to air associated with travel by car.</p> <p>Overall, the employment land requirement has been assessed as having a mixed positive and negative effect on this objective, although some uncertainty remains.</p> <p>Assumptions</p> <ul style="list-style-type: none"> None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> There remains some uncertainty regarding future jobs growth which will be dependent on a range of factors including UK and global economic trends.
<p>11. Climate Change: To minimise greenhouse gas emissions and adapt to the effects of climate change.</p>	<ul style="list-style-type: none"> Will it minimise energy use and reduce or mitigate greenhouse gas emissions? Will it plan or implement adaptation measures for the likely effects of climate change? Will it support the delivery of renewable and low carbon energy and reduce dependency on non-renewable sources? Will it promote sustainable design that minimises greenhouse emissions and is adaptable to the effects of climate change? 	+/-?	<p>Likely Significant Effects</p> <p>Employment development would increase energy consumption and greenhouse gas emissions within the City Area. Sources of emissions would include the use of plant, HGV movements and the embodied carbon in materials during construction and energy consumption and vehicle movements once premises are occupied.</p> <p>The creation of local employment opportunities could reduce out-commuting from the City Area and associated emissions to air. In addition, the extent to which new employment development affects car use and related emissions will be dependent on its accessibility. New development focused in the two main urban areas of Chelmsford and South Woodham Ferrers in particular, means that employment opportunities would be physically accessible to a relatively large labour pool which may promote walking and cycling and public transport use, reducing emissions to air associated with travel by car.</p> <p>Overall, the employment land requirement has been assessed as having a mixed positive and negative effect on this objective, although some uncertainty remains.</p> <p>Assumptions</p> <ul style="list-style-type: none"> None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> The exact scale of greenhouse gas emissions will be dependent on a number of factors including: the location and accessibility of new development; the design of new development (including in the context of the requirements of Local Plan policies and building regulations); future travel patterns and trends; individual energy consumption behaviour; and the extent to which energy supply has been decarbonised over the plan period. There remains some uncertainty regarding future jobs growth which will be dependent on a range of factors including UK and global economic trends.

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IIA Objective	Guide Questions	Score	Commentary
<p>12. Waste and Natural Resources: To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.</p>	<ul style="list-style-type: none"> Will it minimise the demand for raw materials? Will it promote the use of local resources? Will it reduce minerals extracted and imported? Will it increase efficiency in the use of raw materials and promote recycling? Will it avoid sterilising minerals extraction sites identified by the Essex Minerals Local Plan? Will it reduce waste arisings? Will it increase the reuse and recycling of waste? Will it support investment in waste management facilities to meet local needs? Will it support the objectives and proposals of the Essex Minerals Local Plan? 	-	<p>Likely Significant Effects</p> <p>The construction of employment premises will require raw materials (such as aggregates, steels and timber), although the volume of materials required is not expected to be significant (in a regional or national context). Further, it is anticipated that there would be opportunities to utilise recycled and sustainably sourced construction materials as part of new developments.</p> <p>Depending on the nature of the employment use, raw materials may also be required during the operational phase, although the volume and type of resources required would be dependent on the type and scale of use.</p> <p>Commercial development will generate construction waste, although it is anticipated that a proportion of this waste would be reused/recycled. Once premises are occupied, there would also be an increase in commercial waste arisings although again, it is anticipated that a proportion of this waste would be reused or recycled.</p> <p>Overall, the employment land requirement has been assessed as having a negative effect upon this objective.</p> <p>Assumptions</p> <ul style="list-style-type: none"> It is assumed that the emerging replacement Essex Waste Local Plan will make provision to accommodate additional waste associated with growth in the City Area. <p>Uncertainties</p> <ul style="list-style-type: none"> The exact scale of waste will be dependent on a number of factors including: the design of new development; waste collection and disposal regimes; and individual behaviour with regard to recycling and reuse. The exact scale of resource use will be dependent on the final scale and type of uses that come forward.
<p>13. Cultural Heritage: To conserve and enhance the historic environment, cultural heritage, character and setting.</p>	<ul style="list-style-type: none"> Will it help to conserve and enhance existing features of the historic environment and their settings, including archaeological assets? Will it tackle heritage assets identified as being 'at risk'? Will it promote sustainable repair and reuse of heritage assets? Will it protect or enhance the significance of designated heritage assets? Will it protect or enhance the significance of non-designated heritage assets? 	+/-/?	<p>Likely Significant Effects</p> <p>Chelmsford's cultural heritage is a key feature of the local authority area, as indicated by the National Heritage List for England which includes 1,011 listed buildings (including 20 Grade I, 43 Grade II* and 948 Grade II),, 19 scheduled monuments, 25 conservation areas and 6 registered parks and gardens within the Chelmsford City Area. Employment development has the potential to adversely affect these assets as well as other non-designated assets that contribute to the character of the City Area.</p> <p>Adverse effects on these historic and cultural assets may be felt during construction and also in the longer term once development has been completed. Effects may be direct (where development involves the loss of, or alteration to, assets) or indirect (where elements which contribute to the significance of assets are harmed). However, the likelihood of these effects occurring and their magnitude will be dependent on the type, location and design of new development.</p>

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IIA Objective	Guide Questions	Score	Commentary
	<ul style="list-style-type: none"> Will it promote local cultural distinctiveness? Will it help to conserve historic buildings, places and spaces that enhance local distinctiveness, character and appearance through sensitive adaptation and re-use? Will it improve and promote access to buildings and landscapes of historic/cultural value? Will it recognise, conserve and enhance the inter-relationship between the historic and natural environment? 		<p>New employment development could have a positive effect on this objective for example, where it supports heritage-led development.</p> <p>Overall, the employment land requirement has been assessed as having a mixed positive and negative effect on this objective, although the magnitude of effect will be dependent in part on the location of new development.</p> <p>Assumptions</p> <ul style="list-style-type: none"> None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> The form and function of any development will have the potential to enhance or detract from designated heritage and cultural assets and/or their settings.
<p>14. Landscape and Townscape: To conserve and enhance landscape character and townscapes.</p>	<ul style="list-style-type: none"> Will it conserve and enhance landscape character and townscapes? Will it promote high quality design in context with its urban and rural landscape? Will it avoid inappropriate development in the Green Belt and ensure the Green Belt endures? Will it help to conserve and enhance the character of the undeveloped coastline? Will it avoid inappropriate erosion to the Green Wedge? 	+/-?	<p>Likely Significant Effects</p> <p>There are no national landscape designations affecting the Chelmsford City Area. However, employment development is likely to result in adverse effects on landscape character. Effects may be felt during construction and once development is complete, although the likelihood of adverse effects occurring and their magnitude will be dependent on the scale, density and location of new development in the context of the landscape sensitivity of the receiving environment.</p> <p>The baseline analysis presented in Section 3 highlights that the built form and scale of the City Centre is a product of historic evolution. It notes that the City Centre has areas of distinct built character based on history, townscapes and use, all requiring the reinforcement of their sense of place. With regard to South Woodham Ferrers, meanwhile, the analysis highlights the unique character of the town. Employment development has the potential to adversely affect the character of these areas during construction and once development is complete. However, there may also be potential for new development to enhance the quality of the built environment and to improve townscapes, particularly where brownfield sites are redeveloped (although as noted previously, there are only a limited number of brownfield sites that have not already been earmarked for future development in the City Area).</p> <p>Overall, the employment land requirement has been assessed as having a mixed positive and negative effect on this objective, although the magnitude of effect will be dependent in part on the location and design of new development.</p> <p>Assumptions</p> <ul style="list-style-type: none"> None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> The exact location of future development, the quality of the receiving landscapes and the proximity of sensitive receptors.

PROPOSED SPATIAL STRATEGY

IIA Objective	Guide Questions	Score	Commentary
<p>1. Biodiversity and Geodiversity: To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.</p>	<ul style="list-style-type: none"> • Will it conserve and enhance international designated nature conservation sites (Special Areas of Conservation, Special Protection Areas and Ramsars)? • Will it conserve and enhance nationally designated nature conservation sites such as Sites of Special Scientific Interest? • Will it conserve and enhance Local Nature Reserves, Local Wildlife Sites and Ancient Woodland? • Will it avoid damage to, and protect, geologically important sites? • Will it conserve and enhance species diversity, and in particular avoid harm to indigenous species of principal importance, or priority species and habitats? • Will it provide opportunities for new habitat creation or restoration and link existing habitats as part of the development process? • Will it enhance ecological connectivity and maintain and improve the green infrastructure network, providing green spaces that are well connected and biodiversity rich? • Will it provide opportunities for people to access the natural environment including green and blue infrastructure? 	<p>+/-/?</p>	<p>Likely Significant Effects</p> <p>The Crouch and Roach Estuaries (Mid-Essex Coast Phase 3) Special Protection Area (SPA), Ramsar and Site of Special Scientific Interest (SSSI) and the Essex Estuaries Special Area of Conservation (SAC) extend around three sides of South Woodham Ferrers. There are also a number of SSSIs to the east and west of the Chelmsford Urban Area (including Newney Green Pit to the west and Blake’s Wood & Lingwood Common, Woodham Walter Common and Danbury Common to the east) and to the south of Great Leighs (the River Ter SSSI). In addition to these European and nationally designated sites, there are a number of Local Nature Reserves (LNRs), Essex Wildlife Trust Nature Reserves and Local Wildlife Sites within and adjacent to the settlements including a Local Wildlife Site to the north of South Woodham Ferrers. Whilst it is assumed that new development would not be located on land designated for nature conservation (or where sites include such designations, appropriate mitigation is implemented), there is the potential for indirect adverse effects on these sites (for example, due to disturbance arising from increased recreational activity, emissions to air, impacts on water quality and wild bird and mammal loss from cat predation). In this regard, the HRA of the Local Plan Preferred Options highlights that those European sites that are associated with the Mid-Essex coast estuaries (i.e. Crouch and Roach Estuaries SPA / Ramsar; Blackwater Estuary SPA / Ramsar; Foulness SPA / Ramsar; Dengie SPA / Ramsar; and the associated areas of the Essex Estuaries SAC) plus the Thames Estuary and Marshes SPA / Ramsar and Benfleet and Southend Marshes SPA / Ramsar are potentially vulnerable to regional ‘in combination’ effects due to visitor pressure, to which the Local Plan will contribute. The HRA also identifies that growth has the potential to contribute to ‘in combination’ air quality effects on sensitive sites (principally Epping Forest SAC). However, further assessment through the HRA has demonstrated that the ‘in combination’ contribution of the Local Plan is likely to be too small to be ‘significant’.</p> <p>The Spatial Strategy would support the redevelopment of brownfield sites, particularly in the Chelmsford Urban Area. It is recognised that in some cases brownfield land can have significant biodiversity value although it is considered that, on balance, development of brownfield sites will help minimise the risk of both direct (e.g. the loss of habitat) and indirect (e.g. noise and emissions) impacts on habitats and species. Notwithstanding the above, development requirements and the limited number of brownfield sites that have not already been earmarked for future development in the Chelmsford City Area means that greenfield land adjacent to the urban areas of Chelmsford (including East of Great Baddow / North of Sandon, West Chelmsford and North of Broomfield) and South Woodham Ferrers and at, North East Chelmsford, East Chelmsford, Great Leighs, Ford End, East Hanningfield, Danbury, Bicknacre, Writtle and Galleywood will be required (it is also noted that new development in other locations</p>

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IIA Objective	Guide Questions	Score	Commentary
			<p>to meet local needs and which is in accordance with the Local Plan Spatial Principles and Strategic Policies can be allocated through relevant Neighbourhood Plans where appropriate and justified). Allied with the potential construction of a Chelmsford North-East Bypass as well as other infrastructure, this will have a negative effect in relation to this objective (e.g. due to the direct loss of habitat or adverse impacts such as noise and emissions associated with the construction and operation of new development). The magnitude of any negative effects in this regard will be dependent on the existing biodiversity value of sites.</p> <p>The maintenance of the existing Green Wedge within the City Area allied with the delivery of sustainable urban extensions, could help to both minimise adverse effects on biodiversity associated with new development and deliver enhancements by extending the City Area's green infrastructure network.</p> <p>Overall, the Spatial Strategy has been assessed as having a mixed positive and negative effect on this objective. However, due to the potential for adverse effects on designated sites and the expected scale of greenfield land required to support growth, the magnitude of negative effect on this objective is uncertain. This is considered further in the appraisal of cumulative effects in the IIA Report and HRA.</p> <p>Assumptions</p> <ul style="list-style-type: none"> It is assumed that new development would not be located on land designated for nature conservation (or where new development includes such designations, appropriate mitigation will be implemented to ensure no direct effects). It is assumed that, on balance, the biodiversity value of brownfield sites is less than that of greenfield land. <p>Uncertainties</p> <ul style="list-style-type: none"> The exact biodiversity value of sites is unknown.
<p>2. Housing: To meet the housing needs of the Chelmsford City Area and deliver decent homes.</p>	<ul style="list-style-type: none"> Will it meet the City's objectively assessed housing need, providing a range of housing types to meet current and emerging need for market and affordable housing? Will it reduce the level of homelessness? Will it help to ensure the provision of good quality, well designed homes? Will it deliver pitches required for Gypsies and Travellers and Travelling Showpeople? 	<p>++/?</p>	<p>Likely Significant Effects</p> <p>The Spatial Strategy would deliver the majority of the City Area's new housing allocations in and adjacent to the Chelmsford Urban Area (including East of Great Baddow / North of Sandon, West Chelmsford and North of Broomfield) with smaller scale provision adjacent to South Woodham Ferrers and key service settlements including (inter alia) Great Leighs, Bicknacre and East Hanningfield. This would help to meet housing needs in these settlements.</p> <p>Whilst there is the potential that housing needs in other settlements will not be met under the Spatial Strategy, it is noted that new development to meet local needs and which is in accordance with the Local Plan Spatial Principles and Strategic Policies can be allocated through relevant Neighbourhood Plans where appropriate and justified. Opportunities for small-scale rural exception sites providing affordable homes to meet identified local needs will also be supported.</p>

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IIA Objective	Guide Questions	Score	Commentary
			<p>Overall, the Spatial Strategy has been assessed as having a significant positive effect on this objective.</p> <p>Assumptions</p> <ul style="list-style-type: none"> None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> The extent to which new housing development meets local needs will be dependent on the mix of housing delivered (in terms of size, type and tenure).
<p>3. Economy, Skills and Employment: To achieve a strong and stable economy which offers rewarding and well located employment opportunities to everyone.</p>	<ul style="list-style-type: none"> Will it provide a flexible supply of high quality employment land to meet the needs of existing businesses and attract inward investment? Will it maintain and enhance economic competitiveness? Will it strengthen the convenience shopping role in Chelmsford City Centre and ensure that the neighbourhood and local centres continue to perform a strong convenience goods role which serves local needs? Will it support the growth of new sectors including those linked to the Anglia Ruskin University? Will it help to diversify the local economy? Will it provide good quality, well paid employment opportunities that meet the needs of local people? Will it improve the physical accessibility of jobs? Will it support rural diversification and economic development? Will it promote a low carbon economy? Will it reduce out-commuting? Will it improve access to training to raise employment potential? Will it promote investment in educational establishments? 	<p>++/?</p>	<p>Likely Significant Effects</p> <p>The Spatial Strategy would focus employment growth within the Chelmsford Urban Area as well as at strategic employment sites adjacent to the north east, east and south of the Urban Area and to the north of South Woodham Ferrers.</p> <p>Focusing employment growth within and on the edge of/in close proximity to the Chelmsford Urban Area and South Woodham Ferrers is expected to help ensure that the new employment opportunities created by employment development, as well as existing opportunities in the City Centre, town and London, are physically accessible to existing and prospective residents (although the extent to which job creation is locally significant will depend on the type of jobs created in the context of the local labour market and the recruitment policies of prospective employers). This reflects the existing transport links in these settlements and the size of the resident populations. The accessibility of these locations may be further enhanced through the provision of supporting infrastructure including a proposed new Chelmsford North-East Bypass and highways improvements as well as by existing planned infrastructure including a new rail station to the north east of Chelmsford as part of the Beaulieu development.</p> <p>Under the Spatial Strategy, employment development would be principally provided as part of larger mixed use schemes which would be expected to help ensure that the opportunities created are easily accessible to prospective residents. Specifically, the proposed employment allocations at Hammonds Farm (43,000 sqm) North East Chelmsford (59,946 sqm) and the employment-led proposals off the A12 J18 (43,000 sqm) will provide employment opportunities within the immediate vicinity of existing and new housing development.</p> <p>Development to the north east of Chelmsford has the potential to complement the Beaulieu and Channels development by providing employment opportunities for residents or by enabling prospective residents to access jobs created at this urban extension (which includes areas of search for one business park location to accommodate 40,000 sqm).</p> <p>Employment land provision, residential development and the delivery of supporting infrastructure within and adjacent to the Chelmsford Urban Area should ensure that the City continues to be a major driver of growth within the Heart of Essex sub-region.</p> <p>The Spatial Strategy defines Special Policy Areas within and around existing facilities and institutions to enable their operational and functional requirements to be planned in a strategic and phased manner. These Areas include: Chelmsford Racecourse, which is being developed</p>

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IIA Objective	Guide Questions	Score	Commentary
			<p>as a major new racecourse and equestrian centre with supporting entertainment facilities; Broomfield Hospital, the largest employer in the Council's area; ARU Writtle, a long-established and nationally-recognised land-based technologies institution; Sandford Mill, a former water treatment works with the potential for mixed-use development incorporating a range of leisure development in conjunction with usage of the Chelmer and Blackwater Navigation; and RHS Gardens at Hyde Hall, a nationally-important landscape scale gardens and a key visitor attraction. This policy provision is expected to support the continued growth and expansion of these institutions/areas, generating economic benefits such as the provision of jobs, education and training and tourism development.</p> <p>Overall, the Spatial Strategy has been assessed as having a significant positive effect on this objective.</p> <p>Assumptions</p> <ul style="list-style-type: none"> None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> The extent to which job creation is locally significant will depend on the type of jobs created (in the context of the local labour market) and the recruitment policies of prospective employers.
<p>4. Sustainable Living and Revitalisation: To promote urban renaissance and support the vitality of rural centres, tackle deprivation and promote sustainable living.</p>	<ul style="list-style-type: none"> Will it support and enhance the City of Chelmsford by attracting new commercial investment and reinforcing the City's attractiveness? Will it encourage more people to live in urban areas? Will it enhance the public realm? Will it enhance the viability and vitality of South Woodham Ferrers town centre and principal and local neighbourhood centres? Will it tackle deprivation in the most deprived areas, promote social inclusion and mobility and reduce inequalities in access to education, employment and services? Will it support rural areas by providing jobs, facilities and housing to meet needs? Will it maintain and enhance community facilities and services? 	<p>++/-</p>	<p>Likely Significant Effects</p> <p>Focusing the majority of new residential and employment development in and adjacent to the Chelmsford Urban Area, to the north of South Woodham Ferrers and at key service and service settlements should ensure that prospective residents and workers have good access to key services and facilities by virtue of the wide range of services and facilities these settlements provide and their good transport links. Development to the north east of Chelmsford also has the potential to complement the Beaulieu and Channels development by providing community facilities and services for residents or by enabling prospective residents to access facilities in this urban extension.</p> <p>There is a risk that growth could place pressure on existing community facilities and services within host settlements. However, the preferred Spatial Strategy may also improve the viability of existing shops, services and facilities, commensurate with an increased local population. Additionally, there would be the delivery of a range of community facilities and services, alongside retail provision, at the key growth locations. This would be expected to help address increased demand arising from new development and could also benefit existing residents.</p> <p>There are pockets of deprivation across the Chelmsford City Area with some lower super output areas (LSOAs) being within the most deprived in the country. These LSOAs are predominantly focused within the Chelmsford Urban Area and include the wards of Marconi, Patching Hall and St Andrews. By focusing development within and adjacent to the Chelmsford Urban Area, the Spatial Strategy will help to promote the regeneration of brownfield sites, urban renaissance and address deprivation in these wards, although this will be dependent on the exact location of</p>

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	<ul style="list-style-type: none"> Will it increase access to schools and colleges? Will it enhance accessibility to key community facilities and services? Will it align investment in services, facilities and infrastructure with growth? Will it contribute to regeneration initiatives? Will it foster social cohesion? 		<p>development and the extent to which it supports wider regeneration initiatives and meets local needs.</p> <p>More broadly, it is anticipated that, in directing growth and investment towards/adjacent to urban areas, the Spatial Strategy will enhance the City Centre (including the public realm) and the vitality and viability of South Woodham Ferrers town centre. However, there is the potential for the Spatial Strategy to result in a lack of investment in other settlements including service settlements, although it is noted that beyond the main settlements, the Council will support diversification of the rural economy.</p> <p>As noted above, preferred Spatial Strategy defines Special Policy Areas within and around existing facilities and institutions. These Areas include Broomfield Hospital and ARU Writtle.. This is expected to support the continued growth and expansion of these institutions, generating benefits in terms of continued access to services and facilities.</p> <p>Overall, the Spatial Strategy has been assessed as having a mixed significant positive and negative effect on this objective.</p> <p>Assumptions</p> <ul style="list-style-type: none"> None identified <p>Uncertainties</p> <ul style="list-style-type: none"> None identified.
<p>5. Health and Wellbeing: To improve the health and wellbeing of those living and working in the Chelmsford City Area.</p>	<ul style="list-style-type: none"> Will it avoid locating development where environmental circumstances could negatively impact on people's health? Will it maintain and improve access to green infrastructure, open space, leisure and recreational facilities? Will it maintain and enhance Public Rights of Way and Bridleways? Will it promote healthier lifestyles? Will it meet the needs of an ageing population? Will it support those with disabilities? Will it support the needs of young people? Will it maintain and enhance healthcare facilities and services? Will it align investment in healthcare facilities and services with growth to 	<p>++/-</p>	<p>Likely Significant Effects</p> <p>There is potential for the construction of new development to have a negative effect on the health and wellbeing of residents and other sensitive receptors in close proximity to development sites and along transport routes within the City Area. Effects could include, for example, respiratory problems associated with construction traffic and dust. This may be more pertinent in sensitive areas with pre-existing health issues.</p> <p>In the longer term, there may be further adverse effects on health arising from, in particular, emissions to air associated with increased traffic movements. In this context, the baseline analysis presented in Section 3 of the IIA Report highlights that the main source of air pollution in Chelmsford is road traffic emissions from major roads.</p> <p>Focusing the majority of new residential and employment development in and adjacent to the Chelmsford Urban Area and to the north of South Woodham Ferrers, promoting mixed used schemes are together likely to reduce the need to travel by car and encourage walking/cycling as services and employment opportunities would be more physically accessible. Allied with proposed improvements to highway circulation, public transport and walking and cycling (including through the Green Wedge), this is expected to generate a positive effect in relation to the promotion of healthy lifestyles and could help to reduce emissions to air associated with car use. In particular, the proposed employment allocations at Hammonds Farm (43,000 sqm) North East Chelmsford [59,946 sqm) and the employment-led proposals off the A12 J18 (43,000 sqm)</p>

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IIA Objective	Guide Questions	Score	Commentary
	<p>ensure that there is capacity to meet local needs?</p> <ul style="list-style-type: none"> • Will it encourage sustainable food production to reduce food miles, such as community gardens or allotments? • Will it improve access to healthcare facilities and services? • Will it promote community safety? • Will it reduce actual levels of crime and anti-social behaviour? • Will it reduce the fear of crime? • Will it promote design that discourages crime? 		<p>will provide employment opportunities within the immediate vicinity of existing and new housing development.</p> <p>The Chelmsford Open Space Study (2024) has found deficiencies in open space provision including in respect of amenity greenspace, parks and recreation grounds and play space, particularly within the urban areas. New open space and recreational facilities would be delivered alongside residential development as part of the proposed urban extensions. Together with the protection of the existing Green Wedge, this could help to address these deficiencies and provide new opportunities, supporting the health and wellbeing of existing and prospective residents.</p> <p>The concentration of residential development within and adjacent to urban areas should help to ensure that prospective residents have easy access to health care facilities (by virtue of the close proximity of new development to these facilities or through public transport connections). There is a risk that demand arising from new residents may undermine the quality of existing services and facilities. The Spatial Strategy would be expected to deliver additional investment in primary healthcare facilities including the provision of new facilities as part of the proposed larger urban extensions.</p> <p>As noted above, the Spatial Strategy defines Special Policy Areas within and around existing facilities and institutions. These Areas include Broomfield Hospital which is expected to support the continued growth and expansion of the hospital to meet future demand.</p> <p>Overall, the Spatial Strategy has been assessed as having a mixed significant positive and negative effect on this objective.</p> <p>Assumptions</p> <ul style="list-style-type: none"> • None identified <p>Uncertainties</p> <ul style="list-style-type: none"> • None identified.
<p>6. Transport: To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.</p>	<ul style="list-style-type: none"> • Will it reduce travel demand and the distance people travel for jobs, employment, leisure and services and facilities? • Will it reduce out-commuting? • Will it encourage a shift to more sustainable modes of transport? • Will it encourage walking, cycling and the use of public transport? • Will it help to reduce traffic congestion and improve road safety? • Will it deliver investment in transportation infrastructure that 	<p>++/-</p>	<p>Likely Significant Effects</p> <p>The concentration of new residential and employment development in and adjacent to urban areas, the promotion of mixed use sustainable urban extensions and the delivery of strategic improvements to the walking/cycling network (including through the Green Wedge) are all likely to reduce the need to travel by car and encourage walking/cycling (as services and employment opportunities would be physically accessible). New development should also be well connected to the existing public transport network (including existing planned infrastructure such as the new rail station and transport hub to the north east of Chelmsford as part of the Beaulieu development). Development may also help to maintain existing, and stimulate investment in, new public transport provision. In this regard, it is noted that the Spatial Strategy includes two potential park and ride schemes (one located to the south west of Chelmsford around the A414 and the other located to the north east of Chelmsford around the A12 and A138). The delivery of local employment opportunities may also help to reduce out-commuting in the longer term.</p>

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	<p>supports growth in the Chelmsford City Area?</p> <ul style="list-style-type: none"> Will it locate new development in locations that support and make best use of committed investment in strategic infrastructure? Will it support the expansion, or provision of additional, park and ride facilities? Will it enhance Chelmsford's role as a key transport node? Will it reduce the level of freight movement by road? 		<p>The Spatial Strategy would direct a proportion of the City Area's housing requirement to the key service settlements which could result in increased car use given the existing size of the settlements and the more limited range of services and jobs they provide. However, new development does present an opportunity to enhance the sustainability of these settlements by supporting investment in community facilities and services.</p> <p>The baseline analysis presented in Section 3 of the IIA Report highlights that one of the City Area's strengths is its good connectivity to London. However, the high levels of both in and out-commuting experienced by the City Area is also an issue. Under the Spatial Strategy, an increase in population and households within the Chelmsford Urban Area in particular will generate more transport movements. Based on current trends, these movements are expected to be by car with a continuation of (net) out-commuting but substantial in-commuting. This could result in increased pressure on the road network, with congestion on the A12, A130 and A414 (a number of junctions on the strategic highway network have capacity constraints and pinch points) and on local road networks.</p> <p>The Spatial Strategy could deliver a number of highways improvements including at the Army and Navy Junction and to the A132. Additionally, growth could facilitate the delivery of a Chelmsford North-East Bypass and other highways infrastructure improvements which would help to enhance connectivity to the strategic road network and alleviate congestion.</p> <p>Overall, the Spatial Strategy has been assessed as having a mixed significant positive and negative effect on this objective.</p> <p>Assumptions</p> <ul style="list-style-type: none"> None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> None identified.
<p>7. Land Use and Soils: To encourage the efficient use of land and conserve and enhance soils.</p>	<ul style="list-style-type: none"> Will it promote the use of previously developed (brownfield) land and minimise the loss of greenfield land? Will it avoid the loss of agricultural land including best and most versatile land? Will it reduce the amount of derelict, degraded and underused land? Will it encourage the reuse of existing buildings and infrastructure? Will it prevent land contamination and facilitate remediation of contaminated sites? 	+/-	<p>Likely Significant Effects</p> <p>Development requirements and the limited number of brownfield sites that have not already been earmarked for future development in the City Area mean that greenfield land adjacent to the urban areas of Chelmsford (including East of Great Baddow / North of Sandon, West of Chelmsford, and North of Broomfield) and South Woodham Ferrers and at Great Leighs, Danbury, Bicknacre, Ford End and East Hanningfield would be required to deliver approximately 80% of new development (greenfield/mixed greenfield and brownfield sites). This will lead to a loss of approximately 864 hectares (ha) of Grade 3 agricultural land and approximately 244ha of Grade 2 land which equates to around 2.4% of the total Grade 2 and around 4.3% of the total Grade 3 land in the City Area. Allied with the potential construction of a Chelmsford North-East Bypass (as well as other infrastructure), the area of greenfield land required over the plan period is expected to be significant.</p> <p>Overall, the Spatial Strategy has been assessed as having a mixed positive and significant negative effect on this objective.</p>

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IIA Objective	Guide Questions	Score	Commentary
			<p>Assumptions</p> <ul style="list-style-type: none"> None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> None identified.
<p>8. Water: To conserve and enhance water quality and resources.</p>	<ul style="list-style-type: none"> Will it result in a reduction of run-off of pollutants to nearby water courses that lead to a deterioration of existing status and/or failure to achieve the objective of good status under the Water Framework Directive? Will it improve ground and surface water quality? Will it reduce water consumption and encourage water efficiency? Will it ensure that new water/wastewater management infrastructure is delivered in a timely manner to support new development? 	<p>+/-</p>	<p>Likely Significant Effects</p> <p>The Water Cycle Study (2024) identifies some constraints with respect to water service infrastructure and the water environment to deliver development, likely to require that strategic water resource options and wastewater solutions are developed in advance of development coming forward. The draft Essex and Suffolk Water Resource Management Plan 2024 identifies that without further investment in things like expanding reservoirs and other sources of water, that demand for water will begin to outpace supply in the future (2030+). This is also due to changes in the rules governing how much water, water companies can take from existing sources that will come into force after 2030.</p> <p>As noted above, the Spatial Strategy defines Special Policy Areas within and around existing facilities and institutions. These Areas include Hanningfield Reservoir Treatment Works which is a major site containing water treatment facilities. Through this policy provision, the preferred Spatial Strategy is therefore expected to help ensure that there will be long-term provision of water supplies.</p> <p>Depending on the exact location of new development, the proximity to waterbodies and the prevailing quality of the waterbody, there is potential for adverse effects on water quality associated with construction activities (through, for example, accidental discharges or uncontrolled surface water runoff from construction sites). Given the confluence of rivers within Chelmsford it could be considered that development will be within close proximity of a waterbody however, the Green Wedge within the City Area are defined by the valleys and flood plains for the Rivers Chelmer, Wid and Can which should reduce the likelihood of significant adverse effects in this regard. Further, it is assumed that the design of new development will include sustainable urban drainage systems (SuDS) to ensure that all subsequent rainfall will infiltrate surfaces rather than exacerbate any downstream flood risks (which also have temporary effects on water quality).</p> <p>Overall, the Spatial Strategy has been assessed as having a mixed positive and negative effect on this objective.</p> <p>Assumptions</p> <ul style="list-style-type: none"> New development will increase water resource use within the City Area in both the short term during construction and in the longer term once development is complete. This has been considered as part of the appraisal of the preferred growth options. It is assumed that the Council will liaise with Essex and Suffolk Water with regard to infrastructure requirements for future development.

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IIA Objective	Guide Questions	Score	Commentary
			<ul style="list-style-type: none"> Measures contained in the Essex and Suffolk Water Draft Water Resources Management Plan would be expected to help ensure that future water resource demands are met. There will be no development that will require diversion or modification of existing watercourses. However, if such measures are required, this could affect local water quality. <p>Uncertainties</p> <ul style="list-style-type: none"> None identified.
<p>9. Flood Risk and Coastal Erosion: To reduce the risk of flooding and coastal erosion to people and property, taking into account the effects of climate change.</p>	<ul style="list-style-type: none"> Will it help to minimise the risk of flooding to existing and new developments/infrastructure? Will it manage effectively, and reduce the likelihood of, flash flooding, taking into account the capacity of sewerage systems? Will it discourage inappropriate development in areas at risk from flooding and promote the sequential test? Will it ensure that new development does not give rise to flood risk elsewhere? Will it deliver Sustainable Drainage Systems (SUDs) and promote investment in flood defences that reduce vulnerability to flooding? Will it encourage the use of multifunctional areas and landscape design for drainage? Will it help to discourage inappropriate development in areas at risk from coastal erosion? Will it help to manage and reduce the risks associated with coastal erosion and support the implementation of the Essex and South Suffolk Shoreline Management Plan? 	<p>+/-</p>	<p>Likely Significant Effects</p> <p>The baseline analysis presented in Section 3 of the IIA Report highlights that flood risk is a potentially significant constraint to future development in the City Area with large parts of the Chelmsford Urban Area in particular being at risk of fluvial flooding. However, given requirements for proposals to be accompanied by a Flood Risk Assessment (FRA) where appropriate, it is considered unlikely that new development would be at significant risk of flooding, although this is dependent on the exact location of development.</p> <p>Large parts of South Woodham Ferrers are at risk of coastal flooding. However, land to the north of the town, and which is identified as an area for growth, is in Flood Zone 1. Flood risk adjacent to the Chelmsford Urban Area is more limited and is unlikely to be a significant constraint to development at urban extensions.</p> <p>Environment Agency flood maps indicate that surface water flooding is a potential constraint within the main urban areas of Chelmsford and South Woodham Ferrers. Some land adjacent to the main urban areas and around Great Leighs are also at risk of surface water flooding. In this context, the loss of greenfield land could lead to an increased risk of flooding off site (as a result of the increase in impermeable surfaces). However, it can be reasonably assumed that new development proposals which may result in an increase in flood risk will be accompanied by an FRA and incorporate suitable flood alleviation measures (thereby minimising the risk of flooding).</p> <p>The City Area's existing Green Wedge is defined by the valleys and flood plains of the River Chelmer, Wid and Can. Their protection from development could help to ensure that development is not located near to flood zones and provide space for flood waters to flow through and additional areas for future flood storage.</p> <p>Overall, the Spatial Strategy has been assessed as having a mixed positive and negative effect on this objective.</p> <p>Assumptions</p> <ul style="list-style-type: none"> It is assumed that, where appropriate, development proposals would be accompanied by a FRA and that suitable flood alleviation measures would be incorporated into the design of new development where necessary to minimise flood risk. The Local Planning Authority will apply a sequential risk-based approach, including the application of the 'exception test,' consistent with the NPPF.

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IIA Objective	Guide Questions	Score	Commentary
			<p>Uncertainties</p> <ul style="list-style-type: none"> None identified.
<p>10. Air: To improve air quality.</p>	<ul style="list-style-type: none"> Will it maintain and improve air quality? Will it address air quality issues in the Army and Navy Air Quality Management Area and prevent new designations of Air Quality Management Areas? Will it avoid locating development in areas of existing poor air quality? Will it minimise emissions to air from new development? 	<p>+/-/?</p>	<p>Likely Significant Effects</p> <p>There is the potential for the construction and operation of new development to have negative effects on air quality due to emissions generated from plant and HGV movements during construction. In the longer term, once development is complete, the increase in population will in-turn generate additional transport movements and associated emissions to air. In this regard, the baseline analysis presented in Section 3 of the SA Report indicates that the main source of air pollution in Chelmsford is road traffic emissions from major roads, notably the A12, A414, A138, A130 and B1016.</p> <p>As noted above, the HRA identifies that growth supported by the Local Plan Preferred Options has the potential to contribute to 'in combination' air quality effects on sensitive sites (principally Epping Forest SAC). However, further assessment through the HRA has demonstrated that the 'in combination' contribution of the Local Plan is likely to be too small to be 'significant'.</p> <p>As highlighted under the assessment against IIA Objective 6, the concentration of new residential and employment development in and adjacent to urban areas, the promotion of mixed use sustainable urban extensions and the delivery of strategic improvements to the walking/cycling network (including through the Green Wedge) are all likely to reduce the need to travel by car and associated emissions to air. Development may also help to maintain existing, and stimulate investment in, new public transport provision. In this regard, it is noted that the Spatial Strategy includes two potential park and ride schemes (one located to the south west of Chelmsford around the A414 and the other located to the north east of Chelmsford around the A12 and A138) as well as highways improvements including to the Army and Navy Junction which may help to improve local air quality. The delivery of local employment opportunities may also help to reduce out-commuting in the longer term and associated emissions to air.</p> <p>The Spatial Strategy would direct a proportion of the City Area's housing requirement to the key service settlements. This could result in increased car use given the existing size of the settlements and the more limited range of services and jobs they provide. However, new development does present an opportunity to enhance the sustainability of these settlements by supporting investment in community facilities and services.</p> <p>Overall, the Spatial Strategy has been assessed as having a mixed positive and negative effect on this objective.</p> <p>Assumptions</p> <ul style="list-style-type: none"> None identified.

APPENDIX F – APPRAISAL OF DEVELOPMENT REQUIREMENTS AND THE PROPOSED SPATIAL STRATEGY

IIA Objective	Guide Questions	Score	Commentary
			<p>Uncertainties</p> <ul style="list-style-type: none"> None identified.
<p>11. Climate Change: To minimise greenhouse gas emissions and adapt to the effects of climate change.</p>	<ul style="list-style-type: none"> Will it minimise energy use and reduce or mitigate greenhouse gas emissions? Will it plan or implement adaptation measures for the likely effects of climate change? Will it support the delivery of renewable and low carbon energy and reduce dependency on non-renewable sources? Will it promote sustainable design that minimises greenhouse emissions and is adaptable to the effects of climate change? 	<p>+/-</p>	<p>Likely Significant Effects</p> <p>The volume of greenhouse gas emissions associated with the Spatial Strategy are primarily influenced by the quantum of development to be accommodated in the City Area over the plan period and which has been appraised separately. Further, detailed Local Plan policies covering sustainable design as well as the scale of developments brought forward and competing priorities for developer contributions (relating to the viability of incorporating sustainable design techniques) will influence the scale of emissions.</p> <p>Notwithstanding the above, as noted in the assessment against IIA Objective 6, the concentration of new residential and employment development in and adjacent to urban areas, the promotion of mixed use sustainable urban extensions and the delivery of strategic improvements to the walking/cycling network are all likely to reduce the need to travel by car and associated emissions to air including greenhouse gases. Development may also help to maintain existing, and stimulate investment in, new public transport provision. In this regard, it is noted that the Spatial Strategy includes two potential park and ride schemes (one located to the south west of Chelmsford around the A414 and the other located to the north east of Chelmsford around the A12 and A138). The delivery of local employment opportunities may also help to reduce out-commuting in the longer term.</p> <p>The Spatial Strategy would direct a proportion of the City Area’s housing requirement to key service settlements. This could result in increased car use given the existing size of the settlements and the more limited range of services and jobs they provide. However, new development does present an opportunity to enhance the sustainability of these settlements by supporting investment in community facilities and services.</p> <p>The delivery of urban extensions may present an opportunity to deliver district scale heating systems and which could promote renewable energy generation in the City Area. However, this will be dependent on site specific proposals.</p> <p>Overall, the Spatial Strategy has been assessed as having a positive effect on this objective.</p> <p>Assumptions</p> <ul style="list-style-type: none"> None identified. <p>Uncertainties</p>

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IIA Objective	Guide Questions	Score	Commentary
			<ul style="list-style-type: none"> None identified.
<p>12. Waste and Natural Resources: To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.</p>	<ul style="list-style-type: none"> Will it minimise the demand for raw materials? Will it promote the use of local resources? Will it reduce minerals extracted and imported? Will it increase efficiency in the use of raw materials and promote recycling? Will it avoid sterilising minerals extraction sites identified by the Essex Minerals Local Plan? Will it reduce waste arisings? Will it increase the reuse and recycling of waste? Will it support investment in waste management facilities to meet local needs? Will it support the objectives and proposals of the Essex Minerals Local Plan? 	~	<p>Likely Significant Effects</p> <p>New development will result in increased resource use and the generation of waste in both the short term during construction and in the longer term once development is complete. This has been considered as part of the appraisal of development requirements.</p> <p>Assumptions</p> <ul style="list-style-type: none"> None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> None identified.
<p>13. Cultural Heritage: To conserve and enhance the historic environment, cultural heritage, character and setting.</p>	<ul style="list-style-type: none"> Will it help to conserve and enhance existing features of the historic environment and their settings, including archaeological assets? Will it tackle heritage assets identified as being 'at risk'? Will it promote sustainable repair and reuse of heritage assets? Will it protect or enhance the significance of designated heritage assets? Will it protect or enhance the significance of non-designated heritage assets? Will it promote local cultural distinctiveness? 	+/-/?	<p>Likely Significant Effects</p> <p>There are a number of designated cultural heritage assets within and in close proximity to the Chelmsford Urban Area, South Woodham Ferrers, Great Leighs, Hammonds Farm, Great Baddow/Sandon, Bicknacre, East Hanningfield and Danbury. These assets include, for example: scheduled monuments (such as Moulsham Bridge in the City of Chelmsford, a Medieval saltern adjacent to Hawbush Creek in South Woodham Ferrers, Gubbion's Hall moated site in Great Leighs, the Icehouse in Danbury Country Park, Danbury Camp Hill Fort and a Medieval tile kiln in Danbury and Bicknacre Priory in Bicknacre); eight conservation areas within the Chelmsford Urban Area as well as Great Baddow and Sandon Conservation Areas; and a number of listed buildings and registered parks and gardens. There is the potential for these assets, as well as other non-designated assets that contribute to the character of the settlements and buried assets, to be adversely affected by new development. Adverse effects may be felt during construction and also in the longer term once development has been completed. Effects may be direct (where development involves the loss of, or alteration to, assets) or indirect (where elements which contribute to the significance of assets are harmed). However, the likelihood of</p>

APPENDIX F – APPRAISAL OF DEVELOPMENT REQUIREMENTS AND THE PROPOSED SPATIAL STRATEGY

IIA Objective	Guide Questions	Score	Commentary
	<ul style="list-style-type: none"> Will it help to conserve historic buildings, places and spaces that enhance local distinctiveness, character and appearance through sensitive adaptation and re-use? Will it improve and promote access to buildings and landscapes of historic/cultural value? Will it recognise, conserve and enhance the inter-relationship between the historic and natural environment? 		<p>these effects occurring and their magnitude will be dependent on the type, location and design of new development.</p> <p>Locating new development in close proximity to heritage assets may increase the accessibility of prospective residents to them, generating a positive effect on this objective. There may also be opportunities for heritage-led development which could serve to protect and enhance areas or buildings of historical, archaeological and cultural value and potentially enhance the setting of assets.</p> <p>The implementation of the Spatial Strategy is accompanied by the construction of a Chelmsford North-East Bypass and other infrastructure improvements. Their construction could affect buried archaeological remains and above ground assets along their routes although until the routes are determined this is uncertain.</p> <p>Overall, the Spatial Strategy has been assessed as having a mixed positive and negative effect on this objective, although some uncertainty remains.</p> <p>Assumptions</p> <ul style="list-style-type: none"> None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> The form and function of any development will have the potential to enhance or detract from designated heritage and cultural assets and/or their settings.
<p>14. Landscape and Townscape: To conserve and enhance landscape character and townscapes.</p>	<ul style="list-style-type: none"> Will it conserve and enhance landscape character and townscapes? Will it promote high quality design in context with its urban and rural landscape? Will it avoid inappropriate development in the Green Belt and ensure the Green Belt endures? Will it help to conserve and enhance the character of the undeveloped coastline? Will it avoid inappropriate erosion to the Green Wedge? 	+/-/?	<p>Likely Significant Effects</p> <p>The baseline analysis presented in Section 3 of the IIA Report highlights that the built form and scale of the City Centre is a product of historic evolution. It notes that the City Centre has areas of distinct built character based on history, townscapes and use, all requiring the reinforcement of their sense of place. With regard to South Woodham Ferrers, meanwhile, the analysis highlights the unique character of the town. Development within and adjacent to the Chelmsford Urban Area and to the north of South Woodham Ferrers has the potential to adversely affect townscape character during construction and once development is complete, although this would be dependent on the scale, height and design of new development. The redevelopment of brownfield sites also, however, presents an opportunity to enhance the quality of the built environment and to improve townscapes.</p> <p>As noted above, development requirements and the limited number of brownfield sites that have not already been earmarked for future development in the Chelmsford City Area means that greenfield land will be brought forward for development. Allied with the construction of a Chelmsford North-East Bypass (as well as other infrastructure), the area of greenfield land required over the plan period is therefore expected to be substantial. In consequence, there is the potential for significant negative effects on landscape character and visual amenity. However, the magnitude of adverse effects will be dependent on the exact location, density and design of new development in the context of the landscape sensitivity of the receiving environment. In this regard, it is noted that the Landscape Sensitivity and Capacity Assessment</p>



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IIA Objective	Guide Questions	Score	Commentary
			<p>(2017 and 2023 update) indicates that the vast majority of preferred sites are not within areas identified with a high landscape sensitivity or high visual sensitivity. It should also be noted that development would not be within the Green Belt or at locations that would harm the Green Wedge.</p> <p>Overall, the Spatial Strategy has been assessed as having a mixed positive and negative effect on this objective.</p> <p>Assumptions</p> <ul style="list-style-type: none">• None identified. <p>Uncertainties</p> <ul style="list-style-type: none">• None identified.

APPENDIX G – APPRAISAL OF PROPOSED SITE ALLOCATIONS

This appendix presents the assessment of the proposed site allocations associated with each growth area. Summaries of these assessments are presented in Section 5 of the Main Report (Table 5.8, Table 5.9 and Table 5.10). These assessments do not take into account the provisions of the associated site allocation policies contained in Section 7 of the Preferred Options Consultation Document nor the mitigation provided by the other proposed Local Plan policies.

The growth site policies do not repeat the requirements of other development management policies, for example, they do not list the key infrastructure needed to support the delivery of the Local Plan as set out in Strategic Policy S9 – Infrastructure Requirements and Strategic Policy S10 – Securing Infrastructure and Impact mitigation. These and other policies relating to development management provide the framework that the growth policies are intended to act within. Where particularly relevant, certain development management policies have been identified within the appraisal text.

SITE APPRAISAL CRITERIA

The following site appraisal criteria and associated thresholds of significance have been used to appraise the proposed site allocations contained in the Local Plan and reasonable alternatives.

IIA Objective	Appraisal Criteria	Threshold	Score
1. Biodiversity and Geodiversity: To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	Proximity to: -statutory international/national nature conservation designations (SAC, SPA, Ramsar, National Nature Reserve, Ancient Woodland); -local nature conservation designations (Local Nature Reserve, County Wildlife Site)	No designations affecting site.	0
		Within 100m of a locally designated/Within 500m from an international/national site.	-
		Within 100m of a statutory designated site.	--
	Presence of protected species. Presence of BAP habitats and species	Does not contain protected species/BAP priority habitats and species.	0
		Within 100m of protected species/BAP priority habitats and species.	-
		Contains protected species/BAP priority habitats and species.	--

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IIA Objective	Appraisal Criteria	Threshold	Score
	Green infrastructure provision. Enhancement of habitats and species.	Development would have a positive effect on European or national designated sites, habitats or species / create new habitat or significantly improve existing habitats / significantly enhance the green infrastructure network.	++
		Development would have a positive effect on regional or local designated sites, habitats or species / improve existing habitats / enhance the green infrastructure network.	+
		Development would not affect green infrastructure provision.	0
		Development would adversely affect the green infrastructure network.	-
		Development would have a significant adverse effect on the green infrastructure network.	--
2. Housing: To meet the housing needs of the Chelmsford City Area and deliver decent homes.	Number of (net) new dwellings proposed/loss of dwellings.	100+ dwellings (3ha or more).	++
		1 to 99 dwellings (up to 2.9ha).	+
		0 dwellings.	0
		-1 to -99 dwellings (-2.9ha or more).	-
		-100+ dwellings (-3ha or more).	--
3. Economy, Skills and Employment: To achieve a strong and stable economy which offers rewarding and well located employment opportunities to everyone.	Net employment land provision/loss.	1ha+ of land.	++
		0.1ha to 0.99ha of land.	+
		0ha	0
		-01ha to -0.99ha of land.	-
		-1ha+ of land.	--
	Proximity to key employment sites.	Within 2,000m walking distance of a major employment site.	+
		In excess of 2,000m walking distance of a major employment site.	0

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IIA Objective	Appraisal Criteria	Threshold	Score
	Impact on educational establishments.	Development of the site would result in the creation of an educational establishment/support the substantial expansion of an existing establishment.	++
		Development would contribute to the provision of additional educational services/facilities.	+
		Development would not affect educational establishments.	0
		Development would not contribute to the provision of additional educational facilities and would increase pressure on existing educational facilities.	-
		Development would result in the loss of an existing educational establishment/building without replacement provision elsewhere in the Chelmsford City Area.	--
4. Sustainable Living and Revitalisation: To promote urban renaissance and support the vitality of rural centres, tackle deprivation and promote sustainable living.	Walking distance to key services including: -GP surgeries -Primary schools -Secondary schools -Post Offices -Supermarkets (including local stores) Proximity to town centres. Accessibility by public transport.	Within 800m walking distance of all services and/or the City Centre/South Woodham Ferrers town centre.	++
		Within 800m of one or more key services and/or within 2,000m of all services/the City Centre or South Woodham Ferrers town centre and/or within 400m of public transport.	+
		Within 2,000m of a key service.	0
		In excess of 2,000m from all services/public transport/the City Centre or South Woodham Ferrers town centre.	-
	Provision/loss of community facilities and services.	Development would provide key services and facilities on site.	++
		Development would contribute to the provision of additional services and facilities.	+
		Development would not provide or result in the loss of key services and facilities.	0
		Development would not contribute to the provision of additional services and facilities and would increase pressure on existing services and facilities.	-
		Development would result in the loss of key services and facilities without their replacement elsewhere within the Chelmsford City Area.	--
			Within 800m walking distance of a GP surgery and open space.

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IIA Objective	Appraisal Criteria	Threshold	Score
5. Health and Wellbeing: To improve the health and wellbeing being of those living and working in the Chelmsford City Area.	Access to: -GP surgeries -open space (including sports and recreational facilities)	Within 800m of a GP surgery or open space.	+
		Within 2,000m of a GP surgery or open space.	0
		In excess of 2,000m from a GP surgery and/or open space.	-
	Provision/loss of open space or health facilities.	Would provide open space and/or health facilities on site.	++
		Development would contribute to the provision of additional open space and/or health facilities.	+
		Would not affect current provision of open space or health facilities.	0
		Development would not contribute to the provision of additional open space and/or health facilities and would increase pressure on existing open space and/or health facilities.	-
		Would result in the loss of open space and/or health facilities without their replacement elsewhere within the District.	--
	Neighbouring uses.	Not located in close proximity to unsuitable neighbouring uses.	0
		Located in close proximity to unsuitable neighbouring uses and which could have an adverse effect on human health.	-
		Located in close proximity to unsuitable neighbouring uses and which could have a significant adverse effect on human health.	--
	6. Transport: To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	Access to: -bus stops -railway stations -existing or proposed park and ride facility	Within 400m walking distance of all services or within a City, Town or Key Service Settlement.
Within 400m or more of one or more services.			+
In excess of 400m from all services.			-
Impact on highway network.		Sites has good access to the strategic road network (employment uses only).	+
		No impact on highway network.	0

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IIA Objective	Appraisal Criteria	Threshold	Score
		Potential adverse impact on highway network.	-
		Potential significant adverse impact on highway network.	--
	Infrastructure investment.	Development would support investment in transportation infrastructure and/or services.	++
		Development would not support investment in, or result in the loss of, transportation infrastructure and/or services.	0
		Development would result in the loss of transportation infrastructure and/or services.	--
7. Land Use and Soils: To encourage the efficient use of land and conserve and enhance soils.	Development of brownfield / greenfield/ mixed land Development of agricultural land including best and most versatile agricultural land (Agricultural Land Classification (ALC) grades 1, 2 and 3)).	Previously developed (brownfield) land.	++
		Mixed greenfield/brownfield land.	+/-
		Greenfield (not in ALC Grades 1, 2 or 3).	-
		Greenfield (in ALC Grade 1, 2 or 3).	--
	Soil contamination.	Development would result in existing land / soil contamination being remediated.	++
		Development would not affect the contamination of land/soils.	0
		Development could be affected by existing contaminated land.	-
		Development would result in the contamination of land/soils.	--
8. Water: To conserve and enhance water quality and resources.	Proximity to waterbodies	In excess of 50m of a waterbody.	0
		Within 10-50m of a waterbody.	-
		Within 10m of a waterbody.	--
		No requirement to upgrade water management infrastructure.	0

APPENDIX G – APPRAISAL OF PROPOSED SITE ALLOCATIONS AND REASONABLE ALTERNATIVES

IIA Objective	Appraisal Criteria	Threshold	Score
	Requirement for new or upgraded water management infrastructure.	Requirement to upgrade water management infrastructure.	--
9. Flood Risk and Coastal Erosion: To reduce the risk of flooding and coastal erosion to people and property, taking into account the effects of climate change.	Presence of Environment Agency Flood Zones.	Within Flood Zone 1.	0
		Within Flood Zone 2.	-
		Within Flood Zone 3a/b.	--
10. Air: To improve air quality.	Proximity to areas identified with air quality issues.	In excess of 500m of an area with air quality issues.	0
		Within 500m of an area with air quality issues.	-
		Adjacent to an area with air quality issues.	--
11. Climate Change: To minimise greenhouse gas emissions and adapt to the effects of climate change.	It has not been possible to identify specific site level criteria for this IIA Objective.	N/A	N/A
12. Waste and Natural Resources: To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	Development in Minerals Safeguarding Areas.	Outside a Minerals Safeguarding Area.	0
		Within a Minerals Safeguarding Areas.	--
13. Cultural Heritage: To conserve and enhance the historic environment, cultural heritage, character and setting.	Effects on designated heritage assets (for example, Scheduled Monuments, Listed Buildings, Conservation Areas, Registered Park and Gardens). Effects on non-designated heritage assets.	Development would enhance designated heritage assets or their settings.	++
		Development would result in an assets(s) being removed from the At Risk Register.	++
		Development would enhance non-designated heritage assets or their settings.	+
		Development would increase access to heritage assets.	+
		Development is unlikely to affect heritage assets or their settings.	0
		Development may have an adverse effect on designated heritage assets and/or their settings.	-
		Development may affect non-designated sites or their settings.	-



APPENDIX G – APPRAISAL OF PROPOSED SITE ALLOCATIONS AND REASONABLE ALTERNATIVES

IIA Objective	Appraisal Criteria	Threshold	Score
		Development may have a significant adverse effect on a designated heritage assets or their settings	--
14. Landscape and Townscape: To conserve and enhance landscape character and townscapes.	Effects on landscape/townscape character. Presence of Green Belt. Presence of Green Wedge. Presence of Coastal Protection Belt.	Development offers potential to significantly enhance landscape/townscape character.	++
		Development offers potential to enhance landscape/townscape character.	+
		Development is unlikely to have an effect on landscape/townscape character.	0
		Development may have an adverse effect on landscape/townscape character and/or site is located in a Green Wedge or the Coastal Protection Belt.	-
		Development may have a significant adverse effect on landscape/townscape character and/or site is located in the Green Belt.	--

NB: where more than one symbol/colour is presented in a box it indicates that the appraisal has identified both positive and negative effects. Where a box is coloured but also contains a '?', this indicates uncertainty over whether the effect could be a minor or significant effect although a professional judgement is expressed in the colour used. A conclusion of uncertainty arises where there is insufficient evidence for expert judgement to conclude an effect.



GROWTH AREA 1: CENTRAL AND URBAN CHELMSFORD

Policy	1. Biodiversity	2. Housing	3. Economy	4. Sustainable Living and Revitalisation	5. Health and Wellbeing	6. Transport	7. Land Use	8. Water	9. Flood Risk	10. Air Quality	11. Climate Change	12. Waste and Natural Resources	13. Cultural Heritage	14. Landscape and Townscape
<p>POLICY GR1 - GROWTH IN CHELMSFORD CITY CENTRE/ URBAN AREA</p> <p>(covering growth sites 1g, 1h, 1i, 1k, 1l, 1m, 1n, 1p, 1q, 1r, 1s, 1t, 1v, 1z, 1aa, and 1bb.)</p>	0	++	++	++	++	+	0	0	0	+	+	0	++	0
<p>Likely Significant Effects</p> <p>The policy does not have any specific provision in relation to biodiversity, hence a neutral effect is identified in relation to IIA Objective 1 (Biodiversity).</p> <p>The policy encourages a range of housing, including affordable housing to be provided, hence a significant positive effect has been identified in respect IIA Objective 2 (Housing). The policy requires contributions towards education facilities and integration of workspace and community facilities, which could provide employment. A significant positive effect is therefore identified in relation to IIA Objective 3 (Economy).</p> <p>A significant positive effect is identified in relation to sustainable living and revitalisation (IIA Objective 4) as the policy encourages development within the City Centre and Urban Area.</p> <p>A significant positive effect is anticipated in respect of IIA Objective 5 (Health) as the policy requires financial contributions towards new healthcare facilities and new or enhanced sport and leisure facilities.</p> <p>A minor positive effect is anticipated in relation to IIA Objective 6 (Transport) as the policy encourages access to public transport.</p> <p>A neutral effect is identified in relation to IIA Objectives 7, 8, 9 12 and 14) as the policy does not discuss these issues.</p> <p>A minor positive effect has been identified for Objectives 10 and 11 as the policies emphasis on sustainable transport would be expected to improve air quality and reduce greenhouse gas emissions.</p> <p>Significant positive has been identified for IIA Objective 13 due to the policy’s emphasis on the need to protect both designated and non-designated heritage assets and preserve or enhance Conservation Areas.</p> <p>Mitigation</p> <p>Development Management policies in the Local Plan will apply.</p>														



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Policy	1. Biodiversity	2. Housing	3. Economy	4. Sustainable Living and Revitalisation	5. Health and Wellbeing	6. Transport	7. Land Use	8. Water	9. Flood Risk	10. Air Quality	11. Climate Change	12. Waste and Natural Resources	13. Cultural Heritage	14. Landscape and Townscape
STRATEGIC GROWTH SITE 1a – CHELMER WATERSIDE (Growth Site Policy 1a covering sites CW1a, CW1c, CW1d, CW1e, CW1f)	-/?	++	+/?	++	+	++	++	0	-	-	~	0	+/-/?	+
<p>Likely Significant Effects</p> <p>A number of sites that sit within this policy are adjacent to the Chelmer Valley Riverside and Chelmsford Watermeadows LoWS and the potential for a minor negative effect (with some uncertainty) is consequently identified for IIA Objective 1 (Biodiversity).</p> <p>A significant positive effect is anticipated in relation to IIA Objective 2 (Housing) given the combined contribution of sites that sit within this policy to housing need (880 homes). CW1b is a site that has already been completed in accordance with this policy and has provided 446 homes against a predicted allocation of 420, which can be considered in addition to the 880 new homes that would be created by sites CW1a, CW1c-CW1f.</p> <p>The policy encourages and facilitates commercial uses so some employment could be provided as a result of this. Development would be required to make a financial contribution to early years, primary and secondary education. A minor positive effect has therefore been identified (with some uncertainty) against IIA Objective 3 (Economy).</p> <p>A significant positive effect is anticipated in relation to Objective 4 ‘Sustainable Living and Revitalisation’ (as was the case at individual site level).</p> <p>A minor positive effect is anticipated in relation to IIA Objective 5 (Health and Wellbeing) on the grounds that the policy includes an allowance for open space (e.g., generous waterside margins, green infrastructure and improved or new facilities for water-based clubs), which could enable increased participation in recreation.</p> <p>A significant positive effect is anticipated in relation to IIA Objective 6 (Transport) on the grounds that the policy includes improved pedestrian and cycle connections and the site is well located towards the centre of Chelmsford. A car club is also required. The need for improvements to local and strategic road network are identified.</p> <p>A significant positive effect is anticipated in relation to IIA Objective 7 (Land Use) given the use of previously developed land.</p> <p>The potential for negative and significant negative effects in relation to water (Objective 8) were identified for individual sites because of their proximity to the river. However, Policy DM18 requires the use of SuDS which should help maintain water quality. Strategic Policy S4 is also relevant in this respect. No significant effects are therefore anticipated.</p> <p>A residual minor negative effect is anticipated in relation to flood risk. Some sites include areas within Flood Zones 2 and 3 and the potential for significant negative effects was therefore identified for some sites that sit within the policy on that basis. The policy requires natural flood risk and surface water management measures which is expected to help manage this risk.</p> <p>There is potential for a minor negative effect in relation to IIA Objective 10 (Air Quality) (reflecting the appraisal for individual sites). Whilst the policy for this site does not contain any criteria in relation to air quality, it does encourage alternatives to the car (and car sharing) which could help reduce impacts on air quality. Policy DM30 ‘Contamination and Pollution’ also requires developments to demonstrate that they will not have an unacceptable significant impact on air quality, health and wellbeing.</p>														



APPENDIX G – APPRAISAL OF PROPOSED SITE ALLOCATIONS

Policy	1. Biodiversity	2. Housing	3. Economy	4. Sustainable Living and Revitalisation	5. Health and Wellbeing	6. Transport	7. Land Use	8. Water	9. Flood Risk	10. Air Quality	11. Climate Change	12. Waste and Natural Resources	13. Cultural Heritage	14. Landscape and Townscape
<p>The performance of the policy against IIA Objective 11 (Climate Change) is assessed as 'no relationship' for individual sites. The policy for this site does not contain any specific requirements in relation to climate change adaptation and mitigation and is assessed on the same basis.</p> <p>The performance of the policy against IIA Objective 12 (Waste and Resource Use) is assessed as 'no significant effect' for individual sites. The policy does not contain any requirements in relation to natural resources and is assessed on the same basis.</p> <p>At the individual site level, the potential for significant negative effects was identified in relation to IIA Objective 13 (Cultural Heritage) due to proximity to listed buildings and the fact that the site is within a Conservation Area. Strategic Policy S3 provides the policy context for ensuring that these features are taken into account when the site comes forward for development. In addition, the site may contain archaeological deposits and as such the policy requires an archaeological evaluation, the effects of which are uncertain pending the results of the assessment. The policy for the site requires a layout that contributes towards the distinct identity of Chelmer Waterside and encourages use of the waterways and their environs and the provision of public art among other landscape and design requirements. A minor positive effect is therefore anticipated in relation to IIA Objective 14 (Landscape and Townscape).</p> <p>Mitigation</p> <p>General policies in the Local Plan (e.g. DM16 'Ecology, Nature and Biodiversity' and Strategic Policy S4 'Conserving and Enhancing the Natural Environment') should help ensure that potential effects are considered when the site associated with this policy comes forward for development.</p>														
STRATEGIC GROWTH SITE 1b – FORMER ST PETER'S COLLEGE, FOX CRESCENT	-/?	++	++	++	++	++/-	++/-	0	0	0	~	0	0	0
<p>Likely Significant Effects</p> <p>The appraisal against IIA Objective 3 (Economy) has been altered from a mixed minor negative/positive effect to a significant positive effect as the policy requires provision of new education facilities on site and also opportunities for small workspaces. A significant positive effect is also identified in respect of IIA Objective 5 (Health and Wellbeing) as the policy seeks to deliver new open space for community use.</p> <p>Mitigation</p> <p>General policies in the Local Plan (e.g. DM16 'Ecology, Nature and Biodiversity' and Strategic Policy S4 'Conserving and Enhancing the Natural Environment') should help ensure that potential effects are considered when the site associated with this policy comes forward for development.</p>														
STRATEGIC GROWTH SITE 1d – RIVERSIDE ICE	-/?	++	+/-/?	++	-	++/-	++	-	-	0	~	0	-	+



APPENDIX G – APPRAISAL OF PROPOSED SITE ALLOCATIONS

Policy	1. Biodiversity	2. Housing	3. Economy	4. Sustainable Living and Revitalisation	5. Health and Wellbeing	6. Transport	7. Land Use	8. Water	9. Flood Risk	10. Air Quality	11. Climate Change	12. Waste and Natural Resources	13. Cultural Heritage	14. Landscape and Townscape
AND LEISURE LAND, VICTORIA ROAD														
<p>Likely Significant Effects</p> <p>The scoring for this policy is largely unchanged from the scoring for the sites within the associated policy area. Effects on IIA Objective 8 (Water) and IIA Objective 9 (Flood Risk) are assessed as minor negative rather than significant negative on basis that the policy identifies the need for flood risk mitigation and SuDS.</p> <p>Mitigation</p> <p>General policies in the Local Plan (e.g. DM16 'Ecology, Nature and Biodiversity' and Strategic Policy S4 'Conserving and Enhancing the Natural Environment') should help ensure that potential effects are considered when the site associated with this policy comes forward for development.</p>														
STRATEGIC GROWTH SITE 1e – CIVIC CENTRE LAND, FAIRFIELD ROAD	0/?	++	+/-	++	-	++/-	++	0	0	0	~	0	+	+
<p>Likely Significant Effects</p> <p>The scoring for this policy is largely unchanged from the scoring for the sites within the associated policy area except for Objective 13 (Cultural Heritage) which is assessed as minor negative as the policy identifies the need to protect and enhance locally listed buildings and the West End Conservation Area.</p> <p>Mitigation</p> <p>General policies in the Local Plan (e.g. DM16 'Ecology, Nature and Biodiversity' and Strategic Policy S4 'Conserving and Enhancing the Natural Environment') should help ensure that potential effects are considered when the site associated with this policy comes forward for development.</p>														
STRATEGIC GROWTH SITE 1f – EASTWOOD HOUSE CAR PARK, GLEBE ROAD	0/?	++	+/-	++	+	++	++	0	0	0	~	0	+	+
<p>Likely Significant Effects</p>														



APPENDIX G – APPRAISAL OF PROPOSED SITE ALLOCATIONS

Policy	1. Biodiversity	2. Housing	3. Economy	4. Sustainable Living and Revitalisation	5. Health and Wellbeing	6. Transport	7. Land Use	8. Water	9. Flood Risk	10. Air Quality	11. Climate Change	12. Waste and Natural Resources	13. Cultural Heritage	14. Landscape and Townscape
<p>The scoring for this policy is largely unchanged from the scoring for the sites within the associated policy area except for Objective 13 (Cultural Heritage) which is assessed as minor negative as the policy identifies the need to protect and enhance the West End Conservation Area.</p> <p>Mitigation</p> <p>General policies in the Local Plan (e.g. DM16 'Ecology, Nature and Biodiversity' and Strategic Policy S4 'Conserving and Enhancing the Natural Environment') should help ensure that potential effects are considered when the site associated with this policy comes forward for development.</p>														
GROWTH SITE 1g – CHELMSFORD SOCIAL CLUB, SPRINGFIELD ROAD	-/?	+	+/-	++	+	++/-	++	-	-	-	~	0	0	+
<p>Likely Significant Effects</p> <p>Effects on IIA Objective 8 (Water) and IIA Objective 9 (Flood Risk) are assessed as minor negative rather than significant negative on basis that the policy identifies the need for flood risk mitigation and SuDS. Effects on objectives 5 (Health) is now a minor positive as the policy seeks to maintain space for recreation. Effects on Objectives 13 (Cultural Heritage) are neutral as the policy seeks to protect the nearby listed buildings.</p> <p>Mitigation</p> <p>General policies in the Local Plan (e.g. GR1 'Growth in Chelmsford City Centre/Urban Area,' DM16 'Ecology, Nature and Biodiversity' and Strategic Policy S4 'Conserving and Enhancing the Natural Environment') should help ensure that potential effects are considered when the site associated with this policy comes forward for development.</p>														
GROWTH SITE 1h – ASHBY HOUSE CAR PARKS, NEW STREET	-/?	+	+/-	++	0	++/-	++	0	0	0	~	0	0	+
<p>Likely Significant Effects</p> <p>The scoring for this policy is largely unchanged from the scoring for the sites within the associated policy area as the policy does not introduce any significant factors.</p> <p>The policy does acknowledge the need to respect the character of Globe House and Marriages Mill and requires financial contributions to improve Brook Street public realm.</p> <p>Mitigation</p>														



APPENDIX G – APPRAISAL OF PROPOSED SITE ALLOCATIONS

Policy	1. Biodiversity	2. Housing	3. Economy	4. Sustainable Living and Revitalisation	5. Health and Wellbeing	6. Transport	7. Land Use	8. Water	9. Flood Risk	10. Air Quality	11. Climate Change	12. Waste and Natural Resources	13. Cultural Heritage	14. Landscape and Townscape
General policies in the Local Plan (e.g. GR1 'Growth in Chelmsford City Centre/Urban Area,' DM16 'Ecology, Nature and Biodiversity' and Strategic Policy S4 'Conserving and Enhancing the Natural Environment') should help ensure that potential effects are considered when the site associated with this policy comes forward for development.														
GROWTH SITE 1i RECTORY LANE CAR PARK WEST	0/?	+	+/-	++	+	++	++	0	0	0	~	0	0	+
<p>Likely Significant Effects</p> <p>The scoring for this policy is largely unchanged from the scoring for the sites within the associated policy area. The policy does acknowledge the need to respect the character of King Edward VI School.</p> <p>Mitigation</p> <p>General policies in the Local Plan (e.g. GR1 'Growth in Chelmsford City Centre/Urban Area,' DM16 'Ecology, Nature and Biodiversity' and Strategic Policy S4 'Conserving and Enhancing the Natural Environment') should help ensure that potential effects are considered when the site associated with this policy comes forward for development.</p>														
GROWTH SITE 1k – FORMER CHELMSFORD ELECTRICAL AND CAR WASH, BROOK STREET	0/?	+	+/-/?	++	0	++	++	0	0	0	~	0	0	+
<p>Likely Significant Effects</p> <p>The scoring for this policy is largely unchanged from the scoring for the sites within the associated policy area. It is, however, noted that the policy requires financial contributions to improve Brook Street public realm and seeks to protect the character of Globe House and Marriages Mill.</p> <p>Mitigation</p> <p>General policies in the Local Plan (e.g. GR1 'Growth in Chelmsford City Centre/Urban Area,' DM16 'Ecology, Nature and Biodiversity' and Strategic Policy S4 'Conserving and Enhancing the Natural Environment') should help ensure that potential effects are considered when the site associated with this policy comes forward for development.</p>														



APPENDIX G – APPRAISAL OF PROPOSED SITE ALLOCATIONS

Policy	1. Biodiversity	2. Housing	3. Economy	4. Sustainable Living and Revitalisation	5. Health and Wellbeing	6. Transport	7. Land Use	8. Water	9. Flood Risk	10. Air Quality	11. Climate Change	12. Waste and Natural Resources	13. Cultural Heritage	14. Landscape and Townscape
GROWTH SITE 1l – BT TELEPHONE EXCHANGE, COTTAGE PLACE	0/?	+	+/-/?	++	0	++	++	0	0	0	~	0	0	+
<p>Likely Significant Effects</p> <p>The scoring for this policy is largely unchanged from the scoring for the sites within the associated policy area. It is, however, noted that the policy requires financial contributions to improve Church Street/Cottage Place public realm and protects locally listed buildings.</p> <p>Mitigation</p> <p>General policies in the Local Plan (e.g. GR1 ‘Growth in Chelmsford City Centre/Urban Area.’ DM16 ‘Ecology, Nature and Biodiversity’ and Strategic Policy S4 ‘Conserving and Enhancing the Natural Environment’) should help ensure that potential effects are considered when the site associated with this policy comes forward for development.</p>														
GROWTH SITE 1m RECTORY LANE CAR PARK EAST	0/?	+	+/-	++	+	++	++	0	0	0	~	0	0	+
<p>Likely Significant Effects</p> <p>The scoring for this policy is largely unchanged from the scoring for the sites within the associated policy area. The policy does acknowledge the need to protect the locally listed Cemetery Gatehouse and Lodge on Rectory Lane</p> <p>Mitigation</p> <p>General policies in the Local Plan (e.g. GR1 ‘Growth in Chelmsford City Centre/Urban Area.’ DM16 ‘Ecology, Nature and Biodiversity’ and Strategic Policy S4 ‘Conserving and Enhancing the Natural Environment’) should help ensure that potential effects are considered when the site associated with this policy comes forward for development.</p>														
GROWTH SITE 1n – WATERHOUSE LANE DEPOT AND NURSERY	0/?	+	+/-	++	+	++	++	0	0	0	~	0	0	+
<p>Likely Significant Effects</p>														



APPENDIX G – APPRAISAL OF PROPOSED SITE ALLOCATIONS

Policy	1. Biodiversity	2. Housing	3. Economy	4. Sustainable Living and Revitalisation	5. Health and Wellbeing	6. Transport	7. Land Use	8. Water	9. Flood Risk	10. Air Quality	11. Climate Change	12. Waste and Natural Resources	13. Cultural Heritage	14. Landscape and Townscape
<p>The scoring for this policy is largely unchanged from the scoring for the sites within the associated policy area.</p> <p>Mitigation</p> <p>General policies in the Local Plan (e.g. GR1 'Growth in Chelmsford City Centre/Urban Area,' DM16 'Ecology, Nature and Biodiversity' and Strategic Policy S4 'Conserving and Enhancing the Natural Environment') should help ensure that potential effects are considered when the site associated with this policy comes forward for development.</p>														
GROWTH SITE 1p – BRITISH LEGION, NEW LONDON ROAD	0/?	+	+/-	++	0	++/-	++	0	0	0	~	0	0	+
<p>Likely Significant Effects</p> <p>The scoring for this policy is largely unchanged from the scoring for the sites within the associated policy area.</p> <p>The policy acknowledges the need to respect the New London Road Conservation Area, and an adjacent building listed on the Council's Register of Buildings of Local Value.</p> <p>Mitigation</p> <p>General policies in the Local Plan (e.g. GR1 'Growth in Chelmsford City Centre/Urban Area,' DM16 'Ecology and Biodiversity' and Strategic Policy S6 'Conserving and Enhancing the Natural Environment') should help ensure that potential effects are considered when the site associated with this policy comes forward for development.</p>														
GROWTH SITE 1q – REAR OF 17 TO 37 BEACH'S DRIVE	0/?	+	+/-	+	+	++	++	0	-	0	~	0	0	+
<p>Likely Significant Effects</p> <p>The scoring for this policy is largely unchanged from the scoring for the sites within the associated policy area.</p> <p>Mitigation</p> <p>General policies in the Local Plan (e.g. GR1 'Growth in Chelmsford City Centre/Urban Area,' DM16 'Ecology, Nature and Biodiversity' and Strategic Policy S4 'Conserving and Enhancing the Natural Environment') should help ensure that potential effects are considered when the site associated with this policy comes forward for development.</p>														



APPENDIX G – APPRAISAL OF PROPOSED SITE ALLOCATIONS

Policy	1. Biodiversity	2. Housing	3. Economy	4. Sustainable Living and Revitalisation	5. Health and Wellbeing	6. Transport	7. Land Use	8. Water	9. Flood Risk	10. Air Quality	11. Climate Change	12. Waste and Natural Resources	13. Cultural Heritage	14. Landscape and Townscape
GROWTH SITE 1r – GARAGE SITE, ST NAZAIRE ROAD	-/?	+	+/-	++	+	++	++	0	0	0	~	0	0	0
<p>Likely Significant Effects The scoring for this policy is largely unchanged from the scoring for the sites within the associated policy area.</p> <p>Mitigation General policies in the Local Plan (e.g. GR1 ‘Growth in Chelmsford City Centre/Urban Area,’ DM16 ‘Ecology, Nature and Biodiversity’ and Strategic Policy S4 ‘Conserving and Enhancing the Natural Environment’) should help ensure that potential effects are considered when the site associated with this policy comes forward for development.</p>														
GROWTH SITE 1s – GARAGE SITE AND LAND, MEDWAY CLOSE	0/?	+	+/-	+	-	+++/-	++/-	-	-	0	~	0	0	-
<p>Likely Significant Effects The scoring for this policy is largely unchanged from the scoring for the sites within the associated policy area.</p> <p>Mitigation General policies in the Local Plan (e.g. GR1 ‘Growth in Chelmsford City Centre/Urban Area,’ DM16 ‘Ecology, Nature and Biodiversity’ and Strategic Policy S4 ‘Conserving and Enhancing the Natural Environment’) should help ensure that potential effects are considered when the site associated with this policy comes forward for development.</p>														
GROWTH SITE 1t – CAR PARK R/O BELLAMY COURT, BROOMFIELD ROAD	0/?	+	+/-	++	0	++	++	0	0	0	~	0	-	+
<p>Likely Significant Effects The scoring for this policy is largely unchanged from the scoring for the sites within the associated policy area.</p>														



APPENDIX G – APPRAISAL OF PROPOSED SITE ALLOCATIONS

Policy	1. Biodiversity	2. Housing	3. Economy	4. Sustainable Living and Revitalisation	5. Health and Wellbeing	6. Transport	7. Land Use	8. Water	9. Flood Risk	10. Air Quality	11. Climate Change	12. Waste and Natural Resources	13. Cultural Heritage	14. Landscape and Townscape
<p>The policy does acknowledge the need to respect the setting of the nearby Listed Building and Conservation Area.</p> <p>Mitigation</p> <p>General policies in the Local Plan (e.g. GR1 'Growth in Chelmsford City Centre/Urban Area,' and Strategic Policy S3 'Conserving and Enhancing the Historic Environment') should help ensure that potential effects are considered when the site associated with this policy comes forward for development.</p>														
GROWTH SITE POLICY 1v – RAILWAY SIDINGS, BROOK STREET	-/?	0	++	++	+/-	++/?	++	-	-	0	~	0	0	+
<p>Likely Significant Effects</p> <p>The scoring for this policy is largely unchanged from the scoring for the sites within the associated policy area. The potential for significant negative effects in relation to water (IIA Objective 8) has been identified for this site. However, plan policies require the use of SuDS, which should help maintain water quality and ensure that adverse effects are mitigated.</p> <p>The policy encourages the improvement of pedestrian/cycle links and in consequence, a positive effect has been identified in respect of IIA Objective 6 (Transport).</p> <p>Mitigation</p> <p>General policies in the Local Plan (e.g. GR1 'Growth in Chelmsford City Centre/Urban Area,' DM16 'Ecology, Nature and Biodiversity' and Strategic Policy S4 'Conserving and Enhancing the Natural Environment') should help ensure that potential effects are considered when the site associated with this policy comes forward for development.</p>														
STRATEGIC GROWTH SITE POLICY 1w - MEADOWS SHOPPING CENTRE AND SURFACE CAR PARK	0/?	++	+/-	++	+	++/-	++	-	-	-	~	0	0	+
<p>Likely Significant Effects</p> <p>The scoring for this site is unchanged from the scoring for the associated policy area.</p> <p>Mitigation</p>														



APPENDIX G – APPRAISAL OF PROPOSED SITE ALLOCATIONS

Policy	1. Biodiversity	2. Housing	3. Economy	4. Sustainable Living and Revitalisation	5. Health and Wellbeing	6. Transport	7. Land Use	8. Water	9. Flood Risk	10. Air Quality	11. Climate Change	12. Waste and Natural Resources	13. Cultural Heritage	14. Landscape and Townscape
General policies in the Local Plan (e.g. DM16 'Ecology, Nature and Biodiversity' and Strategic Policy S4 'Conserving and Enhancing the Natural Environment') should help ensure that potential effects are considered when the site associated with this policy comes forward for development.														
STRATEGIC GROWTH SITE POLICY 1Y - LAND BETWEEN HOFFMANN'S WAY AND BROOK STREET (MARRIAGE'S MILL)	0/?	+	+/-	++	0	++/-	++	-	-	-	~	0	0	+
<p>Likely Significant Effects The scoring for this site is unchanged from the scoring for the associated policy area.</p> <p>Mitigation General policies in the Local Plan (e.g. DM16 'Ecology, Nature and Biodiversity' and Strategic Policy S4 'Conserving and Enhancing the Natural Environment') should help ensure that potential effects are considered when the site associated with this policy comes forward for development.</p>														
GROWTH SITE POLICY 1Z - GRANARY CAR PARK, VICTORIA ROAD	0/?	+	+/-	++	0	++/-	++	-	-	-	~	0	0	+
<p>Likely Significant Effects The scoring for this site is unchanged from the scoring for the associated policy area.</p> <p>Mitigation General policies in the Local Plan (e.g. GR1 'Growth in Chelmsford City Centre/Urban Area,' DM16 'Ecology and Biodiversity' and Strategic Policy S6 'Conserving and Enhancing the Natural Environment') should help ensure that potential effects are considered when the site associated with this policy comes forward for development.</p>														



APPENDIX G – APPRAISAL OF PROPOSED SITE ALLOCATIONS

Policy	1. Biodiversity	2. Housing	3. Economy	4. Sustainable Living and Revitalisation	5. Health and Wellbeing	6. Transport	7. Land Use	8. Water	9. Flood Risk	10. Air Quality	11. Climate Change	12. Waste and Natural Resources	13. Cultural Heritage	14. Landscape and Townscape
GROWTH SITE POLICY 1aa - COVAL LANE CAR PARK	0/?	+	+/-	++	0	++/-	++	-	-	-	~	0	0	+
<p>Likely Significant Effects The scoring for this site is unchanged from the scoring for the associated policy.</p> <p>Mitigation General policies in the Local Plan (e.g. GR1 ‘Growth in Chelmsford City Centre/Urban Area,’ DM16 ‘Ecology, Nature and Biodiversity’ and Strategic Policy S4 ‘Conserving and Enhancing the Natural Environment’) should help ensure that potential effects are considered when the site associated with this policy comes forward for development.</p>														
GROWTH SITE POLICY 1bb - GLEBE ROAD CAR PARK	0/?	+	+/-	++	0	++/-	++	-	-	-	~	0	0	+
<p>Likely Significant Effects The scoring for this site is unchanged from the scoring for the associated policy area.</p> <p>Mitigation General policies in the Local Plan (e.g. GR1 ‘Growth in Chelmsford City Centre/Urban Area,’ DM16 ‘Ecology, Nature and Biodiversity’ and Strategic Policy S4 ‘Conserving and Enhancing the Natural Environment’) should help ensure that potential effects are considered when the site associated with this policy comes forward for development.</p>														
GROWTH SITE POLICY 1cc – ANDREWS PLACE, LAND WEST OF RAINSFORD LANE	0/?	+	+/-	++	0	++/-	++	-	-	-	~	0	0	+



APPENDIX G – APPRAISAL OF PROPOSED SITE ALLOCATIONS

Policy	1. Biodiversity	2. Housing	3. Economy	4. Sustainable Living and Revitalisation	5. Health and Wellbeing	6. Transport	7. Land Use	8. Water	9. Flood Risk	10. Air Quality	11. Climate Change	12. Waste and Natural Resources	13. Cultural Heritage	14. Landscape and Townscape
<p>Likely Significant Effects The scoring for this site is unchanged from the scoring for the associated policy area.</p> <p>Mitigation General policies in the Local Plan (e.g. DM16 'Ecology, Nature and Biodiversity' and Strategic Policy S4 'Conserving and Enhancing the Natural Environment') should help ensure that potential effects are considered when the site associated with this policy comes forward for development.</p>														
STRATEGIC GROWTH SITE 2 – WEST CHELMSFORD	0/?	++	+/-	++	++	++	--	-	-	0	~	--	0/?	--
<p>Likely Significant Effects This site requires a new neighbourhood centre including retail, circa 2.1 hectares of land for a co-located primary school and early years and childcare nursery.. The policy also requires a financial contribution to leisure facilities and new pedestrian and cycle links and other green infrastructure and therefore the appraisal of this site against IIA Objective 5 (Health and Wellbeing) has a significant positive effect. These measures are also expected to further enhance positive effects in respect of IIA Objective 4 (Sustainable Living and Revitalisation). The appraisal of this site against IIA Objective 6 (Transport) is a significant positive effect as the policy requires measures to enable travel by sustainable modes and improvements to the local and strategic road network. The potential for significant negative effects in relation to water (IIA Objective 8) and flood risk (IIA Objective 9) has been identified for this site because of its proximity to a water course and presence of Flood Zones 2 and 3. However, plan policies require the use of flood mitigation measures and SUDS which should help maintain water quality and minimise flood risk. No significant effects are therefore anticipated. The site may contain archaeological deposits and as such the policy requires an archaeological evaluation. Whilst the policy requires an appropriate landscaped edge to mitigate the visual impact of the development, in view of the scale of development and loss of greenfield land, effects on landscape and townscape (IIA Objective 14) are still considered to be significant.</p> <p>Mitigation General policies in the Local Plan (e.g. DM16 'Ecology, Nature and Biodiversity' and Strategic Policy S11 'Infrastructure Requirements') should help ensure that potential effects are considered when the site associated with this policy comes forward for development.</p>														



APPENDIX G – APPRAISAL OF PROPOSED SITE ALLOCATIONS

Policy	1. Biodiversity	2. Housing	3. Economy	4. Sustainable Living and Revitalisation	5. Health and Wellbeing	6. Transport	7. Land Use	8. Water	9. Flood Risk	10. Air Quality	11. Climate Change	12. Waste and Natural Resources	13. Cultural Heritage	14. Landscape and Townscape
STRATEGIC GROWTH SITE 3a – EAST CHELMSFORD – MANOR FARM	0/?	++	+/-	+	++	++	--	-	-	0	~	--/?	-/?	-
<p>Likely Significant Effects</p> <p>This policy requires a new Country Park and in consequence, with a consequent significant positive effect against IIA Objective 5 (Health and Wellbeing).</p> <p>The potential for a significant negative effect in relation to water (IIA Objective 8) has been identified for this site because of its proximity to a water course. However, the policy requires the use of flood mitigation measures and SUDS which should help maintain water quality. No significant effects are therefore anticipated.</p> <p>The Policy identifies the need for a Minerals Resource Assessment and in consequence, the appraisal of the associated site against IIA Objective 12 (Waste and Resource Use) has a significant/uncertain, pending results of the Minerals Resource Assessment.</p> <p>The policy does require a robust northern landscaped edge to the development and green buffering to the Green Wedge and Conservation Area to mitigate visual impact together with design that respects local landscape character and protects views into the site, including the removal of overhead power lines. Whilst this is likely to help minimise landscape and visual effects, in the absence of more detail, the potential for minor negative effects against IIA Objectives 13 (Cultural Heritage) and 14 (Landscape and Townscape) remains. In addition, the site may contain archaeological deposits and as such the policy requires an archaeological evaluation, the effects of which are uncertain pending the results of the assessment.</p> <p>The measures included within this policy, including (inter alia) improvements to the local highways network, provision for walking and cycling and sustainable modes of transport and requirement for financial contributions to education and other community facilities, will further enhance the positive effects identified during the appraisal of this site in respect of IIA Objectives 4 (Sustainable Living and Revitalisation) and 6 (Transport).</p> <p>Mitigation</p> <p>General policies in the Local Plan (e.g. DM16 'Ecology, Nature and Biodiversity' and Strategic Policy S4 'Conserving and Enhancing the Natural Environment') should help ensure that potential effects are considered when the site associated with this policy comes forward for development.</p>														
STRATEGIC GROWTH SITE 3b – EAST CHELMSFORD – LAND NORTH OF MALDON ROAD (Employment Site)	0/?	0	++	+	++	++	--	0	0	0	~	--/?	-/?	-



APPENDIX G – APPRAISAL OF PROPOSED SITE ALLOCATIONS

Policy	1. Biodiversity	2. Housing	3. Economy	4. Sustainable Living and Revitalisation	5. Health and Wellbeing	6. Transport	7. Land Use	8. Water	9. Flood Risk	10. Air Quality	11. Climate Change	12. Waste and Natural Resources	13. Cultural Heritage	14. Landscape and Townscape
<p>Likely Significant Effects</p> <p>The appraisal against IIA Objective 6 (Transport) has been identified as a significant positive as the policy requires measures to enable travel by sustainable modes (including the safeguarding of space for the future extension of Sandon Park and Ride and pedestrian and cycle connections to it) and provision for walking/cycling.</p> <p>Objective 5 (health) has been scored as a significant positive as the policy requires provision of a coherent network of public open space, formal and informal sport, recreation and community space within the site.</p> <p>The policy identifies the need for a Minerals Resource Assessment and in consequence, the appraisal of the associated site against IIA Objective 12 (Waste and Resource Use) is a significant/uncertain, pending the results of this Assessment.</p> <p>The policy does require appropriate landscaping which is likely to help minimise landscape and visual effects. However, in the absence of more detail, the potential for minor negative effects against IIA Objectives 13 (Cultural Heritage) and 14 (Landscape and Townscape) remains. In addition, the site may contain archaeological deposits and as such the policy requires an archaeological evaluation, the effects of which are uncertain pending the results of the assessment.</p> <p>The measures included within this policy, including (inter alia) the requirement for financial contributions to education facilities and onsite provision of an early years and childcare new nursery, will further enhance the positive effects identified during the appraisal of this site in respect of IIA Objective 3 (Economy) and II Objective 4 (Sustainable Living and Revitalisation).</p> <p>Mitigation</p> <p>General policies in the Local Plan (e.g. DM16 'Ecology, Nature and Biodiversity' and Strategic Policy S4 'Conserving and Enhancing the Natural Environment') should help ensure that potential effects are considered when the site associated with this policy comes forward for development.</p>														
STRATEGIC GROWTH SITE 3c – EAST CHELMSFORD – LAND SOUTH OF MALDON ROAD	0/?	++	+/-	+	++	++	--	0	0	0	~	--/?	-/?	-
<p>Likely Significant Effects</p> <p>The appraisal against IIA objective 5 (Health and Wellbeing) records a significant positive as the policy requires provision of a coherent network of public open space, formal and informal sport, recreation and community space within the site.</p> <p>The appraisal against IIA Objective 6 (Transport) has a significant positive effect as the policy requires measures to improve the highways network, enable travel by sustainable modes and provide for walking/cycling.</p>														



APPENDIX G – APPRAISAL OF PROPOSED SITE ALLOCATIONS

Policy	1. Biodiversity	2. Housing	3. Economy	4. Sustainable Living and Revitalisation	5. Health and Wellbeing	6. Transport	7. Land Use	8. Water	9. Flood Risk	10. Air Quality	11. Climate Change	12. Waste and Natural Resources	13. Cultural Heritage	14. Landscape and Townscape
<p>The policy identifies the need for a Minerals Resource Assessment and in consequence, the appraisal of the associated site against IIA Objective 12 (Waste and Resource Use) is a significant/uncertain, pending the results of this Assessment.</p> <p>The policy acknowledges the need for the provision of public open space. Consideration is also given to the need to protect historic assets in the area including the WWII pillbox and listed building to the east and the Sandon Conservation Area. Mitigating the visual impact from the existing pylons and substation is also required.</p> <p>Whilst the policy requires that proposals minimise the impact on Croft Wood, the tree belt that lines the site to the north and north west, in the absence of more detail, the potential for minor negative effects against IIA Objectives 13 (Cultural Heritage) and 14 (Landscape and Townscape) remains. In addition, the site may contain archaeological deposits and as such the policy requires an archaeological evaluation, the effects of which are uncertain pending the results of the assessment.</p> <p>The requirement for financial contributions to education and early years facilities will further enhance the positive effects identified during the appraisal of this site in respect of IIA Objective 3 (Economy) and IIA Objective 4 (Sustainable Living and Revitalisation).</p> <p>Mitigation</p> <p>General policies in the Local Plan (e.g. DM16 'Ecology, Nature and Biodiversity' and Strategic Policy S4 'Conserving and Enhancing the Natural Environment') should help ensure that potential effects are considered when the site associated with this policy comes forward for development.</p>														
GROWTH SITE 3d – EAST CHELMSFORD – LAND NORTH OF MALDON ROAD (RESIDENTIAL)	0/?	+	+/-	+	+++	++	--	0	0	0	~	--	0/?	-
<p>The appraisal against IIA objective 5 (Health and Wellbeing), has a significant positive as the policy requires provision of a coherent network of public open space, formal and informal sport, recreation and community space within the site.</p> <p>The appraisal against IIA Objective 6 (Transport) has a significant positive effect as the policy requires measures to improve the highways network, enable travel by sustainable modes and provide for walking/cycling.</p> <p>The site may contain archaeological deposits and as such the policy requires an archaeological evaluation, the effects of which on IIA Objective 13 (Cultural Heritage) are uncertain pending the results of the assessment.</p> <p>The policy identifies the need for a Minerals Resource Assessment and in consequence, the appraisal of the associated site against IIA Objective 12 (Waste and Resource Use) is a significant/uncertain, pending the results of this Assessment.</p>														



APPENDIX G – APPRAISAL OF PROPOSED SITE ALLOCATIONS

Policy	1. Biodiversity	2. Housing	3. Economy	4. Sustainable Living and Revitalisation	5. Health and Wellbeing	6. Transport	7. Land Use	8. Water	9. Flood Risk	10. Air Quality	11. Climate Change	12. Waste and Natural Resources	13. Cultural Heritage	14. Landscape and Townscape
<p>The effect on IIA Objective 14 (landscape) has a minor negative as the policy seeks to conserve and enhance the Chelmer and Blackwater Conservation Area and retain the WWII pillbox in the northern part of the site and provide interpretation boards.</p> <p>The requirement for financial contributions to education and early years facilities will further enhance the positive effects identified during the appraisal of this site in respect of IIA Objective 3 (Economy) and IIA Objective 4 (Sustainable Living and Revitalisation).</p> <p>Mitigation</p> <p>General policies in the Local Plan (e.g. DM16 'Ecology, Nature and Biodiversity' and Strategic Policy S4 'Conserving and Enhancing the Natural Environment') should help ensure that potential effects are considered when the site associated with this policy comes forward for development.</p>														
GROWTH SITE POLICY 4 – LAND NORTH OF GALLEYWOOD RESERVOIR	-	+	+/-	+	+	++	++/-	-	0	0	~	0	0	0
<p>Likely Significant Effects</p> <p>The potential for significant negative effects in relation to water (IIA Objective 8) has been identified for this site because of its proximity to a water course. However, the policy requires the use of flood mitigation measures and SUDS which should help maintain water quality and minimise flood risk. No significant effects are therefore anticipated.</p> <p>Mitigation</p> <p>General policies in the Local Plan (e.g. DM16 'Ecology, Nature and Biodiversity' and Strategic Policy S4 'Conserving and Enhancing the Natural Environment') should help ensure that potential effects are considered when the site associated with this policy comes forward for development.</p>														
GROWTH SITE POLICY 5 - LAND SURROUNDING TELEPHONE EXCHANGE, ONGAR ROAD, WRITTLE	0/?	+	+/-	++	+	++	++/-	0	0	0	~	0	-	+/0



APPENDIX G – APPRAISAL OF PROPOSED SITE ALLOCATIONS

Policy	1. Biodiversity	2. Housing	3. Economy	4. Sustainable Living and Revitalisation	5. Health and Wellbeing	6. Transport	7. Land Use	8. Water	9. Flood Risk	10. Air Quality	11. Climate Change	12. Waste and Natural Resources	13. Cultural Heritage	14. Landscape and Townscape
<p>Likely Significant Effects</p> <p>It is noted that the policy requires that proposals respect surrounding listed buildings and Conservation Area, although until further details are known, negative effect in respect of IIA Objective 13 (Cultural Heritage) remain.</p> <p>Mitigation</p> <p>General policies in the Local Plan (e.g. DM16 'Ecology, Nature and Biodiversity' and Strategic Policy S3 'Conserving and Enhancing the Historic Environment') should help ensure that potential effects are considered when the site associated with this policy comes forward for development.</p>														

GROWTH AREA 2: NORTH CHELMSFORD

Policy	1. Biodiversity	2. Housing	3. Economy	4. Sustainable Living and Revitalisation	5. Health and Wellbeing	6. Transport	7. Land Use	8. Water	9. Flood Risk	10. Air Quality	11. Climate Change	12. Waste and Natural Resources	13. Cultural Heritage	14. Landscape and Townscape
STRATEGIC GROWTH SITE POLICY 6 – NORTH EAST CHELMSFORD (CHELMSFORD GARDEN COMMUNITY)	+/-/?	++	++	++	++	++	-	-	0	0	+	--/?	--/?	--
<p>Likely Significant Effects</p> <p>This policy requires a new garden community incorporating a Country Park, Neighbourhood Centres, land for an all-through school (including primary with co-located early years, secondary and potential for a sixth form centre), three further primary schools with co-located early years and childcare nurseries, and four standalone nursery schools.</p>														



APPENDIX G – APPRAISAL OF PROPOSED SITE ALLOCATIONS

Policy	1. Biodiversity	2. Housing	3. Economy	4. Sustainable Living and Revitalisation	5. Health and Wellbeing	6. Transport	7. Land Use	8. Water	9. Flood Risk	10. Air Quality	11. Climate Change	12. Waste and Natural Resources	13. Cultural Heritage	14. Landscape and Townscape
<p>It also includes 9ha of dedicated employment land, and 10 serviced pitches for Gypsy and Travellers. In consequence, the appraisal of the associated site against IIA Objective 4 (Sustainable Living and Revitalisation) has a significant positive effect on IIA Objective 3 are also expected to be further strengthened). As a result of the supporting on-site development, the minor negative effect for the site identified against IIA Objective 5 (Health and Wellbeing) has a significant positive effect. The provision of a Country Park and Destination Parks has also been assessed as having a positive effect on biodiversity (IIA Objective 1), although the potential for negative effects remains.</p> <p>The assessment of the site against IIA Objective 6 (Transport) has a significant positive effect. This reflects the type/scale of required transportation improvements including safeguarded land for a single carriageway road (or Section 1a) of the Chelmsford North East Bypass, extension to the Chelmsford Area Bus Based Rapid Transit (ChART) infrastructure, improvements to the highways network and the provision of pedestrian and cycling links and a car club.</p> <p>The site is predominantly greenfield with a limited area of brownfield associated with the Channels Lodge Bar and Brasserie. As such, the site has been assessed as a significant negative against IIA Objective 7.</p> <p>The potential for a significant negative effect in relation to water (IIA Objective 8) has been identified for this site because of proximity to a water course. However, the policy requires the use of flood mitigation measures which should help maintain water quality. No significant effects are therefore anticipated.</p> <p>The policy states that renewable, low carbon and decentralised energy schemes will be encouraged on site alongside the proposed sustainable transport improvements. As a result, the score for IIA Objective 11 (Climate Change) has a minor positive effect.</p> <p>The policy identifies the need for a Minerals Resource Assessment and in consequence, the appraisal of the associated site against IIA Objective 12 (Waste and Resource Use) is a significant/uncertain. It should be noted that there may be an opportunity to utilise sand and gravel within the former site as part of the development.</p> <p>The policy includes a requirement for development to be planned around a coherent framework of routes, blocks and spaces that deliver areas of distinct character, it is considered that the potential for significant negative effects on IIA Objective 13 (Cultural Heritage) and IIA Objective 14 (Landscape and Townscape) remain. In addition, the site may contain archaeological deposits and as such the policy requires an archaeological evaluation, the effects of which are uncertain pending the results of the assessment.</p> <p>Mitigation</p> <ul style="list-style-type: none"> General policies in the Local Plan (e.g. DM16 'Ecology, Nature and Biodiversity' and Strategic Policy S4 'Conserving and Enhancing the Natural Environment') should help ensure that potential effects are considered when the site associated with this policy comes forward for development. Supporting text to the policy could make reference to the opportunity to utilise sand and gravel within the former site as part of the development. 														
STRATEGIC GROWTH SITE POLICY 7a – GREAT LEIGHS – LAND AT MOUSLSHAM HALL	-/?	++	++	++	++	++	++/--	-	0	0	~	-/?	-/?	--



APPENDIX G – APPRAISAL OF PROPOSED SITE ALLOCATIONS

Policy	1. Biodiversity	2. Housing	3. Economy	4. Sustainable Living and Revitalisation	5. Health and Wellbeing	6. Transport	7. Land Use	8. Water	9. Flood Risk	10. Air Quality	11. Climate Change	12. Waste and Natural Resources	13. Cultural Heritage	14. Landscape and Townscape
<p>Likely Significant Effects</p> <p>The policy includes requirements for the provision of a neighbourhood centre, a new primary school with co-located early years and childcare nursery, and convenience shopping space on site.</p> <p>This site has been assessed as having a significant negative effect on biodiversity (IIA Objective 1) due to the presence of nature conservation sites within/in close proximity to the site boundary including River Ter SSSI. This policy requires the creation of a network of green infrastructure alongside park space. In consequence, effects on this objective is a minor negative, although some uncertainty remains.</p> <p>In light of the supporting development on site which includes employment space, the score for this site against IIA Objective 3 (Economy) is a significant positive effect (these measures may also enhance the positive effects identified in respect of IIA Objective 4).</p> <p>This policy seeks appropriate provision of open space and healthcare and leisure facilities together with walking and cycling links. In consequence, the negative effects identified during the appraisal of this site in respect of IIA Objective 5 (Health and Wellbeing) is a significant positive effect.</p> <p>The assessment of this site against IIA Objective 6 (Transport) has a significant positive effect in recognition of the requirements for sustainable transport infrastructure provision set out in the policy.</p> <p>The potential for a significant negative effect in relation to water (IIA Objective 8) has been identified for this site because of proximity to a water course. However, the policy requires the use of flood mitigation measures which should help maintain water quality. No significant effects are therefore anticipated.</p> <p>The policy identifies the need for a Minerals Resource Assessment and in consequence, the appraisal of the associated site against IIA Objective 12 (Waste and Resource Use) has a significant/uncertain, pending the results of this Assessment.</p> <p>Whilst the policy includes a requirement for landscaping to mitigate the visual impact of the development, it is considered that the potential for significant negative effects on IIA Objective 13 (Cultural Heritage) and IIA Objective 14 (Landscape and Townscape) remain. In addition, the site may contain archaeological deposits and as such the policy requires an archaeological evaluation, the effects of which are uncertain pending the results of the assessment.</p> <p>Mitigation</p> <p>General policies in the Local Plan (e.g. DM16 ‘Ecology, Nature and Biodiversity’ and Strategic Policy S4 ‘Conserving and Enhancing the Natural Environment’) should help ensure that potential effects are considered when the site associated with this policy comes forward for development.</p>														
STRATEGIC GROWTH SITE POLICY 7b – GREAT LEIGHS – LAND EAST OF LONDON ROAD	-/?	++	+	++	++	++	--	0	0	0	~	--/?	--/?	--



APPENDIX G – APPRAISAL OF PROPOSED SITE ALLOCATIONS

Policy	1. Biodiversity	2. Housing	3. Economy	4. Sustainable Living and Revitalisation	5. Health and Wellbeing	6. Transport	7. Land Use	8. Water	9. Flood Risk	10. Air Quality	11. Climate Change	12. Waste and Natural Resources	13. Cultural Heritage	14. Landscape and Townscape
<p>Likely Significant Effects</p> <p>The anticipated effect on Objective 1 (biodiversity) has been moved from a significant negative to a minor negative in light of the policies requirements to create a network of green infrastructure and ensure appropriate habitat mitigation and creation is provided.</p> <p>The anticipated effect on objective 3 (economy) has a minor positive effect as a result of the anticipated employment opportunities associated with care for the elderly.</p> <p>A significant positive effect has been identified against Objective 4 (Sustainable Living and Revitalisation) as a result of the important contribution that the site will make to the development of the Great Leighs area, in particular by providing accommodation for the elderly.</p> <p>As a result of the supporting on-site development, including promoting walking and cycling and a financial contribution to health facilities, the minor negative effect for the site identified against IIA Objective 5 (Health and Wellbeing) has moved to a significant positive effect.</p> <p>The assessment of this site against IIA Objective 6 (Transport) has also moved to a significant positive effect in recognition of the requirements for sustainable transport infrastructure provision set out in the policy.</p> <p>The potential for a significant negative effect in relation to water (IIA Objective 8) has been identified for this site because of proximity to a water course. However, the policy requires the use of flood mitigation measures which should help maintain water quality. No significant effects are therefore anticipated.</p> <p>The policy identifies the need for a Minerals Resource Assessment and in consequence, the appraisal of the associated site against IIA Objective 12 (Waste and Resource Use) has a significant/uncertain, pending the results of this Assessment.</p> <p>Whilst the policy includes a requirement for landscaping to mitigate the visual impact of the development, it is considered that the potential for significant negative effects on IIA Objective 13 (Cultural Heritage) and IIA Objective 14 (Landscape and Townscape) remain. In addition, the site may contain archaeological deposits and as such the policy requires an archaeological evaluation, the effects of which are uncertain pending the results of the assessment.</p> <p>Mitigation</p> <p>General policies in the Local Plan (e.g. DM16 'Ecology, Nature and Biodiversity' and Strategic Policy S4 'Conserving and Enhancing the Natural Environment') should help ensure that potential effects are considered when the site associated with this policy comes forward for development.</p>														
STRATEGIC GROWTH SITE POLICY 7c – GREAT LEIGHS – LAND NORTH AND SOUTH OF BANTERS LANE	-/?	++	+/-	++	++	++	++/--	0	0	0	~	--/?	--/?	--



APPENDIX G – APPRAISAL OF PROPOSED SITE ALLOCATIONS

Policy	1. Biodiversity	2. Housing	3. Economy	4. Sustainable Living and Revitalisation	5. Health and Wellbeing	6. Transport	7. Land Use	8. Water	9. Flood Risk	10. Air Quality	11. Climate Change	12. Waste and Natural Resources	13. Cultural Heritage	14. Landscape and Townscape
<p>Likely Significant Effects</p> <p>The anticipated effect on objective 1 (biodiversity) has been moved from a significant negative to a minor negative in light of the policies requirements to create a network of green infrastructure and ensure appropriate habitat mitigation and creation is provided.</p> <p>A significant positive effect has been identified against Objective 4 (Sustainable Living and Revitalisation) as a result of the important contribution that the site will make to the development of the Great Leighs area, in particular by providing a mixed size and type of housing.</p> <p>As a result of the supporting on-site development, including promoting walking and cycling and a financial contribution to health facilities, the minor negative effect for the site identified against IIA Objective 5 (Health and Wellbeing) has moved to a significant positive effect.</p> <p>The assessment of this site against IIA Objective 6 (Transport) has also moved to a significant positive effect in recognition of the requirements for a well-designed site with sufficient infrastructure.</p> <p>The potential for a significant negative effect in relation to water (IIA Objective 8) has been identified for this site because of proximity to a water course. However, the policy requires the use of flood mitigation measures which should help maintain water quality. No significant effects are therefore anticipated.</p> <p>The policy identifies the need for a Minerals Resource Assessment and in consequence, the appraisal of the associated site against IIA Objective 12 (Waste and Resource Use) has a significant/uncertain, pending the results of this Assessment.</p> <p>Whilst the policy includes a requirement for landscaping to mitigate the visual impact of the development, it is considered that the potential for significant negative effects on IIA Objective 13 (Cultural Heritage) and IIA Objective 14 (Landscape and Townscape) remain. In addition, the site may contain archaeological deposits and as such the policy requires an archaeological evaluation, the effects of which are uncertain pending the results of the assessment.</p> <p>Mitigation</p> <p>General policies in the Local Plan (e.g. DM16 ‘Ecology, Nature and Biodiversity’ and Strategic Policy S4 ‘Conserving and Enhancing the Natural Environment’) should help ensure that potential effects are considered when the site associated with this policy comes forward for development.</p>														
STRATEGIC GROWTH SITE POLICY 8 – NORTH OF BROOMFIELD	-/?	++	++	++	++	++	++/--	-	0	0	~	--/?	-/?	-
<p>Likely Significant Effects</p> <p>This policy requires a new neighbourhood centre and standalone nursery school. Financial contributions are required towards primary and secondary education provision. The appraisal of the associated site against IIA Objective 4 (Sustainable Living and Revitalisation) a significant positive effect. The policy also requires (inter alia) walking/cycling links public open space, formal and informal sport, recreation and community space within the site (including to the surrounding countryside). As a result, the neutral effect for the site identified against IIA Objective 5 (Health and Wellbeing) is recorded as a significant positive effect.</p>														



APPENDIX G – APPRAISAL OF PROPOSED SITE ALLOCATIONS

Policy	1. Biodiversity	2. Housing	3. Economy	4. Sustainable Living and Revitalisation	5. Health and Wellbeing	6. Transport	7. Land Use	8. Water	9. Flood Risk	10. Air Quality	11. Climate Change	12. Waste and Natural Resources	13. Cultural Heritage	14. Landscape and Townscape
<p>The assessment of the site against IIA Objective 6 (Transport) has moved to a significant positive as the policy requires measures to enable travel by sustainable modes (including walking and cycling) and improvements to the local road network.</p> <p>The policy identifies the need for a Minerals Resource Assessment and in consequence, the appraisal of the associated site against IIA Objective 12 (Waste and Resource Use) is recorded as a significant/uncertain, pending the results of this Assessment.</p> <p>Whilst the policy includes a requirement for landscaping to mitigate the visual impact of the development and for design to respond to the local landscape context, it is considered that the potential for negative effects on IIA Objective 13 (Cultural Heritage) and IIA Objective 14 (Landscape and Townscape) remain. In addition, the site may contain archaeological deposits and as such the policy requires an archaeological evaluation, the effects of which are uncertain pending the results of the assessment.</p> <p>Mitigation</p> <p>General policies in the Local Plan (e.g. DM16 'Ecology, Nature and Biodiversity' and Strategic Policy S4 'Conserving and Enhancing the Natural Environment') should help ensure that potential effects are considered when the site associated with this policy comes forward for development.</p>														
GROWTH SITE POLICY 9a - WALTHAM ROAD EMPLOYMENT AREA, BOREHAM	?	0	++	+	?	+/-	--	0	0	0	~	~	-	-
<p>Likely Significant Effects</p> <p>This site will contribute to the City's employment capacity, extending an existing employment area into adjacent greenfield land, resulting in significant positive effects on Objective 3 and significant negative effects on Objective 7. Other effects are minor, neutral or uncertain.</p> <p>Mitigation</p> <p>Growth Site Policy 9a contains appropriate mitigation measures to be applied to development.</p>														
GROWTH SITE POLICY 14b - LAND SOUTH OF FORD END PRIMARY SCHOOL	?	++	0	+	+/-	?	--	0	0	0	~	0	-	-



APPENDIX G – APPRAISAL OF PROPOSED SITE ALLOCATIONS

Policy	1. Biodiversity	2. Housing	3. Economy	4. Sustainable Living and Revitalisation	5. Health and Wellbeing	6. Transport	7. Land Use	8. Water	9. Flood Risk	10. Air Quality	11. Climate Change	12. Waste and Natural Resources	13. Cultural Heritage	14. Landscape and Townscape
<p>Likely Significant Effects</p> <p>This site will contribute towards housing provision and settlement sustainability. Negative effects are associated with development, resulting in loss of greenfield land (IIA Objective 7). Other effects are minor, such as potential negative effects in respect of biodiversity, cultural heritage and landscape/townscape (IIA Objectives 1, 13 & 14).</p> <p>The policy includes requirements relating to transport, landscape and heritage.</p> <p>Mitigation</p> <p>General policies in the Local Plan (e.g. DM16 'Ecology, Nature and Biodiversity' and Strategic Policy S4 'Conserving and Enhancing the Natural Environment') should help ensure that potential effects are considered when the site associated with this policy comes forward for development.</p>														
STRATEGIC GROWTH SITE POLICY 15 - LITTLE BOYTON HALL FARM RURAL EMPLOYMENT AREA	?	0	++	+	0	+/-	--	0	0	0	~	~	-	-
<p>Likely Significant Effects</p> <p>This site will contribute to the City's employment capacity, extending an existing employment area into adjacent greenfield land, resulting in significant positive effects on Objective 3 and significant negative effects on Objective 7. Other effects are minor, neutral or uncertain.</p> <p>Mitigation</p> <p>Growth Site Policy 15 contains appropriate mitigation measures to be applied to development.</p>														



GROWTH AREA 3: SOUTH AND EAST CHELMSFORD

Policy	1. Biodiversity	2. Housing	3. Economy	4. Sustainable Living and Revitalisation	5. Health and Wellbeing	6. Transport	7. Land Use	8. Water	9. Flood Risk	10. Air Quality	11. Climate Change	12. Waste and Natural Resources	13. Cultural Heritage	14. Landscape and Townscape
STRATEGIC GROWTH SITE 16A - EAST CHELMSFORD GARDEN COMMUNITY (HAMMONDS FARM)	+/?	++	++	++/?	++/?	++/-	--	--/?	-/?	0	~	-/?	-/?	-/?
<p>Likely Significant Effects</p> <p>This policy requires:</p> <ul style="list-style-type: none"> • A new country park • New mixed use centres incorporating provision for convenience food and other retail, community uses, flexible employment and healthcare provision and opportunities for similar small non-residential uses throughout the development • Provision of a new all-through school (including primary with co-located early years, secondary and potential for a sixth form centre) • Provision of two further new primary schools with co-located early years and childcare nurseries • Provision of three new stand-alone early years and childcare nurseries • Appropriate provision of community space and significant new multi-functional green infrastructure. <p>The policy includes specific requirements relating to the mitigation of potential impacts on biodiversity, including landscape buffers to the development edges and Local Wildlife sites.</p> <p>Due to the mixed development required on site, the appraisal of the associated site against IIA Objective 3 (Economy) a significant positive effect is recorded. The policy also requires (inter alia) open space, health facilities, leisure facilities and walking/cycling links. As a result, the effect for the site identified against IIA Objective 5 (Health and Wellbeing) is recorded as a significant positive effect. The likely positive effects on IIA Objective 4 (Sustainable Living and Revitalisation) reflect the opportunities for self-containment although the degree to which this can be realised in practice will require monitoring and evaluation.</p> <p>The assessment of the site against IIA Objective 6 (Transport) is mixed, reflecting traffic generation but the requirement of the policy for measures to enable travel by sustainable modes (including walking and cycling) and improvements to the local road network (supported by a traffic management strategy).</p>														



APPENDIX G – APPRAISAL OF PROPOSED SITE ALLOCATIONS

Policy	1. Biodiversity	2. Housing	3. Economy	4. Sustainable Living and Revitalisation	5. Health and Wellbeing	6. Transport	7. Land Use	8. Water	9. Flood Risk	10. Air Quality	11. Climate Change	12. Waste and Natural Resources	13. Cultural Heritage	14. Landscape and Townscape
<p>The potential for negative effects in relation to water (IIA Objective 8) and flood risk (IIA Objective 9) has been identified for this site because of its proximity to a water course and presence of Flood Zones 2 and 3.</p> <p>Whilst the policy includes requirements relating to landscaping and design in order to mitigate the landscape/visual and heritage impacts of the development, it is considered that the potential for negative effects on IIA Objective 13 (Cultural Heritage) and IIA Objective 14 (Landscape and Townscape) remain. In addition, the site may contain archaeological deposits and as such the policy requires an archaeological evaluation, the effects of which are uncertain pending the results of the assessment.</p> <p>Mitigation</p> <p>As detailed in the Policy and the requirements for the application of specific masterplanning principles.</p>														
STRATEGIC GROWTH SITE 16B - LAND ADJ. TO A12 JUNCTION 18, SANDON	?	0	++	+	?	+/-	--	0	0	0	~	~	-	-
<p>Likely Significant Effects</p> <p>This site will contribute to the City's employment capacity, providing a new employment area on greenfield land, resulting in significant positive effects on Objective 3 and significant negative effects on Objective 7. Other effects are minor, neutral or uncertain.</p> <p>Mitigation</p> <p>Strategic Growth Site Policy 16b contains appropriate mitigation measures to be applied to development.</p>														
STRATEGIC GROWTH SITE POLICY 10 – NORTH OF SOUTH WOODHAM FERRERS	-	++	++	++	++	++	--	-	-	0	~	0	--/?	--
<p>Likely Significant Effects</p>														



APPENDIX G – APPRAISAL OF PROPOSED SITE ALLOCATIONS

Policy	1. Biodiversity	2. Housing	3. Economy	4. Sustainable Living and Revitalisation	5. Health and Wellbeing	6. Transport	7. Land Use	8. Water	9. Flood Risk	10. Air Quality	11. Climate Change	12. Waste and Natural Resources	13. Cultural Heritage	14. Landscape and Townscape
<p>The significant negative identified for biodiversity (SA Objective 1) has been moved to a minor as the policy requires that where appropriate, contributions from developments will be secured towards mitigation measures identified in the Essex Recreational disturbance Avoidance and Mitigation Strategy (RAMS). The remains the potential for an adverse effect of Local Wildlife Sites affected by development of the site.</p> <p>This policy requires a new neighbourhood centre, potential primary school, and nursery provision. Additionally, the policy requires the provision of flexible business floorspace.</p> <p>The policy includes a specific requirement relating to the mitigation of potential impacts on biodiversity, including landscape buffers to the development edges and Local Wildlife Sites. The policy also requires the provision of and/or financial contributions towards, recreation disturbance avoidance and mitigation measures for European designated sites including the Crouch Estuary.</p> <p>Due to the development required on site, the appraisal of the associated site against SA Objective 3 (Economy) has a significant positive effect (positive effects on SA Objective 4 are also expected to be further strengthened). The policy also requires (inter alia) open space, health facilities, leisure facilities and walking/cycling links. As a result, the positive effect for the site identified against SA Objective 5 (Health and Wellbeing) has moved to a significant positive effect.</p> <p>The assessment of the site against SA Objective 6 (Transport) has moved to a significant positive as the policy requires measures to enable travel by sustainable modes (including walking and cycling) and improvements to the local road network (supported by a traffic management strategy). The policy also requires a car club.</p> <p>The potential for significant negative effects in relation to water (SA Objective 8) and flood risk (SA Objective 9) has been identified for this site because of its proximity to a water course and presence of Flood Zones 2 and 3. However, the policy requires the use of flood mitigation measures which should help maintain water quality and minimise flood risk. No significant effects are therefore anticipated.</p> <p>The policy requires development to conserve and enhance nearby listed buildings and their settings, mitigating the potentially significant adverse effect on cultural heritage (SA Objective 13) to a minor effect, noting that the site may contain archaeological deposits and as such the policy requires an archaeological evaluation, the effects of which are uncertain pending the results of the assessment.</p> <p>Mitigation</p> <p>Policies in the Preferred Options Local Plan (e.g. DM16 'Ecology, Nature and Biodiversity' and Strategic Policy S4 'Conserving and Enhancing the Natural Environment') should help ensure that potential effects are considered when the site associated with this policy comes forward for development.</p>														
GROWTH SITE POLICY 11b – LAND AT KINGSGATE, BICKNACRE	?	++	0	+	+/-	?	--	0	0	0	~	0	-	-
Likely Significant Effects														



APPENDIX G – APPRAISAL OF PROPOSED SITE ALLOCATIONS

Policy	1. Biodiversity	2. Housing	3. Economy	4. Sustainable Living and Revitalisation	5. Health and Wellbeing	6. Transport	7. Land Use	8. Water	9. Flood Risk	10. Air Quality	11. Climate Change	12. Waste and Natural Resources	13. Cultural Heritage	14. Landscape and Townscape
<p>This site will contribute towards housing provision and settlement sustainability. Negative effects are associated with development, resulting in loss of greenfield land (IIA Objective 7). Other effects are minor, such as potential negative effects in respect of biodiversity, cultural heritage and landscape/townscape (IIA Objectives 1, 13 & 14).</p> <p>The policy includes requirements relating to transport, landscape and heritage.</p> <p>Mitigation</p> <p>General policies in the Local Plan (e.g. DM16 'Ecology, Nature and Biodiversity' and Strategic Policy S4 'Conserving and Enhancing the Natural Environment') should help ensure that potential effects are considered when the site associated with this policy comes forward for development.</p>														
GROWTH SITE POLICY 11C – LAND WEST OF BARBROOK WAY, BICKNACRE	?	++	0	+	+/-	?	--	0	0	0	~	0	-	-
<p>Likely Significant Effects</p> <p>This site will contribute towards housing provision and settlement sustainability. Negative effects are associated with development, resulting in loss of greenfield land (IIA Objective 7). Other effects are minor, such as potential positive effects on townscape and landscape (IIIA Objectives 13 and 14).</p> <p>The policy includes requirements relating to transport, landscape and heritage.</p> <p>Mitigation</p> <p>General policies in the Local Plan (e.g. DM16 'Ecology, Nature and Biodiversity' and Strategic Policy S4 'Conserving and Enhancing the Natural Environment') should help ensure that potential effects are considered when the site associated with this policy comes forward for development.</p>														
GROWTH SITE POLICY 12 – ST GILES, MOOR HALL LANE, BICKNACRE	?	+	0	+	+	+/-	++/-	0	0	0	~	0	0	0
<p>Likely Significant Effects</p>														



APPENDIX G – APPRAISAL OF PROPOSED SITE ALLOCATIONS

Policy	1. Biodiversity	2. Housing	3. Economy	4. Sustainable Living and Revitalisation	5. Health and Wellbeing	6. Transport	7. Land Use	8. Water	9. Flood Risk	10. Air Quality	11. Climate Change	12. Waste and Natural Resources	13. Cultural Heritage	14. Landscape and Townscape
<p>The policy confirms that the site will be developed for specialist residential accommodation to complement the existing use. This site will contribute towards housing provision and settlement sustainability. Negative effects are associated with development, resulting in loss of greenfield land but extends an existing use (IIA Objective 7). Other effects are minor, such as potential positive effects in respect of housing, economy, sustainable live and health and wellbeing (IIIA Objectives 2, 4 & 5).</p> <p>Mitigation</p> <p>General policies in the Local Plan (e.g. DM16 'Ecology, Nature and Biodiversity' and Strategic Policy S4 'Conserving and Enhancing the Natural Environment') should help ensure that potential effects are considered when the site associated with this policy comes forward for development.</p>														
GROWTH SITE POLICY 13 - DANBURY	?	++	?	?	?	?	?	?	?	?	?	?	?	?
<p>Likely Significant Effects</p> <p>This policy is a statement of intent to provide 100 dwellings in Danbury through sites allocated in a Neighbourhood Development Plan. A significant positive effect has therefore been identified in respect of IIA Objective 2 (Housing). Uncertainties in relation to other objectives are identified at this stage until the exact location of development is known.</p> <p>Mitigation</p> <p>General policies in the Local Plan (e.g. DM16 'Ecology, Nature and Biodiversity' and Strategic Policy S4 'Conserving and Enhancing the Natural Environment') should help ensure that potential effects are considered when the site associated with this policy comes forward for development.</p>														
GROWTH SITE POLICY 17a - LAND NORTH OF ABBEY FIELDS, EAST HANNINGFIELD	-/?	++	0	+	+/-	?	--	0	0	0	~	0	-	-
<p>Likely Significant Effects</p> <p>This site will contribute towards housing provision and settlement sustainability. Negative effects are associated with development, resulting in loss of greenfield land (IIA Objective 7). Other effects are minor, such as potential negative effects in respect of biodiversity, cultural heritage and landscape/townscape (IIA Objectives 1, 13 & 14).</p>														



APPENDIX G – APPRAISAL OF PROPOSED SITE ALLOCATIONS

Policy	1. Biodiversity	2. Housing	3. Economy	4. Sustainable Living and Revitalisation	5. Health and Wellbeing	6. Transport	7. Land Use	8. Water	9. Flood Risk	10. Air Quality	11. Climate Change	12. Waste and Natural Resources	13. Cultural Heritage	14. Landscape and Townscape
<p>The policy includes requirements relating to transport, landscape and heritage.</p> <p>Mitigation</p> <p>General policies in the Local Plan (e.g. DM16 'Ecology, Nature and Biodiversity' and Strategic Policy S4 'Conserving and Enhancing the Natural Environment') should help ensure that potential effects are considered when the site associated with this policy comes forward for development.</p>														
GROWTH SITE Policy 17b – LAND EAST OF HIGHFIELDS MEAD, EAST HANNINGFIELD	-/?	++	0	+	+/-	?	--	0	0	0	~	0	-	-
<p>Likely Significant Effects</p> <p>This site will contribute towards housing provision and settlement sustainability. Negative effects are associated with development, resulting in loss of greenfield land (IIA Objective 7). Other effects are minor, such as potential negative effects in respect of biodiversity, cultural heritage and landscape/townscape (IIA Objectives 1, 13 & 14).</p> <p>The policy includes requirements relating to transport, landscape and heritage.</p> <p>Mitigation</p> <p>General policies in the Local Plan (e.g. DM16 'Ecology, Nature and Biodiversity' and Strategic Policy S4 'Conserving and Enhancing the Natural Environment') should help ensure that potential effects are considered when the site associated with this policy comes forward for development.</p>														



APPENDIX G – APPRAISAL OF PROPOSED SITE ALLOCATIONS

SPECIAL POLICY AREAS

Policy	1. Biodiversity	2. Housing	3. Economy	4. Sustainable Living and Revitalisation	5. Health and Wellbeing	6. Transport	7. Land Use	8. Water	9. Flood Risk	10. Air Quality	11. Climate Change	12. Waste and Natural Resources	13. Cultural Heritage	14. Landscape and Townscape
POLICY SPA1 – BROOMFIELD HOSPITAL SPECIAL POLICY AREA	0	0	++	++	++	+/-	0/?	0	0	+/-	~	0/?	-/?	-/?
<p>Likely Significant Effects</p> <p>A negligible effect has been identified in relation to biodiversity (IIA Objective 1) as the policy seeks to minimise environmental impacts including ecology.</p> <p>As a major employer in the City Area, support for the development of Broomfield Hospital has been assessed as having a significant positive effect on the economy (IIA Objective 3). A significant positive effect has also been identified in relation to IIA Objective 4 (Sustainable Living and Revitalisation) and IIA Objective 5 (Health and Wellbeing) as the policy encourages the provision of new/expansion of existing health facilities.</p> <p>A minor positive effect has been identified in respect of transport (IIA Objective 6) given the policy’s emphasis on the provision of a loop road to improve access and optimising access by public transport. However, development may also result in increased congestion, generating a negative effect on this objective. A mixed positive and negative effect has also been identified in relation to air quality (IIA Objective 10). Whilst development of the hospital may increase traffic and affect air quality, the policy’s emphasis on improved transport links may also help to minimise congestion and emissions to air associated with car use.</p> <p>A negligible effect has been identified in relation to IIA Objective 8 (Water) because whilst two watercourses pass through the existing site, the policy seeks to minimise the impact on water quality and the site is classed as being in Flood Risk Zone 1 (and it is also an existing facility).</p> <p>Effects cultural heritage (IIA Objective 13) and landscape and townscape (IIA Objective 14) have been assessed as negative given the potential for adverse environmental impacts associated with hospital development. However, the likelihood of effects occurring and their magnitude is uncertain and will be dependent on future proposals (although effects are unlikely to be significant given that development would be associated with an existing facility). Notwithstanding this, the provisions of the policy (e.g. in relation to design and landscaping) are expected to help minimise any adverse effects in this regard.</p> <p>Mitigation</p> <p>General policies in the Local Plan (e.g. DM16 ‘Ecology, Nature and Biodiversity’ and Strategic Policy S4 ‘Conserving and Enhancing the Natural Environment’) should help ensure that potential effects are considered when the site associated with this policy comes forward for development.</p>														
POLICY SPA2 – CHELMSFORD CITY	0	0	++	0	0	+	0/?	0/?	0	0/?	~	0/?	0/?	0



APPENDIX G – APPRAISAL OF PROPOSED SITE ALLOCATIONS

Policy	1. Biodiversity	2. Housing	3. Economy	4. Sustainable Living and Revitalisation	5. Health and Wellbeing	6. Transport	7. Land Use	8. Water	9. Flood Risk	10. Air Quality	11. Climate Change	12. Waste and Natural Resources	13. Cultural Heritage	14. Landscape and Townscape
RACECOURSE SPECIAL POLICY AREA														
<p>Likely Significant Effects</p> <p>A negligible effect has been identified in relation to biodiversity (IIA Objective 1) as the policy seeks to minimise environmental impacts including ecology.</p> <p>This policy supports proposals that provide ancillary functions to Chelmsford City Racecourse. This may help support the continued operation of the racecourse and associated employment opportunities and has therefore been assessed as having a significant positive effect on the economy (IIA Objective 3).</p> <p>The policy places specific emphasis on the promotion of sustainable transport and in consequence, positive effects have been identified in respect of transport (IIA Objective 6).</p> <p>The policy seeks to manage the potential effects of development, requiring good design and the protection and enhancement of trees and hedgerows and minimising the effect on the landscape (IIA Objective 14). On balance, neutral effects have been identified in respect of the remaining IIA objectives, although in some cases, some uncertainty remains.</p> <p>Mitigation</p> <p>General policies in the Local Plan (e.g. DM16 ‘Ecology, Nature and Biodiversity’ and Strategic Policy S4 ‘Conserving and Enhancing the Natural Environment’) should help ensure that potential effects are considered when the site associated with this policy comes forward for development.</p>														
POLICY SPA3 – HANNINGFIELD RESERVOIR SPECIAL POLICY AREA	++/-	0	0	0	+	+/?	0/?	++/-/?	-	0/?	~	0/?	0/?	0
<p>Likely Significant Effects</p> <p>This Special Policy Area covers the main campus of buildings, store building and staff offices associated with Hanningfield Reservoir. The site also includes two Local Wildlife Sites. The policy seeks to avoid adverse impacts in respect of biodiversity and promote nature conservation interests (the reservoir is a SSSI) and in consequence, the potential for a significant positive effect on biodiversity (IIA Objective 1) has been identified. Development (including recreational use) may, however, have adverse effects on biodiversity, although the type, scale and magnitude of effects would be dependent on specific proposals.</p> <p>The policy specifically promotes the recreational use of the reservoir and a positive effect has therefore been identified in respect of IIA Objective 5 (Health and Wellbeing).</p>														



APPENDIX G – APPRAISAL OF PROPOSED SITE ALLOCATIONS

Policy	1. Biodiversity	2. Housing	3. Economy	4. Sustainable Living and Revitalisation	5. Health and Wellbeing	6. Transport	7. Land Use	8. Water	9. Flood Risk	10. Air Quality	11. Climate Change	12. Waste and Natural Resources	13. Cultural Heritage	14. Landscape and Townscape
<p>The policy seeks to support the role, function and operation of the works which is expected to help maintain and enhance water resources and quality. A significant positive effect has therefore been identified in respect of water (IIA Objective 8), although there is the potential for new development/uses of the reservoir to have adverse effects on water quality (if unmitigated).</p> <p>The policy specifically supports proposals for sustainable transport which has been assessed as having a positive effect on IIA Objective 6 (Transport).</p> <p>The western part of the area lies within Flood Zones 2 and 3 so there is the potential for significant effects in relation to IIA Objective 9 (Flood Risk). However, the uses proposed on site are assumed to be less vulnerable because of their nature and the policy requires development proposals to provide suitable SuDS and flood risk management. A minor negative effect has therefore been identified in respect of this objective.</p> <p>There is the potential for development associated with this Special Policy Area to result in adverse landscape impacts. However, the policy supports proposals that protect and enhance trees and hedgerows and comprise high quality design and the policy requires proposals to avoid adverse impacts on the landscape. Therefore, a negligible effect has been identified.</p> <p>Effects on the remaining IIA Objectives are considered to be neutral at this stage, although some uncertainty remains.</p> <p>Mitigation</p> <p>General policies in the Local Plan (e.g. DM16 ‘Ecology, Nature and Biodiversity’ and Strategic Policy S4 ‘Conserving and Enhancing the Natural Environment’) should help ensure that potential effects are considered when the site associated with this policy comes forward for development.</p>														
STRATEGIC POLICY SPA4 – RHS HYDE HALL SPECIAL POLICY AREA	0	0	+	0	+	+	0	0	0	0	~	0	+	0
<p>Likely Significant Effects</p> <p>RHS Hyde Hall is an important visitor attraction. By supporting proposals which enhance visitor facilities, and provide accommodation for education and employment needs, the policy is expected to have a positive effect on the economy (IIA Objective 3) as well as health and wellbeing (IIA Objective 5).</p> <p>It is noted that the policy supports proposals which seek to minimise conflict between pedestrian routes and vehicle movements around the site and enable full disabled access throughout, alongside encouraging more sustainable modes of transport. A positive effect has therefore been identified in respect of transport (IIA Objective 6).</p> <p>The Special Policy Area boundary is drawn around the existing buildings and the main developed area of the site and therefore any adverse ecological and landscape effects as a result of the implementation of this policy are expected to be negligible (it is also noted that the policy seeks to protect existing site features).</p> <p>Mitigation</p>														



APPENDIX G – APPRAISAL OF PROPOSED SITE ALLOCATIONS

Policy	1. Biodiversity	2. Housing	3. Economy	4. Sustainable Living and Revitalisation	5. Health and Wellbeing	6. Transport	7. Land Use	8. Water	9. Flood Risk	10. Air Quality	11. Climate Change	12. Waste and Natural Resources	13. Cultural Heritage	14. Landscape and Townscape
General policies in the Local Plan (e.g. DM16 ‘Ecology, Nature and Biodiversity’ and Strategic Policy S4 ‘Conserving and Enhancing the Natural Environment’) should help ensure that potential effects are considered when the site associated with this policy comes forward for development.														
STRATEGIC POLICY SPA5 - SANDFORD MILL SPECIAL POLICY AREA	0	+/?	+/?	0	0	+/-	+/-	-	-	0/?	~	0/?	+/?	0
<p>Likely Significant Effects</p> <p>This Special Policy Area recognises the potential for the Sandford Mill site to be redeveloped for mixed uses. Subject to the uses accommodated on the site, this could generate positive effects on housing (IIA Objective 2) and the economy (IIA Objective 3), although the magnitude of any effect is at this stage uncertain.</p> <p>The policy specifically encourages proposals that improve site access (including waterways access) and promote sustainable modes of transport. In consequence, a positive effect has been identified in respect of IIA Objective 6 (Transport), although it is recognised that development may result in increased traffic.</p> <p>The intent of this policy is to encourage the reuse of existing buildings within the area and in consequence, a positive effect has been identified in respect of land use (IIA Objective 7). However, there is the potential for development to also result in the loss of greenfield land and as a result, a negative effect has also been identified in respect of this objective.</p> <p>This Special Policy Area presents an opportunity for heritage-led redevelopment and in consequence, a positive effect has been identified in respect of cultural heritage (IIA Objective 13). However, some uncertainty remains as there is at least the potential for adverse effect on the Conservation Area.</p> <p>This site is within Flood Zone 3 but is an existing complex so a minor negative effect only has been identified in relation to IIA Objective 9 (Flood Risk) and IIA Objective 8 (Water).</p> <p>Whilst there is the potential for the development of this site to result in adverse effects on biodiversity (IIA Objective 1), it is noted that the policy sets out that proposals should protect and enhance nature conservation interests and the policy requires development within the SPA to mitigate potential effects on the European sites downstream. On balance, a neutral effect has therefore been identified in respect of this objective.</p> <p>It is noted that the boundaries of this Special Policy Area are drawn to allow for future development of Sandford Mill whilst seeking to protect the local landscape. Further, the policy seeks to protect the Green Wedge. However, there is the potential for development to result in adverse landscape impacts however the policy requires that effects on landscape be mitigated. On balance, a neutral effect has been identified in respect of IIA Objective 14 (Landscape and Townscape), although some uncertainty remains.</p> <p>Mitigation</p> <p>General policies in the Local Plan (e.g. DM16 ‘Ecology, Nature and Biodiversity’ and Strategic Policy S4 ‘Conserving and Enhancing the Natural Environment’) should help ensure that potential effects are considered when the site associated with this policy comes forward for development.</p>														



APPENDIX G – APPRAISAL OF PROPOSED SITE ALLOCATIONS

Policy	1. Biodiversity	2. Housing	3. Economy	4. Sustainable Living and Revitalisation	5. Health and Wellbeing	6. Transport	7. Land Use	8. Water	9. Flood Risk	10. Air Quality	11. Climate Change	12. Waste and Natural Resources	13. Cultural Heritage	14. Landscape and Townscape
STRATEGIC POLICY SPA6 – ARU WRITTLE SPECIAL POLICY AREA	0/?	0	++	++	0	+	0	-	-	0	~	0/?	0/?	0/?
<p>Likely Significant Effects</p> <p>ARU Writtle is a nationally-recognised land-based technologies college which is seeking to expand and broaden its educational facilities and opportunities. It is also a key employer in Chelmsford. By supporting the role, function and operation of ARU Writtle, this policy has been assessed as having a significant positive effect on the economy (IIA Objective 3) and sustainable living and revitalisation (IIA Objective 4).</p> <p>This policy specifically supports proposals that improve circulation through, and links with, existing College buildings, promote more sustainable means of transport to the site and reduce individual trips by car. Overall, the policy has therefore been assessed as having a positive effect on transport (IIA Objective 6).</p> <p>This area is within Flood Zone 3 but it is an existing facility so a minor negative effect only has been identified in relation to IIA Objective 9 (Flood Risk) and IIA Objective 8 (Water).</p> <p>Whilst development in this area could result in adverse environmental impacts including in respect of biodiversity and landscape, it is noted that the policy supports proposals that protect and enhance trees and hedgerows, the setting of heritage assets (King John’s Hunting Lodge) and nature conservation interests. On balance, the policy has been assessed as having a neutral effect on the remaining IIA objectives, although some uncertainty remains.</p> <p>Mitigation</p> <p>General policies in the Local Plan (e.g. DM16 ‘Ecology, Nature and Biodiversity’ and Strategic Policy S4 ‘Conserving and Enhancing the Natural Environment’) should help ensure that potential effects are considered when the site associated with this policy comes forward for development.</p>														



REASONS FOR THE SELECTION OF THE PROPOSED SITE ALLOCATIONS AND FOR THE REJECTION OF ALTERNATIVES

REASONS FOR THE SELECTION OF THE PROPOSED SITE ALLOCATIONS

The reasons for the selection of the proposed site allocations contained in the Preferred Options Local Plan are set out below.

Location	Rationale
1a – 1bb Chelmsford Urban Area	<p>Complies well with Strategic Priorities, Vision, Spatial Principles and Spatial Strategy in particular by making the best use of previously developed land and existing infrastructure, reinforcing Chelmsford’s regional role as ‘Capital of Essex’ and, facilitating urban renewal and focussing development at well-connected locations and in accordance with the Settlement Hierarchy.</p> <p>Most of the site allocations in the urban area represent sustainable and sound development allocations which have been subject to Independent Examination. Sites in Location 1a (Chelmer Waterside) will have regard to planning guidance in the Chelmer Waterside Development Framework October 2021. Seven new sites have been added to the Preferred Options, and six for housing. Additional sites proposed for allocation in the Review are supported by the Plan evidence base e.g. Traffic Modelling 2024 and Urban Housing Capacity Study 2024.</p> <p>Viable and available. No overriding physical constraints to bringing forward the allocations in this location.</p>
2. West Chelmsford	<p>Complies well with Strategic Priorities, Vision, Spatial Principles and Spatial Strategy in particular by focussing development at well-connected locations and in accordance with the Settlement Hierarchy, maximising opportunities for sustainable travel and delivering new and improved local infrastructure including a new primary school and neighbourhood centre.</p> <p>The site allocation represents a sustainable and sound development allocation which has been subject to Independent Examination. The site has an approved masterplan (Ref: 18/00001/MAS) for 800 new homes and outline planning permission submitted for up to 880 new homes (Ref:21/01545/OUT). Supported by the Plan evidence base e.g. Traffic Modelling 2018, Archaeological Assessment 2017, Landscape Capacity and Sensitivity Assessment 2017 and Heritage Assessment 2017.</p> <p>Viable and available. No overriding physical constraints to bringing forward the allocation in this location.</p>
3a. East Chelmsford - Manor Farm	<p>Complies well with Strategic Priorities, Vision, Spatial Principles and Spatial Strategy in particular by focussing development at well-connected locations and in accordance with the Settlement Hierarchy, making the best use of existing infrastructure including capacity at Sandon School, maximising opportunities for sustainable travel, increasing opportunities for greater access to the Green Wedge, river valley and waterways and, delivering new and improved local infrastructure including a new Country Park and visitor centre and access into Sandford Mill.</p> <p>The site allocation represents a sustainable and sound development allocation which has been subject to Independent Examination. The site has an approved masterplan (21/00003/MAS) and planning applications have been submitted (Refs:22/01732/FUL and 22/01732/OUT) for 360 homes. Supported by the Plan evidence base e.g. Traffic Modelling 2018, Green Wedge and Green Corridor Study 2017, Archaeological Assessment 2017 and Landscape Sensitivity Assessment 2017.</p> <p>Viable and available. No overriding physical constraints to bringing forward the allocation in this location.</p>



APPENDIX G – APPRAISAL OF PROPOSED SITE ALLOCATIONS

Location	Rationale
3b. East Chelmsford - Land North of Maldon Road (Employment)	<p>Complies well with Strategic Priorities, Vision, Spatial Principles and Spatial Strategy in particular by focussing development at well-connected locations and in accordance with the Settlement Hierarchy, fostering growth and investment and providing new jobs, increasing opportunities for greater use of the Green Wedge, and delivering new and improved local infrastructure including a new early years nursery and expansion of Sandon Park & Ride.</p> <p>The site allocation represents a sustainable and sound development allocation which has been subject to Independent Examination. The site has an approved masterplan (Ref:20/00003/MAS) and a planning application has been submitted for up to 5,000sqm of commercial floorspace and provision of a day care nursery (Ref:22/00916/FUL). Supported by the Plan evidence base e.g. Traffic Modelling 2017, Green Wedge and Green Corridor Study 2017, Archaeological Assessment 2017 and Landscape Capacity and Sensitivity Assessment 2017</p> <p>Viable and available. No overriding physical constraints to bringing forward the allocation in this location.</p>
3c. East Chelmsford - Land South of Maldon Road	<p>Complies well with Strategic Priorities, Vision, Spatial Principles and Spatial Strategy in particular by focussing development at well-connected locations and in accordance with the Settlement Hierarchy and, making the best use of existing infrastructure including capacity at Sandon School.</p> <p>The site allocation represents a sustainable and sound development allocation which has been subject to Independent Examination. The site has an approved masterplan (Ref:20/00003/MAS) and a planning application has been submitted for up to 109 new homes (Ref:22/00916/FUL). Supported by the Plan evidence base e.g. Traffic Modelling 2017, Green Wedge and Green Corridor Study 2017 and Landscape Capacity and Sensitivity Assessment 2017.</p> <p>Viable and available. No overriding physical constraints to bringing forward the allocation in this location.</p>
3d. East Chelmsford - Land North of Maldon Road (Residential)	<p>Complies well with Strategic Priorities, Vision, Spatial Principles and Spatial Strategy in particular by focussing development at well-connected locations and in accordance with the Settlement Hierarchy and, making the best use of existing infrastructure including capacity at Sandon School.</p> <p>This site allocation represents a sustainable and sound development allocation which has been subject to Independent Examination. The site has an approved masterplan (Ref:20/00003/MAS) and a planning application has been submitted for up to 65 new homes (Ref:22/00916/FUL). Supported by the Plan evidence base e.g. Traffic Modelling 2017, Green Wedge and Green Corridor Study 2017 and Landscape Capacity and Sensitivity Assessment 2017</p> <p>Viable and available. No overriding physical constraints to bringing forward the allocation in this location.</p>
4. Land North of Galleywood Reservoir, Galleywood	<p>Complies well with Strategic Priorities, Vision, Spatial Principles and Spatial Strategy in particular by focussing development at well-connected locations and in accordance with the Settlement Hierarchy and, providing opportunities to contribute towards and enhance existing services and facilities.</p> <p>This site allocation represents a sustainable and sound development allocation which has been subject to Independent Examination. The site has outline planning permission for 24 new affordable homes (Ref: 22/00397/OUT).</p> <p>Viable and available and supported by the Plan evidence base. No overriding physical constraints to bringing forward the allocation in this location.</p>
5. Land Surrounding Telephone Exchange, Ongar Road, Writtle	<p>Complies well with Strategic Priorities, Vision, Spatial Principles and Spatial Strategy in particular by focussing development at well-connected locations and in accordance with the Settlement Hierarchy, making the best use brownfield land and, providing opportunities to contribute towards and enhance existing services and facilities.</p> <p>This site allocation represents a sustainable and sound development allocation which has been subject to Independent Examination.</p> <p>Viable and available and supported by the Plan evidence base. No overriding physical constraints to bringing forward the allocation in this location.</p>



APPENDIX G – APPRAISAL OF PROPOSED SITE ALLOCATIONS

Location	Rationale
6. North East Chelmsford Garden Community	<p>Complies well with Strategic Priorities, Vision, Spatial Principles and Spatial Strategy in particular by focussing development at well-connected locations and in accordance with the Settlement Hierarchy, fostering growth and investment and providing new jobs, maximising opportunities for sustainable travel, increasing opportunities for greater access to the Green Wedge and river valley and delivering new and improved infrastructure including new schools, areas for employment, Country Park, neighbourhood centres, a second radial distributor road and phase one of the Chelmsford North-East Bypass.</p> <p>This site allocation represents a sustainable and sound development allocation which has been subject to Independent Examination. The development has an approved masterplan (Ref:22/00001/MAS) and outline planning applications have been submitted (Refs:22/01950/FUL, 22/01950/OUT, 23/00124/FUL, 23/00124/OUT and 23/01571/OUT). A full application has also been submitted for the Northern Radial Distributor Route (23/00114/FUL). Supported by the Plan evidence base e.g. Traffic Modelling 2017 and Landscape Capacity and Sensitivity Assessment 2017.</p> <p>Viable and available with re-phasing of minerals extraction. No overriding physical constraints to bringing forward the allocation in this location.</p>
7a. Great Leighs – Land at Moulsham Hall	<p>Complies well with Strategic Priorities, Vision, Spatial Principles and Spatial Strategy in particular by focussing development at well-connected locations and in accordance with the Settlement Hierarchy, delivering new and improved infrastructure including a new school, neighbourhood centre and contributions towards the Chelmsford North-East Bypass.</p> <p>This site allocation represents a sustainable and sound development allocation which has been subject to Independent Examination. The site has an approved masterplan (Ref:20/00002/MAS) and planning applications have been submitted for up to 800 new homes (Ref:23/01583/OUT and 23/01583/FUL). Supported by the Plan evidence base e.g. Traffic Modelling 2017, Heritage Assessment 2017 and Archaeological Assessment 2017.</p> <p>Viable and available. No overriding physical constraints to bringing forward the allocation in this location.</p>
7b. Great Leighs – Land East of London Road	<p>Complies well with Strategic Priorities, Vision, Spatial Principles and Spatial Strategy in particular by focussing development at well-connected locations and in accordance with the Settlement Hierarchy and providing contributions towards the Chelmsford North-East Bypass.</p> <p>This site allocation represents a sustainable and sound development allocation which has been subject to Independent Examination. The site has outline planning permission submitted for an integrated retirement community comprising 250 units (ref:21/02490/OUT). Supported by the Plan evidence base e.g. Traffic Modelling 2017, Heritage Assessment 2017 and Archaeological Assessment 2017.</p> <p>Viable and available. No overriding physical constraints to bringing forward the allocation in this location.</p>
7c. Great Leighs – Land North and South of Banter's Lane	<p>Complies well with Strategic Priorities, Vision, Spatial Principles and Spatial Strategy in particular by focussing development at well-connected locations and in accordance with the Settlement Hierarchy, by providing homes for all and providing contributions towards the Chelmsford North-East Bypass.</p> <p>This site allocation represents a sustainable and sound development allocation which has been subject to Independent Examination. Supported by the Plan evidence base e.g. Traffic Modelling 2017, Heritage Assessment 2017 and Archaeological Assessment 2017.</p> <p>Viable and available. No overriding physical constraints to bringing forward the allocation in this location.</p>
8. North of Broomfield	<p>Complies well with Strategic Priorities, Vision, Spatial Principles and Spatial Strategy in particular by focussing development at well-connected locations and in accordance with the Settlement Hierarchy, maximising opportunities for sustainable travel, increasing opportunities for greater access to the Green Wedge and river valley, delivering new and improved infrastructure including a neighbourhood centre and contributions towards the Chelmsford North-East By-pass.</p>



APPENDIX G – APPRAISAL OF PROPOSED SITE ALLOCATIONS

Location	Rationale
	<p>This site allocation represents a sustainable and sound development allocation which has been subject to Independent Examination. The site has an approved masterplan (Ref:20/0001/MAS) for around 450 new homes and outline planning permission submitted for 512 new homes (Ref:20/02064/OUT). Supported by the Plan evidence base e.g. Traffic Modelling 2017, Heritage Assessment 2017, Landscape Capacity and Sensitivity Assessment 2017 and Archaeological Assessment 2017.</p> <p>Viable and available. No overriding physical constraints to bringing forward the allocation in this location.</p>
9a. Waltham Road Employment Area, Boreham	<p>This proposed site allocation will expand a well-established site. It will provide further rural investment opportunities and support the sustainable growth and expansion of businesses in rural areas. The site is close to the existing key service settlement of Boreham.</p> <p>Supported by the Plan evidence base e.g. Heritage Assessment 2024 and Landscape Capacity and Sensitivity Assessment 2024</p> <p>Viable and available. There are no overriding constraints that would hinder the delivery of the site which will contribute to employment supply.</p>
14b. Land South of Ford End Primary School	<p>Complies well with Strategic Priorities, Vision, Spatial Principles and Spatial Strategy in particular by focussing development in accordance with the Settlement Hierarchy, and will help the Council meet the requirement to identify land to accommodate 10% of the housing requirement on sites no larger than 1 hectare.</p> <p>Supported by the Plan evidence base e.g. Heritage Assessment 2024 and Landscape Capacity and Sensitivity Assessment 2024.</p> <p>There are no overriding constraints that would hinder the delivery of the site which will contribute to housing supply. There are no overriding constraints that would hinder the delivery of the site which will contribute to housing supply. Viable and available.</p>
16a. East of Chelmsford Garden Community (Hammonds Farm)	<p>The site will accommodate a new Garden Community for housing and employment development, a country park, destination parks, areas for SUDS, biodiversity and recreation, and provide active and sustainable modes of transport to key destinations.</p> <p>Complies well with Strategic Priorities, Vision, Spatial Principles and Spatial Strategy in particular by providing a mixed and balanced new self-contained community.</p> <p>Supported by the Plan evidence base e.g. Heritage Assessment 2024.</p> <p>There are no overriding constraints that would hinder the delivery of the site which will significantly contribute to housing and employment supply. It is viable and available with no overriding physical constraints to bringing forward the allocation in this location.</p>
16b. Land Adjacent to A12 Junction 18 Employment Area	<p>The site will be a strategic stand-alone employment site for a mix of employment uses including office, light industrial, general industrial and distribution uses. Complies well with Strategic Priorities, Vision, Spatial Principles and Spatial Strategy in particular by being located in a sustainable location close to the strategic road network.</p> <p>Supported by the Plan evidence base e.g. Landscape Capacity and Sensitivity Assessment 2024 and Heritage Assessment 2024.</p> <p>There are no overriding constraints that would hinder the delivery of the site which will significantly contribute to housing and employment supply. It is viable and available with no overriding physical constraints to bringing forward the allocation in this location.</p>
15. Little Boyton Hall Employment Area	<p>This proposed site allocation will expand a well-established site. It will provide further rural investment opportunities and support the sustainable growth and expansion of businesses in rural areas.</p> <p>Supported by the Plan evidence base e.g. Landscape Capacity and Sensitivity Assessment 2024</p>



APPENDIX G – APPRAISAL OF PROPOSED SITE ALLOCATIONS

Location	Rationale
	Viable and available. There are no overriding constraints that would hinder the delivery of the site which will contribute to employment supply.
10. North of South Woodham Ferrers	<p>Complies well with Strategic Priorities, Vision, Spatial Principles and Spatial Strategy in particular by focussing development at well-connected locations and in accordance with the Settlement Hierarchy, delivering new and improved infrastructure including new employment opportunities and road improvements along the A132/Rettendon Turnpike Junction.</p> <p>This site allocation represents a sustainable and sound development allocation which has been subject to Independent Examination. The site has resolution to grant planning permission subject to a S106 Agreement for 1,220 new homes across two parcels (Ref: 21/01961/OUT and 22/00311/OUT) Supported by the Plan evidence base e.g. Landscape Capacity and Sensitivity Assessment 2017, and Heritage Assessment 2017. .</p> <p>Viable and available. No overriding physical constraints to bringing forward the allocation in this location.</p>
11b. Land at Kingsgate, Bicknacre Road, Bicknacre	<p>Complies well with Strategic Priorities, Vision, Spatial Principles and Spatial Strategy in particular by focussing development at in accordance with the Settlement Hierarchy, and will help the Council meet the requirement to identify land to accommodate 10% of the housing requirement on sites no larger than 1 hectare.</p> <p>Supported by the Plan evidence base e.g. Heritage Assessment 2024, Landscape Capacity and Sensitivity Assessment 2024</p> <p>There are no overriding constraints that would hinder the delivery of the site which will contribute to housing supply.</p> <p>Viable and available.</p>
11c. Land West of Barbrook Way, Bicknacre	<p>Complies well with Strategic Priorities, Vision, Spatial Principles and Spatial Strategy in particular by focussing development at well-connected locations and in accordance with the Settlement Hierarchy, and to help the Council meet the requirement to identify land to accommodate 10% of the housing requirement on sites no larger than 1 hectare.</p> <p>Supported by the Plan evidence base e.g. Heritage Assessment 2024, Landscape Capacity and Sensitivity Assessment 2024</p> <p>There are no overriding constraints that would hinder the delivery of the site which will contribute to housing supply.</p> <p>Viable and available.</p>
12. St Giles, Moor Hall Lane, Bicknacre	<p>Complies well with Strategic Priorities, Vision, Spatial Principles and Spatial Strategy in particular by focussing development in accordance with the Settlement Hierarchy and by providing homes for all.</p> <p>This site allocation represents a sustainable and sound development allocation which has been subject to Independent Examination. Supported by the Plan evidence base and viable and available. No overriding physical constraints to bringing forward the allocation in this location.</p>
13. Danbury	<p>Complies well with Strategic Priorities, Vision, Spatial Principles and Spatial Strategy in particular by focussing development in well-connected locations, in accordance with the Settlement Hierarchy and providing opportunities to contribute towards and enhance existing services and facilities.</p> <p>Danbury is advancing a Neighbourhood Plan. There are several potential sites considered viable and available over the Plan period. An allocation of 100 homes is considered acceptable in terms of existing constraints (landscape, highways) and opportunities. This location represents a sustainable and sound development allocation which has been subject to Independent Examination.</p>



APPENDIX G – APPRAISAL OF PROPOSED SITE ALLOCATIONS

Location	Rationale
17a. Land North of Abbey Fields, East Hanningfield	<p>Complies well with Strategic Priorities, Vision, Spatial Principles and Spatial Strategy in particular by focussing development in accordance with the Settlement Hierarchy. There are no overriding constraints that would hinder the delivery of the site which will contribute to housing supply. It will help the Council meet the requirement to identify land to accommodate 10% of the housing requirement on sites no larger than 1 hectare.</p> <p>Supported by the Plan evidence base e.g. Heritage Assessment 2024 and Landscape Capacity and Sensitivity Assessment 2024</p> <p>Viable and available.</p>
17b. Land East of Highfields Mead, East Hanningfield	<p>Complies well with Strategic Priorities, Vision, Spatial Principles and Spatial Strategy in particular by focussing development in accordance with the Settlement Hierarchy. . There are no overriding constraints that would hinder the delivery of the site which will contribute to housing supply, It will help the Council meet the requirement to identify land to accommodate 10% of the housing requirement on sites no larger than 1 hectare.</p> <p>Supported by the Plan evidence base e.g. Heritage Assessment 2024 and Landscape Capacity and Sensitivity Assessment 2024</p> <p>Viable and available.</p>
SPA1 – SPA6	<p>All Special Policy Areas lie within the Green Belt or the Rural Area, where ordinarily policy would constrain new development. The Special Policy Area designations enable the operational and functional requirements of these facilities or institutions to be planned in a strategic and phased manner. There is no reasonable alternative.</p>



APPENDIX H – APPRAISAL OF LOCAL PLAN POLICIES AND ALTERNATIVES CONSIDERED

Key to Appraisals

Score	Description	Symbol
Significant Positive Effect	The policy contributes significantly to the achievement of the objective.	++
Minor Positive Effect	The policy contributes to the achievement of the objective but not significantly.	+
Neutral	The policy does not have any effect on the achievement of the objective	0
Minor Negative Effect	The policy detracts from the achievement of the objective but not significantly.	-
Significant Negative Effect	The policy detracts significantly from the achievement of the objective.	--
No Relationship	There is no clear relationship between the policy and the achievement of the objective or the relationship is negligible.	~
Uncertain	The policy has an uncertain relationship to the objective or the relationship is dependent on the way in which the aspect is managed. In addition, insufficient information may be available to enable an appraisal to be made.	?

NB: where more than one symbol/colour is presented in a box it indicates that the appraisal has identified both positive and negative effects. Where a box is coloured but also contains a '?', this indicates uncertainty over whether the effect could be a minor or significant effect although a professional judgement is expressed in the colour used. A conclusion of uncertainty arises where there is insufficient evidence for expert judgement to conclude an effect.

CHAPTER 4 – OUR VISION AND SPATIAL PRINCIPLES

Strategic Policy S1 – Spatial Principles

CHAPTER 5 - CREATING SUSTAINABLE DEVELOPMENT

Strategic Policy S2 – Addressing Climate Change and Flood Risk

Strategic Policy S14 – Health and Wellbeing

Strategic Policy S15 – Creating Successful Places

Strategic Policy S3 – Conserving and Enhancing the Historic Environment

Strategic Policy S4 – Conserving and Enhancing the Natural Environment

Strategic Policy S5 – Protecting and Enhancing Community Assets

Spatial Principles S1 and Strategic Policies S2-S5 and S14-S15: Creating Sustainable Development – Addressing Sustainability

I/A Objective	S1	S2	S3	S4	S5	S14	S15	Cumulative Effect	Commentary
1. Biodiversity and Geodiversity: To conserve and enhance biodiversity and geodiversity and promote improvements to the	++	+	0	++	+	++	+	++	Likely Significant Effects The Chelmsford City Council Administrative Area (the City Area) has a rich and diverse biodiversity including three designated European sites: Crouch and Roach Estuaries (Mid-Essex Coast Phase 3) SPA; Crouch and Roach Estuaries Ramsar; and the Essex Estuaries SAC and eight SSSIs as well as a range of LNRs and LoWSs. It also contains examples of 14 of the 20 habitats included in the Essex Biodiversity Action Plan. Its extensive green infrastructure includes the valleys and flood plain of the Rivers Chelmer, Wid and Can. The policies in this section will help to protect and enhance the Chelmsford City Area’s biodiversity and green

APPENDIX H – APPRAISAL OF LOCAL PLAN POLICIES AND ALTERNATIVES CONSIDERED

IIA Objective	S1	S2	S3	S4	S5	S14	S15	Cumulative Effect	Commentary
green infrastructure network.									<p>infrastructure. In particular, Policy S4 specifically concerns the protection and enhancement of networks of biodiversity and green infrastructure in the Chelmsford City Area including designated sites. It sets out that, “The Council will plan for a well-connected multifunctional network of green and blue infrastructure which protects, enhances and, restores ecosystems and allows nature recovery across the Council’s area. The garden community developments will be required to deliver 20% Biodiversity Net Gain, other qualifying development will be required to deliver a minimum 10% Biodiversity Net Gain. The needs and potential of biodiversity will be considered together with those of natural, historic and farming landscapes, the promotion of health and wellbeing, sustainable travel, water management including water resources, and climate change adaptation.” The protection of water quality and use of SUDS, as supported by the reasoned justification to this policy, can also protect biodiversity promote opportunities for habitat and species enhancement in the area. Overall, Policy S4 has therefore been assessed as having a significant positive effect on this objective.</p> <p>Policy S2, meanwhile, may generate positive effects on biodiversity by reducing greenhouse gas emissions and supporting climate change adaptation. Policy S5 will help to ensure that existing green spaces are protected and that provision is made as part of new residential and employment development. These spaces will provide important elements of green infrastructure in the Chelmsford City Area which can also provide habitats for a variety of species. Overall, Policies S2, and S5, have been assessed as having a positive effect on this objective.</p> <p>Policy S1 seeks to protect the Green Belt from inappropriate development and overall seeks to encourage development outside of it, protecting the Green Belt’s biodiversity, habitats, and geodiversity. Policy S1 also seeks to ensure development utilises existing and planned infrastructure effectively to ensure unneeded infrastructure is not built. Policy S1 does specifically make reference to the preservation and enhancement of biodiversity. A significant positive effect is identified.</p> <p>Policy S14 seeks to ensure development maximises its use of green infrastructure and green open space/play spaces. For larger residential developments (100+ dwellings), the policy goes further, seeking to increase the opportunities for orchards and the growing of food on land,</p>

APPENDIX H – APPRAISAL OF LOCAL PLAN POLICIES AND ALTERNATIVES CONSIDERED

IIA Objective	S1	S2	S3	S4	S5	S14	S15	Cumulative Effect	Commentary
									<p>which can help local biodiversity species, alongside reaffirming the need for green space. A significant positive effect is therefore identified.</p> <p>Policy S15 seeks to ensure development is high quality, which could help to protect and conserve biodiversity assets and create spaces for biodiversity. A minor positive effect is therefore identified.</p> <p>Policy S3 has been assessed as having a neutral effect on this objective.</p> <p>Cumulatively, the policies in this section have been assessed as having a significant positive effect on this objective.</p> <p>Uncertainties</p> <ul style="list-style-type: none"> None identified. <p>Assumptions</p> <ul style="list-style-type: none"> None identified.
<p>2. Housing: To meet the housing needs of the Chelmsford City Area and deliver decent homes.</p>	+/-/?	0	-/?	-/?	0	+++/?	+++/?	+++/?	<p>Likely Significant Effects</p> <p>The conservation and enhancement of the historic environment (Policy S3) and natural environment (Policy S4) may restrict the delivery of housing and in consequence, negative effects have been identified (with uncertainties) in respect of these policies (although this would be dependent on the exact location of development proposals).</p> <p>Policy S2 and S5 are considered to have a neutral effect on achievement of this objective.</p> <p>Policy S1 seeks to ensure all development is well-connected and located in sustainable locations, ensure new housing developments are well sited. However, the policy does also put in place potential barriers to housing development through, for example, seeking to locate development outside of the Green Belt and having other landscape/historic/flood risk requirements. A mixture of minor positive and minor negative effect with uncertainties is therefore identified.</p> <p>Policy S14 contains considerable requirements for housing developments to meet to ensure they create well designed housing</p>

APPENDIX H – APPRAISAL OF LOCAL PLAN POLICIES AND ALTERNATIVES CONSIDERED

IIA Objective	S1	S2	S3	S4	S5	S14	S15	Cumulative Effect	Commentary
									<p>development with the needed services and access to recreational space. These requirements could constrain potential housing development, though to what degree that would happen is uncertain. However, Policy S14 would also provide considerable benefits by ensuring housing developed meets the needs of current and future residents of Chelmsford and help improve their lives and the built environment. A significant positive with minor negative and uncertain effects are therefore identified.</p> <p>Policy S15 would ensure housing development is attractive, high quality, accessible, inclusive and safe. Whilst such requirements are potentially demanding, the end housing product would be highly desirable and better for the built environment and its residents. A significant positive with minor negative and uncertain effects are therefore identified.</p> <p>Overall, the policies in this section are considered to have a mixed significant positive and minor negative effect on this objective.</p> <p>Uncertainties</p> <ul style="list-style-type: none"> The extent to which the protection and enhancement of the historic environment and natural environment restrict housing delivery is uncertain. The extent to which the requirements of Policy S14 would hinder housing development is uncertain. <p>Assumptions</p> <ul style="list-style-type: none"> None identified.
<p>3. Economy, Skills and Employment: To achieve a strong and stable economy which offers rewarding and</p>	+/-/?	0	-/?	-/?	++	++	++	++/-/?	<p>Likely Significant Effects</p> <p>The implementation of Policy S5 and Policy S9 will help to ensure the protection of existing, and provision of new, educational facilities and access to employment that will support improvements in skills and training across the area and the provision of accessible employment opportunities.</p>

APPENDIX H – APPRAISAL OF LOCAL PLAN POLICIES AND ALTERNATIVES CONSIDERED

IIA Objective	S1	S2	S3	S4	S5	S14	S15	Cumulative Effect	Commentary
well located employment opportunities to everyone.									<p>Policies S5 and S9 have therefore been assessed as having a significant positive effect on this objective.</p> <p>The conservation and enhancement of the historic environment (Policy S3) and natural environment (Policy S4) may restrict the delivery of employment land and in consequence, negative effects (with uncertainties) have been identified in respect of these policies (although this would be dependent on the exact location of development proposals).</p> <p>Policy S2 has been assessed as having a neutral effect on this objective.</p> <p>Policy S1 seeks to ensure all development is well-connected and located in sustainable locations, ensure new employment developments are well sited. Accessible/easy to get to employment development is very important for aiding in economic growth. However, the policy does also put in place potential barriers to employment development through, for example, seeking to locate development outside of the Green Belt and having other landscape/historic/flood risk requirements. A mixture of minor positive and minor negative effect with uncertainties is therefore identified.</p> <p>Policy S15 requires development to be attractive, high quality, accessible, inclusive and safe, which would create highly desirable economic and educational/skills development that can be used by anyone. Significant positive effects are therefore identified.</p> <p>Overall, the policies in this section are considered to have a mixed significant positive and minor negative effect on this objective.</p> <p>Uncertainties</p> <ul style="list-style-type: none"> The extent to which the protection and enhancement of the historic environment and natural environment restrict employment land delivery is uncertain. <p>Assumptions</p> <ul style="list-style-type: none"> None identified.

APPENDIX H – APPRAISAL OF LOCAL PLAN POLICIES AND ALTERNATIVES CONSIDERED

IIA Objective	S1	S2	S3	S4	S5	S14	S15	Cumulative Effect	Commentary
<p>4. Sustainable Living and Revitalisation: To promote urban renaissance and support the vitality of rural centres, tackle deprivation and promote sustainable living.</p>	+	0	+	0	++	++	++	++	<p>Likely Significant Effects</p> <p>There is a high concentration of services and facilities within Chelmsford City Centre, a good range at South Woodham Ferrers, and a more limited range available at the Principal Neighbourhood Centres of Newlands Spring, Chelmer Village, Vineyards (Great Baddow), Moulsham Lodge/Gloucesters Avenue and Beaulieu Park. In the rural areas beyond the Green Belt, the settlements of Bicknacre, Broomfield, Boreham, Danbury and Great Leighs have access to a good range of facilities and are located on important public transport corridors.</p> <p>The policies in this section of the Local Plan Preferred Options will serve to protect these existing services and facilities and support new provision, enabling regeneration and reducing levels of deprivation.</p> <p>Policies S5 and S14 have therefore been assessed as having a significant positive effect on this objective.</p> <p>Policy S5 will help to protect and conserve character of urban areas and the public realm. Policies S2 and S5 have therefore been assessed as having a minor positive effect on this objective.</p> <p>Policy S1 would provide minor positive effects through ensuring development is deliverable whilst balancing the need to create better spaces through meeting the policies many requirements.</p> <p>Policy S15 requires development to be attractive, high quality, accessible, inclusive and safe, which can help to promote sustainable living, tackle deprivation and improve urban/rural centres. Significant positive effects are identified.</p>



APPENDIX H – APPRAISAL OF LOCAL PLAN POLICIES AND ALTERNATIVES CONSIDERED

IIA Objective	S1	S2	S3	S4	S5	S14	S15	Cumulative Effect	Commentary
									<p>Policies S2 and S4 have been assessed as having a neutral effect on this objective.</p> <p>Overall, the policies of this section will have a significant positive effect on achieving this objective.</p> <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> None identified. <p><u>Assumptions</u></p> <ul style="list-style-type: none"> None identified.

APPENDIX H – APPRAISAL OF LOCAL PLAN POLICIES AND ALTERNATIVES CONSIDERED

<p>5. Health and Wellbeing: To improve the health and wellbeing of those living and working in the Chelmsford City Area.</p>	<p style="text-align: center;">++</p>	<p style="text-align: center;">+</p>	<p style="text-align: center;">0</p>	<p style="text-align: center;">++</p>	<p style="text-align: center;">++</p>	<p style="text-align: center;">++</p>	<p style="text-align: center;">++</p>	<p style="text-align: center;">++</p>	<p><u>Likely Significant Effects</u></p> <p>The Public Health England 2015 Health Profile for Chelmsford identified that, overall, the health of Chelmsford's population is generally good. However, there are inequalities within the area. In this context, the policies of this section will help to promote healthy lifestyles and protect and enhance health services.</p> <p>Policy S4, meanwhile, will help to ensure that new development does not affect water quality and will protect and enhance green infrastructure, thereby supporting the health of Chelmsford City Area's communities. Policy S5 will ensure that existing healthcare facilities and open space are protected and that new residential development is accompanied by commensurate facilities, including health facilities, as an integral part of the development. Policies S4 and S5 have therefore been assessed as having a significant positive effect on this objective.</p> <p>Policy S2 will ensure new development is (inter alia) designed to reduce greenhouse gas emissions and is safe from all types of flooding. Policy S2 has therefore been assessed as having a minor positive effect on this objective.</p> <p>Policy S1 would ensure development is well-connected and sustainably located, alongside conserving, and enhancing health and wellbeing supporting elements such as biodiversity, historic environment, better built environment and more. A significant positive effect is therefore identified as the requirements contained within S1 would all help to improve the health and wellbeing of current and future residents.</p> <p>Policy S14 is specifically dedicated to trying to improve the health and wellbeing of the residents of Chelmsford, ranging in requirements from seeking more health facilities, encouraging health living/lifestyles and more. A significant positive is identified.</p> <p>Policy S15 requires development to be attractive, high quality, accessible, inclusive and safe, which can encourage more active/healthier lifestyles for more people. Significant positive effects are identified.</p> <p>Cumulatively, the policies of this section will have a significant positive effect on the achievement of this objective.</p> <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> • None identified.
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APPENDIX H – APPRAISAL OF LOCAL PLAN POLICIES AND ALTERNATIVES CONSIDERED

IIA Objective	S1	S2	S3	S4	S5	S14	S15	Cumulative Effect	Commentary
									<p>Assumptions</p> <ul style="list-style-type: none"> None identified.
<p>6. Transport: To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.</p>	++	+	0	0	+	++/?	++/?	++/?	<p>Likely Significant Effects</p> <p>Policy S2 sets out that the Council will encourage new development that reduces the need to travel, thereby explicitly supporting the achievement of this objective and generating a significant positive effect.</p> <p>The integration of community facilities with new development, as required by Policy S5, may also help to reduce the need to travel to access such facilities. Policy S5 has therefore been assessed as having a minor positive effect on this objective.</p> <p>Policy S6 has been assessed as having a neutral effect on this objective.</p> <p>Policy S1 requires development to be well-connected and in a sustainable location. This helps to ensure new development has sufficient infrastructure and is in a location that could accommodate such infrastructure or rely on existing infrastructure. The policy is also supportive of innovative infrastructure solutions. A significant positive effect is identified.</p> <p>Policy S14 and Policy S15 would both encourage active travel and seek to ensure the built environment encourages active travel and healthier lifestyles. Such forms of travel are the most sustainable (walking/cycling). Significant positive effects with uncertainties are therefore identified.</p> <p>Overall, the policies of this section will have a significant positive effect on achievement of the objective.</p> <p>Uncertainties</p>

APPENDIX H – APPRAISAL OF LOCAL PLAN POLICIES AND ALTERNATIVES CONSIDERED

IIA Objective	S1	S2	S3	S4	S5	S14	S15	Cumulative Effect	Commentary
									<ul style="list-style-type: none"> Policies S14 and S15 would both encourage active and sustainable travel but it is not known to what degree this will be achieved as it is based on development helping to achieve these goals. <p>Assumptions</p> <ul style="list-style-type: none"> None identified.
<p>7. Land Use and Soils: To encourage the efficient use of land and conserve and enhance soils.</p>	+/-/?	0	0	0	0	0	+	+/-/?	<p>Likely Significant Effects</p> <p>The majority of the policies in this section are considered to have a neutral effect on this objective. Policy S15 has the potential to generate a minor positive effect due to it requiring development to be of high quality, which implies any developments use of land/soils would be well considered.</p> <p>Policy S1 seeks to encourage development outside of the Green Belt and located development within sustainable locations. However, the policy also does allow for the creation of development within the Green Belt in exceptional circumstances. The development allowed for within the policy could therefore see the use of high-quality agricultural land, though it is noted that the policy also encourages the use of previously developed land. A mixture of minor positive and minor negative effects with uncertainties is identified.</p> <p>The remaining policies in this section have been assessed as having a neutral effect on this objective.</p> <p>Overall, the policies of this section will have a significant positive effect on achievement of the objective.</p> <p>Uncertainties</p> <ul style="list-style-type: none"> None identified (besides those identified above). <p>Assumptions</p> <ul style="list-style-type: none"> None identified.

APPENDIX H – APPRAISAL OF LOCAL PLAN POLICIES AND ALTERNATIVES CONSIDERED

IIA Objective	S1	S2	S3	S4	S5	S14	S15	Cumulative Effect	Commentary
<p>8. Water: To conserve and enhance water quality and resources.</p>	0	++	0	++	0	0	+	++	<p>Likely Significant Effects</p> <p>New development will place pressure on water resources. In this context, Policy S2 will help to promote the efficient use of natural resources including water. Policy S4, meanwhile, will help to ensure that new development does not contribute to water pollution and, where appropriate, enhances water quality. It also requires water management measures. Policies S2 and S4 have therefore been assessed as having a significant positive effect on this objective.</p> <p>The remaining policies in this section have been assessed as having a neutral effect on this objective, besides Policy S15, which would have a minor positive effect due to it seeking development to be of high quality.</p> <p>Remaining policies are considered to have neutral effects.</p> <p>Overall, the policies contained in this section are considered to have a significant positive effect on this objective.</p> <p>Uncertainties</p> <ul style="list-style-type: none"> None identified. <p>Assumptions</p> <ul style="list-style-type: none"> None identified.

APPENDIX H – APPRAISAL OF LOCAL PLAN POLICIES AND ALTERNATIVES CONSIDERED

IIA Objective	S1	S2	S3	S4	S5	S14	S15	Cumulative Effect	Commentary
<p>9. Flood Risk and Coastal Erosion: To reduce the risk of flooding and coastal erosion to people and property, taking into account the effects of climate change.</p>	++	++	0	++	0	0	+	++	<p>Likely Significant Effects</p> <p>The 2017 Strategic Flood Risk Assessment (SFRA) for the Chelmsford City Area highlights that Chelmsford has been subject to flooding from several sources of flood risk, including a significant fluvial event affecting Chelmsford City in 1947 and South Woodham Ferrers significantly affected by the 1953 North Sea storm surge. The primary fluvial flood risk is associated with the River Chelmer and its tributaries. The main urban area at risk is Chelmsford City. Other areas that are shown to be at risk include Margaretting, Bicknacre and Writtle. The primary tidal flood risk is associated with the tidal River Crouch, Fenn Creek and Clements Green Creek. The main urban area at risk is South Woodham Ferrers. However, much of the area benefits from defences consisting of sea walls and embankments.</p> <p>Policy S2 specifically concerns climate change and flood risk and sets out that the Council will require that all development is safe from all types of flooding and that appropriate mitigation measures are identified, secured and implemented. In consequence, Policy S2 has been assessed as having a significant positive effect on this objective. Similarly, Policy S1 specifically requires development to avoid or manage any flood risk and thus is also identified as having significant positive effects.</p> <p>Enhancing green infrastructure through Policy S4 can positively contribute to addressing flood risk in the Chelmsford City Area including by providing space for flood storage and increased infiltration. As recognised in the reasoned justification to Policy S4, the integration of SUDS can also help to mitigate flood risk. This policy also requires the appropriate management water on sites. Policy S4 is therefore considered to have a significant positive effect on this objective.</p> <p>The remaining policies of this section have been assessed as having a neutral effect on this objective, besides Policy S15, which would have a minor positive effect due to it seeking development to be of high quality.</p> <p>Cumulatively, the policies of this section are considered to have a significant positive effect on achieving this objective..</p>

APPENDIX H – APPRAISAL OF LOCAL PLAN POLICIES AND ALTERNATIVES CONSIDERED

IIA Objective	S1	S2	S3	S4	S5	S14	S15	Cumulative Effect	Commentary
									<p>Uncertainties</p> <ul style="list-style-type: none"> None identified. <p>Assumptions</p> <ul style="list-style-type: none"> None identified.
<p>10. Air: To improve air quality.</p>	++	++	0	+	0	+	+	++	<p>Likely Significant Effects</p> <p>By supporting proposals which reduce the need to travel (and associated emissions to air) and are designed to reduce greenhouse gas emissions, Policy S2 will help to maintain and enhance air quality in the Chelmsford City Area. This has been assessed as having a significant positive effect on this objective.</p> <p>Policy S5 seeks to promote community inclusion and ensure that both existing and new community facilities are accessible. This is likely to help reduce the need to travel. They have therefore been assessed as having a positive effect on this objective. The provision of open space can also provide 'green lungs' that can assist in maintaining and improving air quality. Policies S14 and S15 similarly seek to encourage the use of sustainable/active forms of transport, with Policy S14 specifically stating it would like to ensure residents of Chelmsford do not experience air quality issues.</p> <p>Policy S1 would help to improve air quality through reducing potential emissions from travelling by ensuring new development is in sustainable locations and well-connected. It also specifically requires development to reduce any potential carbon emissions produced. A significant positive effect is identified.</p> <p>The remaining policies in this section have been assessed as having a neutral effect on this objective.</p> <p>Cumulatively, the policies in this section are considered to have a significant positive effect on achieving this objective.</p>

APPENDIX H – APPRAISAL OF LOCAL PLAN POLICIES AND ALTERNATIVES CONSIDERED

IIA Objective	S1	S2	S3	S4	S5	S14	S15	Cumulative Effect	Commentary
									<p>Uncertainties</p> <ul style="list-style-type: none"> None identified. <p>Assumptions</p> <ul style="list-style-type: none"> None identified.
<p>11. Climate Change: To minimise greenhouse gas emissions and adapt to the effects of climate change.</p>	++	++	0	+	0	+	+	++	<p>Likely Significant Effects</p> <p>Policy S2 provides the overarching policy to help mitigate and adapt to the effects of climate change. It will help to ensure that new development reduces the need to travel (and associated greenhouse gas emissions) and promotes resource (including water) efficiency. It will also ensure that development is safe from flood risk and not to worsen flood risk elsewhere. The policy has therefore been assessed as having a significance positive effect on this objective.</p> <p>Policy S4 is also considered to have a significant positive effect on this objective. Enhancing green infrastructure can positively contribute to addressing flood risk in the Chelmsford City Area including by providing space for flood storage and increased infiltration. The integration of SUDS can also help to mitigate flood risk. This policy also requires the appropriate management of water on sites.</p> <p>Policy S5 promotes community inclusion and ensure that both existing and new community facilities are accessible. This is likely to help reduce the need to travel (and associated greenhouse gas emissions) and they have therefore been assessed as having a positive effect on this objective. Policies S14 and S15 are similar, seeking to encourage the use of sustainable/active forms of transport.</p> <p>Policy S1 would help to tackle climate change through reducing potential emissions from travelling by ensuring new development is in sustainable locations and well-connected. It also specifically requires development to reduce any potential carbon emissions produced. It also requires</p>

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IIA Objective	S1	S2	S3	S4	S5	S14	S15	Cumulative Effect	Commentary
									<p>development to not be at risk of flooding or mitigate any potential flood risks. A significant positive effect is identified.</p> <p>Overall, the effect of the policies in this section on achieving this</p> <p>Uncertainties</p> <ul style="list-style-type: none"> None identified. <p>Assumptions</p> <ul style="list-style-type: none"> None identified.
<p>12. Waste and Natural Resources: To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.</p>	0	++	0	+	0	0	+	++	<p>Likely Significant Effects</p> <p>Policy S2 encourages new development that minimises the use of natural resources which has been assessed as having a significant positive effect on this objective.</p> <p>Policy S4, meanwhile, will ensure that development does not contribute to the pollution of water and seeks enhancements to water quality where appropriate. Policy S15 would seek to ensure development is of high quality, which could help to minimise the number of resources used in their construction, alongside minimise the amount of waste produced.</p> <p>These policies have therefore been assessed as having a positive effect on this objective.</p> <p>The remaining policies in this section have been assessed as having a neutral effect on this objective.</p> <p>Cumulatively, the policies in this section will have a significant positive effect on this objective.</p> <p>Uncertainties</p> <ul style="list-style-type: none"> None identified. <p>Assumptions</p>

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IIA Objective	S1	S2	S3	S4	S5	S14	S15	Cumulative Effect	Commentary
									<ul style="list-style-type: none"> None identified.
<p>13. Cultural Heritage: To conserve and enhance the historic environment, cultural heritage, character and setting.</p>	++	0	++	0	0	0	+	++	<p>Likely Significant Effects</p> <p>The Chelmsford City Area’s cultural heritage is a key feature of the local authority area. There are 1,011 Listed Buildings, 19 Scheduled Monuments, 6 Registered Parks and Gardens and 25 Conservation Areas. There are also currently 1 Conservation Area, 1 Listed Building and 2 Scheduled Monuments on the Historic England ‘At Risk’ Register.</p> <p>Policy S3 is the overarching policy to conserve and enhance the historic environment. The policy will ensure a presumption in favour of the preservation and enhancement of heritage assets and their setting and a presumption in favour of protecting the significance of non-designated heritage assets are applied. This will help to protect and enhance the cultural heritage of the area and may help reduce the number of assets at risk. In consequence, the policy has been assessed as having a significant positive effect on this objective. Policy S1 is similar in that it would also have a significant positive effect through it requiring development to respect, preserve and enhance the historic environment a new development could affect.</p> <p>The remaining policies in this section have been assessed as having a neutral effect on this objective, besides Policy S15, which would have a minor positive effect due to it seeking development to be of high quality.</p> <p>The policies in this section are considered to have a significant positive effect on achievement of this objective.</p> <p>Uncertainties</p> <ul style="list-style-type: none"> None identified. <p>Assumptions</p>



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IIA Objective	S1	S2	S3	S4	S5	S14	S15	Cumulative Effect	Commentary
									<ul style="list-style-type: none"> None identified.
<p>14. Landscape and Townscape: To conserve and enhance landscape character and townscapes.</p>	++	0	++	++	+	0	+	++	<p>Likely Significant Effects</p> <p>Policy S4 seeks to conserve and enhance the natural environment by (inter alia) directing development away from landscapes of ecological value. This will help to conserve the landscape of the Chelmsford City Area. The conservation and enhancement of the historic environment (Policy S3) will also help to ensure that key historic features that contribute to the landscape and townscape of the area are protected and enhanced.</p> <p>Policies S3 and S4 have therefore been assessed as having a significant positive effect on this objective. Policy S1 is similar in that it would also have a significant positive effect through it requiring development to respect, preserve and enhance the landscapes a new development could affect.</p> <p>Policy S5 promotes the provision of open space which can provide landscape and amenity value and mitigate adverse impacts associated with new development.</p> <p>Policy S15 seeks to ensure development is of high quality, ensuring development considers its landscape effects. Overall, these policies have been assessed as having a minor positive effect on this objective.</p> <p>Policies S2 and S14 are considered to have a neutral effect.</p> <p>The policies in this section are considered to have a significant positive effect on this objective.</p> <p>Uncertainties</p> <ul style="list-style-type: none"> None identified (except those above).



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I/A Objective	S1	S2	S3	S4	S5	S14	S15	Cumulative Effect	Commentary
	Green	White	Green	Green	Light Green	White	Light Green	Green	<u>Assumptions</u> <ul style="list-style-type: none">• None identified.

Strategic Policy S6 - Housing Requirement: A minimum of 22,990 dwellings, 30 permanent pitches for Gypsies and Travellers and 28 permanent plots for Travelling Showpeople

IIA Objective	Guide Questions	Score	Commentary
<p>1. Biodiversity and Geodiversity: To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.</p>	<ul style="list-style-type: none"> Will it conserve and enhance international designated nature conservation sites (Special Areas of Conservation, Special Protection Areas and Ramsars)? Will it conserve and enhance nationally designated nature conservation sites such as Sites of Special Scientific Interest? Will it conserve and enhance Local Nature Reserves, Local Wildlife Sites and Ancient Woodland? Will it avoid damage to, and protect, geologically important sites? Will it conserve and enhance species diversity, and in particular avoid harm to indigenous species of principal importance, or priority species and habitats? Will it provide opportunities for new habitat creation or restoration and link existing habitats as part of the development process? Will it enhance ecological connectivity and maintain and improve the green infrastructure network, providing green spaces that are well connected and biodiversity rich? Will it provide opportunities for people to access the natural environment including green and blue infrastructure? 	<p>-/?</p>	<p>Likely Significant Effects</p> <p>Within the Chelmsford City Council administrative area (the City Area) there are three European sites: Crouch and Roach Estuaries (Mid-Essex Coast Phase 3) SPA; Crouch and Roach Estuaries Ramsar; and the Essex Estuaries SAC together with four additional sites within approximately 10km. In addition, there are eight Sites of Special Scientific Interest (SSSI) covering an area of 2,412.77 hectares (ha) including the River Ter; Newney Green Pit; Blake’s Wood & Lingwood Common; Woodham Walter Common; Danbury Common; Thrift Wood, Woodham Ferrers; Hanningfield Reservoir; and Crouch and Roach Estuaries. There are also six Local Nature Reserves (LNRs) and 150 Local Wildlife Sites (LoWS).</p> <p>It is assumed that residential development would not directly affect these designated sites although housing growth could have indirect negative effects on these assets due to, for example, disturbance arising from increased recreational activity and wild bird and mammal loss from cat predation. However, this would be dependent on the exact location of future development, the proximity of the development to the designated sites and the ease of access to the sites. In this regard, the HRA of the Review of the Local Plan Preferred Options highlights that those European sites that are associated with the Mid-Essex coast estuaries (i.e. Crouch and Roach Estuaries SPA / Ramsar; Blackwater Estuary SPA / Ramsar; Foulness SPA / Ramsar; Dengie SPA / Ramsar; and the associated areas of the Essex Estuaries SAC) plus the Thames Estuary and Marshes SPA / Ramsar and Benfleet and Southend Marshes SPA / Ramsar are potentially vulnerable to regional ‘in combination’ effects due to visitor pressure, to which the Local Plan will contribute. The HRA also identifies that growth has the potential to contribute to ‘in combination’ air quality effects on sensitive sites (principally Epping Forest SAC). However, further assessment through the HRA has demonstrated that the ‘in combination’ contribution of the Local Plan is likely to be too small to be ‘significant’.</p> <p>Residential development requirements and the limited number of brownfield sites that have not already been earmarked for future development in the Chelmsford City Area will mean that greenfield land is required for development. The development of greenfield land could have a negative effect in relation to this objective (e.g. due to the direct loss of habitats or adverse impacts such as noise and emissions associated with the construction and occupation of new development). The magnitude of any negative effects in this regard will be dependent on the scale of greenfield land lost to development and the existing biodiversity value of the sites that would be affected. Notwithstanding the above, it should be noted that planning permission has already been granted for a proportion of the housing requirement and/or sites have been built out and it is assumed that impacts on biodiversity have been duly considered, including proximity to sensitive sites and species.</p>

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IIA Objective	Guide Questions	Score	Commentary
			<p>Residential development may provide opportunities to enhance existing, or incorporate new, green infrastructure. This could potentially have a positive effect on this objective by improving the quality and extent of habitats and by increasing the accessibility of both existing and prospective residents to such assets.</p> <p>Overall, the housing requirement has been assessed as having a minor negative effect on this objective due to the potential for indirect, adverse effects on designated sites, and the loss of habitats from the use of greenfield land, although uncertainty remains with regard to the exact type, magnitude and duration of effects.</p> <p>Assumptions</p> <ul style="list-style-type: none"> For the Local Plan to be found sound it will need to demonstrate that it will not have a significant adverse effect on the integrity of a European site, or if it does and the Plan proceeds it will need to be demonstrated that there are imperative reasons of overriding public interest. <p>Uncertainties</p> <ul style="list-style-type: none"> The magnitude of negative effects will be dependent on the scale of greenfield land lost to development and the existing biodiversity value of the sites that would be affected.
<p>2. Housing: To meet the housing needs of the Chelmsford City Area and deliver decent homes.</p>	<ul style="list-style-type: none"> Will it meet the City's objectively assessed housing need, providing a range of housing types to meet current and emerging need for market and affordable housing? Will it reduce the level of homelessness? Will it help to ensure the provision of good quality, well designed homes? Will it deliver pitches required for Gypsies and Travellers and Travelling Showpeople? 	<p>++</p>	<p>Likely Significant Effects</p> <p>According to the Council's Authority Monitoring Report (AMR) (2024), a total of 1,015 net new dwellings had been completed during this period against a target of 805. The AMR predicts that 21,872 net new dwellings are needed by 2036 and states that the current housing trajectory indicates this target will be met.</p> <p>The Standard Method of calculating housing delivery was published by the Government in 2018 and has been used to calculate an updated housing requirement for Chelmsford. Through using this method, it is calculated that Chelmsford would need 953 homes per annum. However, this figure would not be sufficient to significantly boost the housing supply within Chelmsford, especially given Chelmsford City Council declared a housing crisis in February 2022. Therefore, the proposed revised Standard Method has been used, and provision is made for a minimum of 22,990 new homes at an average annual rate of 1,210 net new homes per year between the period of 2022-2041 should be provided.</p> <p>The Gypsy and Traveller Accommodation Assessment 2023 covers the period 2023 to 2041 and identifies a requirement of between 40 new permanent Gypsy and Traveller pitches and 38 permanent Travelling Showpeople plots. Consequently, the Pre-Submission Local Plan proposes provision for a total of 30 permanent pitches for Gypsies and Travellers and total of 28 permanent plots will be provided for Travelling Showpeople as defined by national planning policy in the period 2022- 2041. The remaining need will be met through regularisation of existing pitches and windfall applications where appropriate.</p>

IIA Objective	Guide Questions	Score	Commentary
			<p>Overall, the housing requirement has been assessed as having a significant positive and effect on this objective.</p> <p>Assumptions</p> <ul style="list-style-type: none"> None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> The extent to which new housing development meets local needs will be dependent on the mix of housing delivered (in terms of size, type and tenure).
<p>3. Economy, Skills and Employment: To achieve a strong and stable economy which offers rewarding and well located employment opportunities to everyone.</p>	<ul style="list-style-type: none"> Will it provide a flexible supply of high quality employment land to meet the needs of existing businesses and attract inward investment? Will it maintain and enhance economic competitiveness? Will it strengthen the convenience shopping role in Chelmsford City Centre and ensure that the neighbourhood and local centres continue to perform a strong convenience goods role which serves local needs? Will it support the growth of new sectors including those linked to the Anglia Ruskin University? Will it help to diversify the local economy? Will it provide good quality, well paid employment opportunities that meet the needs of local people? Will it improve the physical accessibility of jobs? Will it support rural diversification and economic development? Will it promote a low carbon economy? Will it reduce out-commuting? Will it improve access to training to raise employment potential? 	<p>++</p>	<p>Likely Significant Effects</p> <p>The construction of new dwellings would support the construction sector both within and outside the City Area and has the potential to create employment opportunities as well as increased economic activity in the local and wider supply chain. However, the extent to which the jobs created benefit the City Area's residents will depend on the number jobs created and the recruitment policies of prospective employers. In the longer term (once development is complete), the increase in local population could boost the local labour market and increase economic activity in the local community.</p> <p>As part of the Employment Land Review 2023 (and Focused Update 2024), an analysis of economic forecasts has been undertaken together with demographic projections to establish the inter-relationship between population growth, forecasts of new jobs and the number of new homes proposed. The Pre-Submission Local Plan allocates 162,646sqm of new employment floorspace.</p> <p>Overall, the housing requirement has been assessed as having a significant positive effect on this objective.</p> <p>Assumptions</p> <ul style="list-style-type: none"> None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> The extent to which job creation is locally significant will depend on the type of jobs created (in the context of the local labour market) and the recruitment policies of prospective employers.

IIA Objective	Guide Questions	Score	Commentary
	<ul style="list-style-type: none"> Will it promote investment in educational establishments? 		
<p>4. Sustainable Living and Revitalisation: To promote urban renaissance and support the vitality of rural centres, tackle deprivation and promote sustainable living.</p>	<ul style="list-style-type: none"> Will it support and enhance the City of Chelmsford by attracting new commercial investment and reinforcing the City's attractiveness? Will it encourage more people to live in urban areas? Will it enhance the public realm? Will it enhance the viability and vitality of South Woodham Ferrers town centre and principal and local neighbourhood centres? Will it tackle deprivation in the most deprived areas, promote social inclusion and mobility and reduce inequalities in access to education, employment and services? Will it support rural areas by providing jobs, facilities and housing to meet needs? Will it maintain and enhance community facilities and services? Will it increase access to schools and colleges? Will it enhance accessibility to key community facilities and services? Will it align investment in services, facilities and infrastructure with growth? Will it contribute to regeneration initiatives? Will it foster social cohesion? 	+/-	<p>Likely Significant Effects</p> <p>Residential development has the potential to improve the viability and vitality of existing shops, services and facilities in the City Centre, South Woodham Ferrers and principal and local neighbourhood centres. New development may also encourage and support investment in existing, and the provision of new, services and facilities in the City Area through, for example, developer contributions and on-site provision. This could help enhance the accessibility of existing and prospective residents to key services and facilities, although this would be dependent on the exact location of new development and the level of investment generated.</p> <p>Higher-level services such as schools and health facilities as well as employment opportunities are predominantly focused within the two main urban areas of Chelmsford and South Woodham Ferrers although the proposed new communities will provide additional educational and other community facilities, promoting a degree of self-containment.</p> <p>There is the potential for growth to increase pressure on existing community facilities and services generating a negative effect on this objective. For example, Essex County Council has identified (in the Commissioning School Places in Essex 2023-2032 report (2023) that there will be deficits in the number of primary school places from 2025 onward in Broomfield/Chelmsford Rural North in the absence of additional provision (though it is noted that a two form new primary school is expected to be developed in 2026/27 to alleviate this somewhat). The County Council has a statutory duty to ensure that the supply of school places meets demand, they also have to promote parental choice, diversity and fair access.</p> <p>The 2015 Indices of Multiple Deprivation (IMD) ranked the Chelmsford City Area as 261st out of 326 local authorities (where a rank of 1 is the most deprived and 326 is the least deprived) placing Chelmsford in the top 20% least deprived local authority areas nationally. However, there are pockets of deprivation across the Chelmsford City Area with some lower super output areas (LSOAs), such as those within the wards of Marconi, Patching Hall and St Andrews, all within the City of Chelmsford, being within the most deprived in the country. Development within or near to the deprived LSOAs could have a positive effect upon these areas as housing and associated key services and community facilities may become more accessible. The 2019 IMD data highlights that the number of people living in deprivation has reduced within Chelmsford from the 2015 data, though there are still a number of small areas of deprivation within it.</p>

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IIA Objective	Guide Questions	Score	Commentary
			<p>Overall, the housing requirement has been assessed as having a mixed positive and negative effect on this objective.</p> <p>Assumptions</p> <ul style="list-style-type: none"> None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> The Education Act 2011 requires that, where the need for a new school is identified, the Local Education Authority (LEA) invites proposals to establish an academy or free school, with the decision over whether to go ahead ultimately taken by the Department for Education. Once established LEAs cannot require academies or free schools to expand. So there are uncertainties as to how future needs for school places will be met which are outside of the control of the Local Plan.
<p>5. Health and Wellbeing: To improve the health and wellbeing of those living and working in the Chelmsford City Area.</p>	<ul style="list-style-type: none"> Will it avoid locating development where environmental circumstances could negatively impact on people's health? Will it maintain and improve access to green infrastructure, open space, leisure and recreational facilities? Will it maintain and enhance Public Rights of Way and Bridleways? Will it promote healthier lifestyles? Will it meet the needs of an ageing population? Will it support those with disabilities? Will it support the needs of young people? Will it maintain and enhance healthcare facilities and services? Will it align investment in healthcare facilities and services with growth to ensure that there is capacity to meet local needs? Will it encourage sustainable food production to reduce food miles, such as community gardens or allotments? Will it improve access to healthcare facilities and services? 	<p>+/-</p>	<p>Likely Significant Effects</p> <p>The construction of new housing may have a localised negative effect on the health and wellbeing of residents, particularly those with poor respiration, who are in close proximity to development sites and along transport routes within the City Area. Effects may include, for example, respiratory problems associated with construction traffic and dust. These issues would be more pertinent if development were to take place within sensitive areas such as locations with pre-existing health issues. However, these effects are expected to be temporary and not significant.</p> <p>Once dwellings are occupied, there may be further adverse effects on health arising from, in particular, emissions to air associated with increased traffic movements. In this context, the baseline presented in Section 3 of the IIA Report highlights that the main source of air pollution in Chelmsford is road traffic emissions from major roads.</p> <p>As at 2024, the Chelmsford City Area had 3,538 ha of open space including 223 ha of park and recreation grounds open space, and 350 ha of outdoor sports space. It should be noted, however, that the Chelmsford Open Space Study (2024) has found some deficiencies in open space provision including amenity greenspace, parks and recreation grounds and play space. New development could be expected to provide an opportunity to facilitate further the promotion of healthy lifestyles through addressing these deficiencies.</p> <p>The extent to which new development promotes healthy lifestyles through, for example, walking and cycling will be dependent, in part, on its location vis-à-vis the accessibility of services, facilities, jobs and open space. Development focused on Chelmsford, South Woodham Ferrers and the new garden communities at North Chelmsford and East Chelmsford should realise relatively high levels of accessibility which will help to promote walking and cycling (and also, potentially, reduce emissions to air associated with car use).</p> <p>Additional housing development within the City Area could increase investment in health care facilities. However, without appropriate levels of investment, there is a risk that</p>

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IIA Objective	Guide Questions	Score	Commentary
	<ul style="list-style-type: none"> • Will it promote community safety? • Will it reduce actual levels of crime and anti-social behaviour? • Will it reduce the fear of crime? • Will it promote design that discourages crime? 		<p>increased demand from new residents may affect the quality of existing facilities and services. In this regard, GP-patient ratio data for the NHS Mid Essex Clinical Commissioning Group highlights that, in 2014, ratios were 1,654.29 patients per Full Time Equivalent (FTE) GP. This was above the UK average of 1,580 patients per FTE. The Mid Essex Clinical Commissioning Group Annual Report 2022 identified a GP-patient ratio of 1,621, showing a slight though steady improvement regarding this element of healthcare (though the population figures used only includes those registered to a GP currently).</p> <p>Overall, the housing requirement has been assessed as having a mixed positive and negative effect on this objective.</p> <p>Assumptions</p> <ul style="list-style-type: none"> • None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> • None identified.
<p>6. Transport: To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.</p>	<ul style="list-style-type: none"> • Will it reduce travel demand and the distance people travel for jobs, employment, leisure and services and facilities? • Will it reduce out-commuting? • Will it encourage a shift to more sustainable modes of transport? • Will it encourage walking, cycling and the use of public transport? • Will it help to reduce traffic congestion and improve road safety? • Will it deliver investment in transportation infrastructure that supports growth in the Chelmsford City Area? • Will it locate new development in locations that support and make best use of committed investment in strategic infrastructure? • Will it support the expansion, or provision of additional, park and ride facilities? • Will it enhance Chelmsford's role as a key transport node? 	<p>+/-/?</p>	<p>Likely Significant Effects</p> <p>The development of 1,210 dwellings per annum would increase traffic both during construction and once development is complete. This could result in localised traffic congestion with associated negative effects including driver delay and an increase in road traffic accidents. In this regard, the baseline analysis presented in Section 3 of the SA Report notes that development could result in increased pressure on the local road network and public transport infrastructure with congestion on key trunk roads including the A12, A130 and A414 east and west of Chelmsford (a number of junctions on the strategic highway network have capacity constraints and pinch points). However, development may support investment in highways improvements which could help to mitigate adverse effects in this regard.</p> <p>The housing requirement would meet Chelmsford's assessed housing need), helping to ensure that there is sufficient housing to meet the needs of workers in the City Area and providing opportunities for those who currently commute into the City Area to live in the area. However, based on current trends, it would be expected that an increased local population would result in higher levels of out-commuting overall.</p> <p>The delivery of a minimum of 22,990 dwellings in the City Area could help to maintain and, potentially, stimulate investment in public transport provision due to greater demand linked with population growth and developer contributions. Development focused on Chelmsford, South Woodham Ferrers and the new garden communities at North Chelmsford and East Chelmsford should realise relatively high levels of accessibility which will help to promote walking and cycling (and also, potentially, reduce emissions to air associated with car use).</p>

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IIA Objective	Guide Questions	Score	Commentary
	<ul style="list-style-type: none"> Will it reduce the level of freight movement by road? 		<p>Overall, the housing requirement has been assessed as having a mixed positive and negative effect on this objective, although some uncertainty remains.</p> <p>Assumptions</p> <ul style="list-style-type: none"> None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> The impact of housing growth on levels of commuting is to some extent uncertain.
<p>7. Land Use and Soils: To encourage the efficient use of land and conserve and enhance soils.</p>	<ul style="list-style-type: none"> Will it promote the use of previously developed (brownfield) land and minimise the loss of greenfield land? Will it avoid the loss of agricultural land including best and most versatile land? Will it reduce the amount of derelict, degraded and underused land? Will it encourage the reuse of existing buildings and infrastructure? Will it prevent land contamination and facilitate remediation of contaminated sites? 	+/-	<p>Likely Significant Effects</p> <p>Housing growth is expected to encourage the reuse of brownfield land. However, the limited number of brownfield sites that have not already been earmarked for future development in the Chelmsford City Area will mean that a potentially substantial area of greenfield land will be required. This has been assessed as having a significant negative effect on this objective.</p> <p>The best and most versatile agricultural land in the City Area generally lies to the north/north west of the Chelmsford Urban Area and is characterised as Grade 2 ('Very Good'). Land to the south of the urban area, meanwhile, is predominantly Grade 3 ('Good') agricultural land. Should development result in the loss of this land, then there would be further negative effects on this objective and which could be significant.</p> <p>Overall, the housing requirement has been assessed as having a mixed positive and significant negative effect on this objective.</p> <p>Assumptions</p> <ul style="list-style-type: none"> None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> None identified.
<p>8. Water: To conserve and enhance water quality and resources.</p>	<ul style="list-style-type: none"> Will it result in a reduction of run-off of pollutants to nearby water courses that lead to a deterioration of existing status and/or failure to achieve the objective of good status under the Water Framework Directive? Will it improve ground and surface water quality? Will it reduce water consumption and encourage water efficiency? 	-	<p>Likely Significant Effects</p> <p>The construction of new housing development and the consequent growth in population can be expected to increase demand on water resources, with the potential to affect water availability. However, the baseline analysis presented in Section 3 notes that one of the two pumped storage reservoirs, Abberton, has recently been enlarged and enhanced so to provide long term water resources for Essex. The Essex and Suffolk Water Resources Management Plan 2014 also indicates that the Essex Water Resource Zone, which Chelmsford City Area sits within, will be in surplus beyond the period of the plan (to 2041). In this context, the Water Cycle Study (2024) identifies some constraints with respect to water service infrastructure and the water environment to deliver development, likely to require that strategic water resource options and wastewater solutions are developed in</p>

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IIA Objective	Guide Questions	Score	Commentary
	<ul style="list-style-type: none"> Will it ensure that new water/wastewater management infrastructure is delivered in a timely manner to support new development? 		<p>advance of development coming forward. The draft Essex and Suffolk Water Resource Management Plan 2024 identifies that without further investment in things like expanding reservoirs and other sources of water, that demand for water will begin to outpace supply in the future (2030+). This is also due to changes in the rules governing how much water, water companies can take from existing sources that will come into force after 2030.</p> <p>Depending on the location of new development, the proximity to waterbodies and the prevailing quality of the waterbody, there is potential for adverse effects on water quality associated with construction activities (through, for example, accidental discharges or uncontrolled surface water runoff from construction sites). However, it is assumed that the design of new development will include (where appropriate) sustainable urban drainage systems (SUDS) to ensure that all subsequent rainfall will infiltrate surfaces rather than exacerbate any downstream flood risks (which also have temporary effects on water quality).</p> <p>Overall, the housing requirement has been assessed as having a negative effect on this objective.</p> <p>Assumptions</p> <ul style="list-style-type: none"> It is assumed that the Council will liaise with Essex and Suffolk Water with regard to infrastructure requirements for future development. Measures contained in the Essex and Suffolk Water: Water Resources Management Plan would be expected to help ensure that future water resource demands are met. There will be no development that will require diversion or modification of existing watercourses. However, if such measures are required, this could affect local water quality. <p>Uncertainties</p> <ul style="list-style-type: none"> None identified.
<p>9. Flood Risk and Coastal Erosion: To reduce the risk of flooding and coastal erosion to people and property, taking into account the effects of climate change.</p>	<ul style="list-style-type: none"> Will it help to minimise the risk of flooding to existing and new developments/infrastructure? Will it manage effectively, and reduce the likelihood of, flash flooding, taking into account the capacity of sewerage systems? Will it discourage inappropriate development in areas at risk from flooding and promote the sequential test? 	<p>-1?</p>	<p>Likely Significant Effects</p> <p>The baseline analysis presented in Section 3 of the SA Report highlights that flood risk is a potentially significant constraint to future development in the Chelmsford City Area with large parts of the Chelmsford Urban Area in particular being a risk of fluvial flooding and South Woodham Ferrers being at risk of coastal flooding. However, given requirements for proposals to be accompanied by a Flood Risk Assessment (FRA) where appropriate, it is considered unlikely that new development would be at significant risk of flooding, although this is dependent on the exact location of development.</p> <p>Environment Agency flood maps indicate that surface water flooding is a potential constraint in some parts of the City Area including within the main urban areas of Chelmsford and South Woodham Ferrers. In this context, the loss of greenfield land to support housing</p>

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IIA Objective	Guide Questions	Score	Commentary
	<ul style="list-style-type: none"> Will it ensure that new development does not give rise to flood risk elsewhere? Will it deliver Sustainable Drainage Systems (SUDs) and promote investment in flood defences that reduce vulnerability to flooding? Will it encourage the use of multifunctional areas and landscape design for drainage? Will it help to discourage inappropriate development in areas at risk from coastal erosion? Will it help to manage and reduce the risks associated with coastal erosion and support the implementation of the Essex and South Suffolk Shoreline Management Plan? 		<p>development could lead to an increased risk of flooding off site (as a result of the increase in impermeable surfaces). However, it can be reasonably assumed that new development proposals which may result in an increase in flood risk will be accompanied by an FRA and incorporate suitable flood alleviation measures (thereby minimising the risk of flooding).</p> <p>There may be opportunities as part of new development proposals to enhance existing, or incorporate new, green infrastructure which could potentially have a positive effect on this objective by providing space for flood waters to flow through and additional areas for future flood storage. However, this is dependent on policies contained within the Local Plan, the competing priorities for developer contributions and details of site specific proposals.</p> <p>Overall, the housing requirement has been assessed as having a negative effect on this objective, although it is recognised that the type and magnitude of effect will be largely dependent on the future location of development.</p> <p>Assumptions</p> <ul style="list-style-type: none"> It is assumed that, where appropriate, development proposals would be accompanied by a FRA and that suitable flood alleviation measures would be incorporated into the design of new development where necessary to minimise flood risk. The Local Planning Authority will apply a sequential risk-based approach, including the application of the ‘exception test,’ consistent with the NPPF. <p>Uncertainties</p> <ul style="list-style-type: none"> None identified.
<p>10. Air: To improve air quality.</p>	<ul style="list-style-type: none"> Will it maintain and improve air quality? Will it address air quality issues in the Army and Navy Air Quality Management Area and prevent new designations of Air Quality Management Areas? Will it avoid locating development in areas of existing poor air quality? Will it minimise emissions to air from new development? 	<p>-1?</p>	<p>Likely Significant Effects</p> <p>The construction of new residential development is likely to have a negative effect on air quality due to, for example, emissions generated from plant and HGV movements during construction. Once dwellings are occupied, the increase in population in the City Area will in-turn generate additional transport movements and associated emissions to air. In this regard, the baseline analysis presented in Section 3 indicates that the main source of air pollution in Chelmsford is road traffic emissions from major roads, notably the A12, A414, A138, A130 and B1016.</p> <p>The HRA identifies that growth supported by the Review of the Local Plan Preferred Options has the potential to contribute to ‘in combination’ air quality effects on sensitive sites (principally Epping Forest SAC). However, further assessment through the HRA has demonstrated that the ‘in combination’ contribution of the Local Plan is likely to be too small to be ‘significant’.</p> <p>The housing requirement would meet Chelmsford’s assessed housing need, helping to ensure that there is sufficient housing to meet the needs of workers in the City Area and providing opportunities for those who currently commute into the City Area to live in the area thereby reducing in-commuting and associated pollution from vehicles. However, based on</p>

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IIA Objective	Guide Questions	Score	Commentary
			<p>current trends, it would be expected that an increased local population would result in higher levels of out-commuting overall.</p> <p>The delivery of a minimum of 22,990 dwellings in the City Area could help to maintain and, potentially, stimulate investment in public transport provision reducing emissions to air associated with car use and congestion. The extent to which new development promotes healthy lifestyles through, for example, walking and cycling will be dependent, in part, on its location vis-à-vis the accessibility of services, facilities, jobs and open space. Development focused on Chelmsford, South Woodham Ferrers and the new garden communities at North Chelmsford and East Chelmsford should realise relatively high levels of accessibility which will help to promote walking and cycling and thereby reduce emissions to air associated with car use. which may reduce car use and associated emissions to air.</p> <p>Overall, the housing requirement has been assessed as having a negative effect on this objective, although some uncertainty remains.</p> <p>Assumptions</p> <ul style="list-style-type: none"> None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> The impact of housing growth on levels of commuting is to some extent uncertain.
<p>11. Climate Change: To minimise greenhouse gas emissions and adapt to the effects of climate change.</p>	<ul style="list-style-type: none"> Will it minimise energy use and reduce or mitigate greenhouse gas emissions? Will it plan or implement adaptation measures for the likely effects of climate change? Will it support the delivery of renewable and low carbon energy and reduce dependency on non-renewable sources? Will it promote sustainable design that minimises greenhouse emissions and is adaptable to the effects of climate change? 	<p>-1?</p>	<p>Likely Significant Effects</p> <p>Residential development would be expected to increase overall energy consumption and greenhouse gas emissions within the City Area. Sources of emissions will include the use of plant, HGV movements and the embodied carbon in materials during construction and domestic energy consumption and vehicle movements once dwellings are occupied.</p> <p>Notwithstanding the anticipated increase in overall emissions identified above, per capita emissions of CO₂ for the Chelmsford City Area have generally fallen, albeit slowly, over the period 2005-2013 and residential development could present opportunities for new homes to include low carbon technologies within their design and to use low carbon materials within their construction.</p> <p>The housing requirement would meet (as a minimum) Chelmsford's assessed housing need, helping to ensure that there is sufficient housing to meet the needs of workers in the City Area and providing opportunities for those who currently commute into the City Area to live in the area thereby reducing in-commuting and associated greenhouse gas emissions from vehicles. However, based on current trends, it would be expected that an increased local population would result in higher levels of out-commuting overall.</p> <p>The delivery of a minimum of 22,990 dwellings in the City Area could help to maintain and, potentially, stimulate investment in public transport provision reducing emissions associated with car use and congestion. The extent to which new development promotes healthy</p>

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IIA Objective	Guide Questions	Score	Commentary
			<p>lifestyles through, for example, walking and cycling will be dependent, in part, on its location vis-à-vis the accessibility of services, facilities, jobs and open space. Development focused on Chelmsford, South Woodham Ferrers and the new garden communities at North Chelmsford and East Chelmsford should realise relatively high levels of accessibility which will help to promote walking and cycling and thereby reduce emissions to air associated with car use.</p> <p>Overall, the housing requirement has been assessed as having a negative effect on this objective, although some uncertainty remains.</p> <p>Assumptions</p> <ul style="list-style-type: none"> • None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> • The exact scale of greenhouse gas emissions will be dependent on a number of factors including: the location and accessibility of new development; the design of new development (including in the context of the requirements of Local Plan policies and building regulations); future travel patterns and trends; individual energy consumption behaviour; and the extent to which energy supply has been decarbonised over the plan period.
<p>12. Waste and Natural Resources: To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.</p>	<ul style="list-style-type: none"> • Will it minimise the demand for raw materials? • Will it promote the use of local resources? • Will it reduce minerals extracted and imported? • Will it increase efficiency in the use of raw materials and promote recycling? • Will it avoid sterilising minerals extraction sites identified by the Essex Minerals Local Plan? • Will it reduce waste arisings? • Will it increase the reuse and recycling of waste? • Will it support investment in waste management facilities to meet local needs? • Will it support the objectives and proposals of the Essex Minerals Local Plan? 	<p>-</p>	<p>Likely Significant Effects</p> <p>The construction of new dwellings will require raw materials (such as aggregates, steel and timber). This may place pressure on local mineral assets to support construction. However, the volume of materials required is not expected to be significant (in a regional or national context). Further, it is anticipated that there would be opportunities to utilise recycled and sustainably sourced construction materials as part of new developments.</p> <p>Some parts of the City Area have been designated as Mineral Safeguarding Areas. However, residential development within these areas is unlikely as the principle of extraction has been accepted and the need for release of minerals proven within the Minerals Local Plan. If there are any instances where development sites overlay a Mineral Safeguarding Area it may be feasible to work minerals prior to development taking place.</p> <p>Residential development will generate waste through construction, although it is anticipated that a proportion of this waste would be reused or recycled. Once dwellings are occupied, there would also be an increase in municipal waste arisings which could place pressure on existing waste management facilities. However, it is again anticipated that a proportion of this waste would be reused or recycled (in 2014/15, 43.5% of all waste collected was sent for recycling/composting/reuse, which has increased to 53% by 2019).</p> <p>Overall, the housing requirement has been assessed as having a negative effect on this objective.</p>

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IIA Objective	Guide Questions	Score	Commentary
			<p>Assumptions</p> <ul style="list-style-type: none"> It is assumed that the emerging replacement Essex Waste Local Plan will make provision to accommodate additional waste associated with growth in the City Area. <p>Uncertainties</p> <ul style="list-style-type: none"> The exact scale of waste will be dependent on a number of factors including: the design of new development; waste collection and disposal regimes; and individual behaviour with regard to recycling and reuse.
<p>13. Cultural Heritage: To conserve and enhance the historic environment, cultural heritage, character and setting.</p>	<ul style="list-style-type: none"> Will it help to conserve and enhance existing features of the historic environment and their settings, including archaeological assets? Will it tackle heritage assets identified as being 'at risk'? Will it promote sustainable repair and reuse of heritage assets? Will it protect or enhance the significance of designated heritage assets? Will it protect or enhance the significance of non-designated heritage assets? Will it promote local cultural distinctiveness? Will it help to conserve historic buildings, places and spaces that enhance local distinctiveness, character and appearance through sensitive adaptation and re-use? Will it improve and promote access to buildings and landscapes of historic/cultural value? Will it recognise, conserve and enhance the inter-relationship between the historic and natural environment? 	<p>+/-/?</p>	<p>Likely Significant Effects</p> <p>Chelmsford's cultural heritage is a key feature of the local authority area, as indicated by the National Heritage List for England which includes 1,011 listed buildings (including 20 Grade I, 43 Grade II* and 948 Grade II), 19 scheduled monuments, 25 conservation areas and 6 registered parks and gardens within the Chelmsford City Area. Residential development has the potential to adversely affect these assets as well as other non-designated assets that contribute to the character of the City Area.</p> <p>Adverse effects on these historic and cultural assets may be felt during construction and also in the longer term once development has been completed. Effects may be direct (where development involves the loss of, or alteration to, assets) or indirect (where elements which contribute to the significance of assets are harmed). However, the likelihood of these effects occurring and their magnitude will be dependent on the type, location and design of new development which is currently uncertain.</p> <p>New residential development could have a positive effect on this objective where it increases the accessibility of residents to cultural heritage assets. There may also be scope for heritage-led development to positively impact and enhance the setting of assets.</p> <p>Overall, the housing requirement has been assessed as having a mixed positive and negative effect on this objective.</p> <p>Assumptions</p> <ul style="list-style-type: none"> None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> The form and function of any development will have the potential to enhance or detract from designated heritage and cultural assets and/or their settings.
<p>14. Landscape and Townscape: To conserve and</p>	<ul style="list-style-type: none"> Will it conserve and enhance landscape character and townscapes? 	<p>+/-/?</p>	<p>Likely Significant Effects</p> <p>There are no national landscape designations affecting the Chelmsford City Area. However, the delivery of a minimum of 22,990 dwellings is likely to result in adverse effects on</p>

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IIA Objective	Guide Questions	Score	Commentary
<p>enhance landscape character and townscapes.</p>	<ul style="list-style-type: none"> • Will it promote high quality design in context with its urban and rural landscape? • Will it avoid inappropriate development in the Green Belt and ensure the Green Belt endures? • Will it help to conserve and enhance the character of the undeveloped coastline? • Will it avoid inappropriate erosion to the Green Wedge? 		<p>landscape character. Effects may be felt during construction and once development is complete, although the likelihood of adverse effects occurring and their magnitude will be dependent on the scale, density and location of new development in the context of the landscape sensitivity of the receiving environment. In particular, the level of growth proposed is likely to increase the potential pressure on greenfield land for development and could lead to higher density (and taller) residential development. Notwithstanding the effects identified, it should be noted that planning permission has already been granted for a proportion of this housing requirement and/or sites have been built and it is assumed that impacts on landscape have been duly considered.</p> <p>The baseline analysis presented in Section 3 of the SA Report highlights that the built form and scale of the City Centre is a product of historic evolution. It notes that the City Centre has areas of distinct built character based on history, townscapes and use, all requiring the reinforcement of their sense of place. With regard to South Woodham Ferrers, meanwhile, the analysis highlights the unique character of the town. Residential development has the potential to adversely affect the townscape character of these areas during construction and once development is complete. However, there may also be potential for new development to enhance the quality of the built environment and to improve townscapes, particularly where brownfield sites are redeveloped (although as noted previously, there are only a limited number of brownfield sites that have not already been earmarked for future development in the City Area).</p> <p>Overall, the housing requirement has been assessed as having a mixed positive and negative effect on this objective, although the magnitude of effect will be dependent in part on the location and design of new development.</p> <p>Assumptions</p> <ul style="list-style-type: none"> • None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> • The exact location of future development, the quality of the receiving landscapes and the proximity of sensitive receptors is unknown at this stage.

Strategic Policy S6 - Employment land requirement (a minimum of 162,646sqm of employment floorspace over the plan period)

SA Objective	Guide Questions	Score	Commentary
<p>1. Biodiversity and Geodiversity: To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.</p>	<ul style="list-style-type: none"> • Will it conserve and enhance international designated nature conservation sites (Special Areas of Conservation, Special Protection Areas and Ramsars)? • Will it conserve and enhance nationally designated nature conservation sites such as Sites of Special Scientific Interest? • Will it conserve and enhance Local Nature Reserves, Local Wildlife Sites and Ancient Woodland? • Will it avoid damage to, and protect, geologically important sites? • Will it conserve and enhance species diversity, and in particular avoid harm to indigenous species of principal importance, or priority species and habitats? • Will it provide opportunities for new habitat creation or restoration and link existing habitats as part of the development process? • Will it enhance ecological connectivity and maintain and improve the green infrastructure network, providing green spaces that are well connected and biodiversity rich? • Will it provide opportunities for people to access the natural environment including green and blue infrastructure? 	<p>-/?</p>	<p>Likely Significant Effects</p> <p>There are three European sites within the Chelmsford City Council administrative area (the City Area): Crouch and Roach Estuaries (Mid-Essex Coast Phase 3) SPA; Crouch and Roach Estuaries Ramsar; and the Essex Estuaries SAC together with four additional sites within approximately 10km. In addition, there are eight Sites of Special Scientific Interest (SSSI) covering an area of 2,412.77 hectares (ha) including the River Ter; Newney Green Pit; Blake's Wood & Lingwood Common; Woodham Walter Common; Danbury Common; Thrift Wood, Woodham Ferrers; Hanningfield Reservoir; and Crouch and Roach Estuaries. There are also six Local Nature Reserves (LNRs) and 150 Local Wildlife Sites (LoWS).</p> <p>It is assumed that employment development would not directly affect these designated sites although the construction and operation of employment uses could have indirect negative effects on these assets due to, for example, emissions to air and noise. However, this would be dependent on the exact location and type of future development and the proximity of the development to the designated sites.</p> <p>There are a limited number of brownfield sites that have not already been earmarked for future development in the Chelmsford City Area. In consequence, it is expected that a large proportion of new employment development would be situated on greenfield land, which could have a negative effect in relation to this objective (e.g. due to the direct loss of habitats or adverse impacts such as noise and emissions associated with the construction and operation of new development). The magnitude of any negative effects in this regard will be dependent on the scale of greenfield land lost to development and the existing biodiversity value of the sites that would be affected.</p> <p>Overall, the employment land requirement has been assessed as having a negative effect on this objective, however the magnitude of the effect is uncertain.</p> <p>Assumptions</p> <ul style="list-style-type: none"> • It is assumed that new development would not be located on land designated for nature conservation. • For the Local Plan to be found sound it will need to demonstrate that it will not have a significant adverse effect on the integrity of a European site, or if it does and the Plan proceeds it will need to be demonstrated that there are imperative reasons of overriding public interest. <p>Uncertainties</p>

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SA Objective	Guide Questions	Score	Commentary
			<ul style="list-style-type: none"> The magnitude of negative effects will be dependent on the scale of greenfield land lost to development and the existing biodiversity value of the sites that would be affected.
<p>2. Housing: To meet the housing needs of the Chelmsford City Area and deliver decent homes.</p>	<ul style="list-style-type: none"> Will it meet the City's objectively assessed housing need, providing a range of housing types to meet current and emerging need for market and affordable housing? Will it reduce the level of homelessness? Will it help to ensure the provision of good quality, well designed homes? Will it deliver pitches required for Gypsies and Travellers and Travelling Showpeople? 	0	<p>Likely Significant Effects</p> <p>The housing requirement has taken into account forecast demand associated with jobs growth over the plan period. In consequence, the employment land requirement has been assessed as having a neutral effect on this objective.</p> <p>Assumptions</p> <ul style="list-style-type: none"> None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> None identified.
<p>3. Economy, Skills and Employment: To achieve a strong and stable economy which offers rewarding and well located employment opportunities to everyone.</p>	<ul style="list-style-type: none"> Will it provide a flexible supply of high quality employment land to meet the needs of existing businesses and attract inward investment? Will it maintain and enhance economic competitiveness? Will it strengthen the convenience shopping role in Chelmsford City Centre and ensure that the neighbourhood and local centres continue to perform a strong convenience goods role which serves local needs? Will it support the growth of new sectors including those linked to the Anglia Ruskin University? Will it help to diversify the local economy? Will it provide good quality, well paid employment opportunities that meet the needs of local people? 	++	<p>Likely Significant Effects</p> <p>The construction of new employment space would support the construction sector and has the potential to create spend in the local supply chain. However, effects in this regard will be temporary and the extent to which the jobs that may be created benefit the City Area's residents will depend on the number of jobs created and the recruitment policies of prospective employers.</p> <p>The Council's Employment Land Review (ELR) (2023) highlights that Chelmsford has a relatively limited supply of land to accommodate future growth, particularly in respect of office uses. The up-to-date Retail Capacity Study 2023 identified that the Local Plan did not need to allocate additional retail floorspace as past plans had provided enough opportunities for such spaces.</p> <p>In this context, the provision of a minimum of 162,646sqm of employment floorspace over the plan period would be expected to help maintain and enhance Chelmsford's strategic economic role in the Heart of Essex sub-region, supporting existing businesses and attracting inward investment. Jobs growth would, in-turn, increase the amount of money spent in the local economy and there may also be supply chain benefits associated with new businesses.</p> <p>The provision of local employment opportunities may help to tackle unemployment, particularly in the more deprived parts of the City Area. However, the extent to which job creation is locally significant will depend on the type of jobs created (in the context of the</p>

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SA Objective	Guide Questions	Score	Commentary
	<ul style="list-style-type: none"> Will it improve the physical accessibility of jobs? Will it support rural diversification and economic development? Will it promote a low carbon economy? Will it reduce out-commuting? Will it improve access to training to raise employment potential? Will it promote investment in educational establishments? 		<p>local labour market), their location/accessibility and the recruitment policies of prospective employers.</p> <p>Overall, the employment land requirement has been assessed as having a significant positive effect on this objective.</p> <p>Assumptions</p> <ul style="list-style-type: none"> None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> The extent to which job creation is locally significant will depend on the type of jobs created (in the context of the local labour market) and the recruitment policies of prospective employers. There remains some uncertainty regarding future jobs growth which will be dependent on a range of factors including UK and global economic trends.
<p>4. Sustainable Living and Revitalisation: To promote urban renaissance and support the vitality of rural centres, tackle deprivation and promote sustainable living.</p>	<ul style="list-style-type: none"> Will it support and enhance the City of Chelmsford by attracting new commercial investment and reinforcing the City's attractiveness? Will it encourage more people to live in urban areas? Will it enhance the public realm? Will it enhance the viability and vitality of South Woodham Ferrers town centre and principal and local neighbourhood centres? Will it tackle deprivation in the most deprived areas, promote social inclusion and mobility and reduce inequalities in access to education, employment and services? Will it support rural areas by providing jobs, facilities and housing to meet needs? Will it maintain and enhance community facilities and services? 	+	<p>Likely Significant Effects</p> <p>Jobs growth and the associated provision of employment land and retail floorspace would help to attract investment to the City of Chelmsford, South Woodham Ferrers, and smaller centres including the new Garden Communities, promoting their vitality and long term viability. Jobs growth would also increase spend in the local economy, helping to improve the viability and vitality of existing shops, services and facilities in the areas where development is allocated.</p> <p>There are pockets of deprivation across the City Area with some lower super output areas (LSOAs), such as those within the wards of Marconi, Patching Hall and St Andrews, being within the most deprived in the country. Jobs growth may create employment opportunities that are accessible to the City Area's residents, including those in these deprived areas. However, the extent to which job creation is locally significant will depend on the type of jobs created (in the context of the local labour market), their location/accessibility and the recruitment policies of prospective employers.</p> <p>Whilst jobs growth would be unlikely to have a direct effect on education, training and apprenticeship opportunities may be provided by businesses who occupy new premises once sites have been developed. This could help to raise skill levels amongst workers and residents in the City Area.</p> <p>Overall, the employment land requirement has been assessed as having a positive effect on this objective.</p>

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SA Objective	Guide Questions	Score	Commentary
	<ul style="list-style-type: none"> • Will it increase access to schools and colleges? • Will it enhance accessibility to key community facilities and services? • Will it align investment in services, facilities and infrastructure with growth? • Will it contribute to regeneration initiatives? • Will it foster social cohesion? 		<p>Assumptions</p> <ul style="list-style-type: none"> • None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> • None identified.
<p>5. Health and Wellbeing: To improve the health and wellbeing of those living and working in the Chelmsford City Area.</p>	<ul style="list-style-type: none"> • Will it avoid locating development where environmental circumstances could negatively impact on people's health? • Will it maintain and improve access to green infrastructure, open space, leisure and recreational facilities? • Will it maintain and enhance Public Rights of Way and Bridleways? • Will it promote healthier lifestyles? • Will it meet the needs of an ageing population? • Will it support those with disabilities? • Will it support the needs of young people? • Will it maintain and enhance healthcare facilities and services? • Will it align investment in healthcare facilities and services with growth to ensure that there is capacity to meet local needs? • Will it encourage sustainable food production to reduce food miles, such as community gardens or allotments? 	+/-/?	<p>Likely Significant Effects</p> <p>The construction of employment sites has the potential to have a localised and short term negative effect on the health and wellbeing of residents, with poor respiration, who are in close proximity to development sites and/or along transport routes within the City Area. Effects may include, for example, respiratory problems associated with construction traffic and dust. These issues will be more pertinent within sensitive areas such as locations with pre-existing health issues and other deprived areas within the City Area. However, these effects are expected to be temporary and not significant.</p> <p>Once premises are occupied, there may be further adverse effects on health arising from, in particular, emissions to air associated with the movement of workers to/from sites and operational traffic (including HGVs). In this context, the baseline analysis presented in Section 3 of the SA Report highlights that the main source of air pollution in Chelmsford is road traffic emissions from major roads.</p> <p>The creation of local employment opportunities and additional retail floorspace could reduce out-commuting from the City Area and associated emissions to air. However, as noted under SA Objective 3, there remains some uncertainty regarding jobs forecasts.</p> <p>The extent to which new employment development promotes healthy lifestyles through, for example, walking and cycling will be dependent on its accessibility. Development focused on Chelmsford, South Woodham Ferrers and the new garden communities at North Chelmsford and East Chelmsford should realise relatively high levels of accessibility which will help to promote walking and cycling and thereby reduce emissions to air associated with car use.</p> <p>Development focused on Chelmsford, South Woodham Ferrers and the new garden communities at North Chelmsford and East Chelmsford should realise relatively high levels</p>

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SA Objective	Guide Questions	Score	Commentary
	<ul style="list-style-type: none"> Will it improve access to healthcare facilities and services? Will it promote community safety? Will it reduce actual levels of crime and anti-social behaviour? Will it reduce the fear of crime? Will it promote design that discourages crime? 		<p>of accessibility which will help to promote walking and cycling and thereby reduce emissions to air associated with car use. which may reduce car use and associated emissions to air.</p> <p>Overall, the employment land requirement has been assessed as having a mixed positive and negative effect on this objective, although some uncertainty remains.</p> <p>Assumptions</p> <ul style="list-style-type: none"> None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> There remains some uncertainty regarding future jobs growth which will be dependent on a range of factors including UK and global economic trends.
<p>6. Transport: To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.</p>	<ul style="list-style-type: none"> Will it reduce travel demand and the distance people travel for jobs, employment, leisure and services and facilities? Will it reduce out-commuting? Will it encourage a shift to more sustainable modes of transport? Will it encourage walking, cycling and the use of public transport? Will it help to reduce traffic congestion and improve road safety? Will it deliver investment in transportation infrastructure that supports growth in the Chelmsford City Area? Will it locate new development in locations that support and make best use of committed investment in strategic infrastructure? Will it support the expansion, or provision of additional, park and ride facilities? Will it enhance Chelmsford's role as a key transport node? 	<p>+/-/?</p>	<p>Likely Significant Effects</p> <p>The provision of employment land would be expected to increase levels of traffic during both the construction of premises and once development is complete. This may result in congestion with associated negative effects including driver delay and an increase in road traffic accidents. In this regard, the baseline analysis presented in Section 3 notes that future development in the City Area could result in increased pressure on the local road network and public transport infrastructure with congestion on key trunk roads including the A12, A130 and A414 east and west of Chelmsford (a number of junctions on the strategic highway network have capacity constraints and pinch points). However, development may support investment in highways improvements which could help to mitigate adverse effects in this regard.</p> <p>The creation of local employment opportunities could help to reduce out-commuting from the City Area. However, as noted under SA Objective 3, there remains some uncertainty regarding jobs forecasts. As of 2021, 38.4% of those in employment within Chelmsford worked mainly from home.</p> <p>Development focused on Chelmsford, South Woodham Ferrers and the new garden communities at North Chelmsford and East Chelmsford should realise relatively high levels of accessibility which will help to promote walking and cycling and thereby reduce emissions to air associated with car use. which may reduce car use and associated emissions to air.</p> <p>Overall, the employment land requirement has been assessed as having a mixed positive and negative effect on this objective, although some uncertainty remains.</p> <p>Assumptions</p>

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SA Objective	Guide Questions	Score	Commentary
	<ul style="list-style-type: none"> Will it reduce the level of freight movement by road? 		<ul style="list-style-type: none"> None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> There remains some uncertainty regarding future jobs growth which will be dependent on a range of factors including UK and global economic trends.
<p>7. Land Use and Soils: To encourage the efficient use of land and conserve and enhance soils.</p>	<ul style="list-style-type: none"> Will it promote the use of previously developed (brownfield) land and minimise the loss of greenfield land? Will it avoid the loss of agricultural land including best and most versatile land? Will it reduce the amount of derelict, degraded and underused land? Will it encourage the reuse of existing buildings and infrastructure? Will it prevent land contamination and facilitate remediation of contaminated sites? 	+/-	<p>Likely Significant Effects</p> <p>Employment development is expected to support the redevelopment of brownfield land. However, the limited number of brownfield sites that have not already been earmarked for future development in the Chelmsford City Area will mean that greenfield land will be required to support jobs growth.</p> <p>The best and most versatile agricultural land in the City Area generally lies to the north/north west of the Chelmsford Urban Area and is characterised as Grade 2 ('Very Good'). Land to the south of the urban area, meanwhile, is predominantly Grade 3 ('Good') agricultural land. Should employment development result in the loss of this land, then there would be further negative effects on this objective which could be significant.</p> <p>Overall, the employment land requirement has been assessed as having a mixed positive and negative effect on this objective.</p> <p>Assumptions</p> <ul style="list-style-type: none"> None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> None identified.
<p>8. Water: To conserve and enhance water quality and resources.</p>	<ul style="list-style-type: none"> Will it result in a reduction of run-off of pollutants to nearby water courses that lead to a deterioration of existing status and/or failure to achieve the objective of good status under the Water Framework Directive? Will it improve ground and surface water quality? Will it reduce water consumption and encourage water efficiency? 	-	<p>Likely Significant Effects</p> <p>The construction of new employment development will increase demand on water resources, with the potential to affect water availability. However, the baseline analysis presented in Section 3 of the SA Report notes that one of the two pumped storage reservoirs, Abberton, has recently been enlarged and enhanced so to provide long term water resources for Essex. The Essex and Suffolk Water Resources Management Plan 2014 also indicates that the Essex Water Resource Zone, which Chelmsford City Area sits within, will be in surplus beyond the period of the plan (to 2039/40). In consequence, effects on water resource availability are not expected to be significant. The draft Essex and Suffolk Water Resource Management Plan 2024 identifies that without further investment in things like expanding reservoirs and other sources of water, that demand for water will begin to</p>

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SA Objective	Guide Questions	Score	Commentary
	<ul style="list-style-type: none"> Will it ensure that new water/wastewater management infrastructure is delivered in a timely manner to support new development? 		<p>outpace supply in the future (2030+). This is also due to changes in the rules governing how much water, water companies can take from existing sources that will come into force after 2030.</p> <p>Depending on the type and location of new employment development, the proximity to waterbodies and the prevailing quality of the waterbody, there is potential for adverse effects on water quality associated with construction and operational activities (through, for example, accidental discharges or uncontrolled surface water runoff). However, it is assumed that the design of new development will include sustainable urban drainage systems (SUDS) to ensure that all subsequent rainfall will infiltrate surfaces rather than exacerbate any downstream flood risks (which also have temporary effects on water quality).</p> <p>Overall, the employment land requirement has been assessed as having a negative effect on this objective.</p> <p>Assumptions</p> <ul style="list-style-type: none"> It is assumed that the Council will liaise with Essex and Suffolk Water with regard to infrastructure requirements for future development. Measures contained in the Essex and Suffolk Water Resources Management Plan would be expected to help ensure that future water resource demands are met. There will be no development that will require diversion or modification of existing watercourses. However, if such measures are required, this could affect local water quality. <p>Uncertainties</p> <ul style="list-style-type: none"> None identified.
<p>9. Flood Risk and Coastal Erosion: To reduce the risk of flooding and coastal erosion to people and property, taking into account the effects of climate change.</p>	<ul style="list-style-type: none"> Will it help to minimise the risk of flooding to existing and new developments/infrastructure? Will it manage effectively, and reduce the likelihood of, flash flooding, taking into account the capacity of sewerage systems? Will it discourage inappropriate development in areas at risk from 	<p>-/?</p>	<p>Likely Significant Effects</p> <p>The baseline analysis contained in Section 3 of the SA Report highlights that flood risk is a potentially significant constraint to future development in the Chelmsford City Area with large parts of the Chelmsford Urban Area in particular being a risk of fluvial flooding and South Woodham Ferrers being at risk of coastal flooding. However, given requirements for proposals to be accompanied by a Flood Risk Assessment (FRA) where appropriate, it is considered unlikely that new employment development would be at significant risk of flooding, although this is dependent on the exact location of development.</p>

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SA Objective	Guide Questions	Score	Commentary
	<p>flooding and promote the sequential test?</p> <ul style="list-style-type: none"> Will it ensure that new development does not give rise to flood risk elsewhere? Will it deliver Sustainable Drainage Systems (SUDs) and promote investment in flood defences that reduce vulnerability to flooding? Will it encourage the use of multifunctional areas and landscape design for drainage? Will it help to discourage inappropriate development in areas at risk from coastal erosion? Will it help to manage and reduce the risks associated with coastal erosion and support the implementation of the Essex and South Suffolk Shoreline Management Plan? 		<p>The loss of greenfield land to support employment development could lead to an increased risk of flooding off site (as a result of the increase in impermeable surfaces), although it can be reasonably assumed that new development proposals which may result in an increase in flood risk will be accompanied by an FRA and incorporate suitable flood alleviation measures (thereby minimising the risk of flooding).</p> <p>Overall, the employment land requirement has been assessed as having a negative effect on this objective, although it is recognised that the type and magnitude of effect will be largely dependent on the future location of development.</p> <p>Assumptions</p> <ul style="list-style-type: none"> It is assumed that, where appropriate, development proposals would be accompanied by a FRA and that suitable flood alleviation measures would be incorporated into the design of new development where necessary to minimise flood risk. The Local Planning Authority will apply a sequential risk-based approach, including the application of the 'exception test,' consistent with the NPPF. <p>Uncertainties</p> <ul style="list-style-type: none"> None identified.
<p>10. Air: To improve air quality.</p>	<ul style="list-style-type: none"> Will it maintain and improve air quality? Will it address air quality issues in the Army and Navy Air Quality Management Area and prevent new designations of Air Quality Management Areas? Will it avoid locating development in areas of existing poor air quality? Will it minimise emissions to air from new development? 	+/-?	<p>Likely Significant Effects</p> <p>There is the potential for the construction and occupation of new employment uses to have negative effects on air quality due to, for example, emissions generated from plant and HGV movements during construction and increased vehicle movements once construction is complete. Effects on this objective may be more pronounced if development is located near to, or within health deprived areas of the City Area.</p> <p>The creation of local employment opportunities could reduce out-commuting from the City Area and associated emissions to air, although as noted under SA Objective 3, there remains some uncertainty regarding jobs forecasts.</p> <p>The extent to which new employment development affects car use and related emissions will be dependent on its accessibility. Development focused on Chelmsford, South Woodham Ferrers and the new garden communities at North Chelmsford and East Chelmsford should realise relatively high levels of accessibility which will help to promote</p>

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SA Objective	Guide Questions	Score	Commentary
			<p>walking and cycling and thereby reduce emissions to air associated with car use. which may reduce car use and associated emissions to air.</p> <p>Overall, the employment land requirement has been assessed as having a mixed positive and negative effect on this objective, although some uncertainty remains.</p> <p>Assumptions</p> <ul style="list-style-type: none"> • None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> • There remains some uncertainty regarding future jobs growth which will be dependent on a range of factors including UK and global economic trends.
<p>11. Climate Change: To minimise greenhouse gas emissions and adapt to the effects of climate change.</p>	<ul style="list-style-type: none"> • Will it minimise energy use and reduce or mitigate greenhouse gas emissions? • Will it plan or implement adaptation measures for the likely effects of climate change? • Will it support the delivery of renewable and low carbon energy and reduce dependency on non-renewable sources? • Will it promote sustainable design that minimises greenhouse emissions and is adaptable to the effects of climate change? 	<p>+/-?</p>	<p>Likely Significant Effects</p> <p>Employment development would increase energy consumption and greenhouse gas emissions within the City Area. Sources of emissions would include the use of plant, HGV movements and the embodied carbon in materials during construction and energy consumption and vehicle movements once premises are occupied</p> <p>The creation of local employment opportunities could reduce out-commuting from the City Area and associated greenhouse gas emissions, although there remains some uncertainty regarding jobs forecasts.</p> <p>The extent to which new employment development affects car use and related greenhouse gas emissions will be dependent on its accessibility. Development focused on Chelmsford, South Woodham Ferrers and the new garden communities at North Chelmsford and East Chelmsford should realise relatively high levels of accessibility which will help to promote walking and cycling and thereby reduce emissions to air associated with car use. which may reduce car use and associated emissions to air.</p> <p>Overall, the employment land requirement has been assessed as having a mixed positive and negative effect on this objective, although some uncertainty remains.</p> <p>Assumptions</p> <ul style="list-style-type: none"> • None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> • The exact scale of greenhouse gas emissions will be dependent on a number of factors including: the location and accessibility of new development; the design of new development (including in the context of the requirements of Local Plan policies and

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SA Objective	Guide Questions	Score	Commentary
			<p>building regulations); future travel patterns and trends; individual energy consumption behaviour; and the extent to which energy supply has been decarbonised over the plan period.</p> <ul style="list-style-type: none"> There remains some uncertainty regarding future jobs growth which will be dependent on a range of factors including UK and global economic trends.
<p>12. Waste and Natural Resources: To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.</p>	<ul style="list-style-type: none"> Will it minimise the demand for raw materials? Will it promote the use of local resources? Will it reduce minerals extracted and imported? Will it increase efficiency in the use of raw materials and promote recycling? Will it avoid sterilising minerals extraction sites identified by the Essex Minerals Local Plan? Will it reduce waste arisings? Will it increase the reuse and recycling of waste? Will it support investment in waste management facilities to meet local needs? Will it support the objectives and proposals of the Essex Minerals Local Plan? 	-	<p>Likely Significant Effects</p> <p>The construction of employment premises will require raw materials (such as aggregates, steels and timber), although the volume of materials required is not expected to be significant (in a regional or national context). Further, it is anticipated that there would be opportunities to utilise recycled and sustainably sourced construction materials as part of new developments.</p> <p>Depending on the nature of the employment use, raw materials may also be required during the operational phase, although the volume and type of resources required would be dependent on the type and scale of use.</p> <p>Commercial development will generate construction waste, although it is anticipated that a proportion of this waste would be reused/recycled. Once premises are occupied, there would also be an increase in commercial waste arisings although again, it is anticipated that a proportion of this waste would be reused or recycled.</p> <p>Overall, the employment land requirement has been assessed as having a negative effect upon this objective.</p> <p>Assumptions</p> <ul style="list-style-type: none"> It is assumed that the emerging replacement Essex Waste Local Plan will make provision to accommodate additional waste associated with growth in the City Area. <p>Uncertainties</p> <ul style="list-style-type: none"> The exact scale of waste will be dependent on a number of factors including: the design of new development; waste collection and disposal regimes; and individual behaviour with regard to recycling and reuse. The exact scale of resource use will be dependent on the final scale and type of uses that come forward.
<p>13. Cultural Heritage: To conserve and enhance the</p>	<ul style="list-style-type: none"> Will it help to conserve and enhance existing features of the historic 	+/-/?	<p>Likely Significant Effects</p>

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SA Objective	Guide Questions	Score	Commentary
<p>historic environment, cultural heritage, character and setting.</p>	<p>environment and their settings, including archaeological assets?</p> <ul style="list-style-type: none"> • Will it tackle heritage assets identified as being 'at risk'? • Will it promote sustainable repair and reuse of heritage assets? • Will it protect or enhance the significance of designated heritage assets? • Will it protect or enhance the significance of non-designated heritage assets? • Will it promote local cultural distinctiveness? • Will it help to conserve historic buildings, places and spaces that enhance local distinctiveness, character and appearance through sensitive adaptation and re-use? • Will it improve and promote access to buildings and landscapes of historic/cultural value? • Will it recognise, conserve and enhance the inter-relationship between the historic and natural environment? 		<p>Chelmsford's cultural heritage is a key feature of the local authority area, as indicated by the National Heritage List for England which includes 1,011 listed buildings (including 20 Grade I, 43 Grade II* and 948 Grade II), 19 scheduled monuments, 25 conservation areas and 6 registered parks and gardens within the Chelmsford City Area. Employment development has the potential to adversely affect these assets as well as other non-designated assets that contribute to the character of the City Area.</p> <p>Adverse effects on these historic and cultural assets may be felt during construction and also in the longer term once development has been completed. Effects may be direct (where development involves the loss of, or alteration to, assets) or indirect (where elements which contribute to the significance of assets are harmed). However, the likelihood of these effects occurring and their magnitude will be dependent on the type, location and design of new development.</p> <p>New employment development could have a positive effect on this objective for example, where it supports heritage-led development.</p> <p>Overall, the employment land requirement has been assessed as having a mixed positive and negative effect on this objective, although the magnitude of effect will be dependent in part on the location of new development.</p> <p>Assumptions</p> <ul style="list-style-type: none"> • None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> • The form and function of any development will have the potential to enhance or detract from designated heritage and cultural assets and/or their settings.
<p>14. Landscape and Townscape: To conserve and enhance landscape character and townscapes.</p>	<ul style="list-style-type: none"> • Will it conserve and enhance landscape character and townscapes? • Will it promote high quality design in context with its urban and rural landscape? • Will it avoid inappropriate development in the Green Belt and ensure the Green Belt endures? 	+/-/?	<p>Likely Significant Effects</p> <p>There are no national landscape designations affecting the Chelmsford City Area. However, employment development is likely to result in adverse effects on landscape character. Effects may be felt during construction and once development is complete, although the likelihood of adverse effects occurring and their magnitude will be dependent on the scale, density and location of new development in the context of the landscape sensitivity of the receiving environment.</p> <p>The baseline analysis presented in Section 3 highlights that the built form and scale of the City Centre is a product of historic evolution. It notes that the City Centre has areas of distinct built character based on history, townscapes and use, all requiring the reinforcement</p>

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SA Objective	Guide Questions	Score	Commentary
	<ul style="list-style-type: none"> • Will it help to conserve and enhance the character of the undeveloped coastline? • Will it avoid inappropriate erosion to the Green Wedge? 		<p>of their sense of place. With regard to South Woodham Ferrers, meanwhile, the analysis highlights the unique character of the town. Employment development has the potential to adversely affect the character of these areas during construction and once development is complete. However, there may also be potential for new development to enhance the quality of the built environment and to improve townscapes, particularly where brownfield sites are redeveloped (although as noted previously, there are only a limited number of brownfield sites that have not already been earmarked for future development in the City Area).</p> <p>Overall, the employment land requirement has been assessed as having a mixed positive and negative effect on this objective, although the magnitude of effect will be dependent in part on the location and design of new development.</p> <p>Assumptions</p> <ul style="list-style-type: none"> • None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> • The exact location of future development, the quality of the receiving landscapes and the proximity of sensitive receptors.

Strategic Policy S7 – Spatial Strategy

SA Objective	Guide Questions	Score	Commentary
<p>1. Biodiversity and Geodiversity: To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.</p>	<ul style="list-style-type: none"> • Will it conserve and enhance international designated nature conservation sites (Special Areas of Conservation, Special Protection Areas and Ramsars)? • Will it conserve and enhance nationally designated nature conservation sites such as Sites of Special Scientific Interest? • Will it conserve and enhance Local Nature Reserves, Local Wildlife Sites and Ancient Woodland? • Will it avoid damage to, and protect, geologically important sites? • Will it conserve and enhance species diversity, and in particular avoid harm to indigenous species of principal importance, or priority species and habitats? • Will it provide opportunities for new habitat creation or restoration and link existing habitats as part of the development process? • Will it enhance ecological connectivity and maintain and improve the green infrastructure network, providing green spaces that are well connected and biodiversity rich? • Will it provide opportunities for people to access the natural environment including green and blue infrastructure? 	<p>+/-?</p>	<p>Likely Significant Effects</p> <p>The Crouch and Roach Estuaries (Mid-Essex Coast Phase 3) Special Protection Area (SPA), Ramsar and Site of Special Scientific Interest (SSSI) and the Essex Estuaries Special Area of Conservation (SAC) extend around three sides of South Woodham Ferrers. There are also a number of SSSIs to the east and west of the Chelmsford Urban Area (including Newney Green Pit to the west and Blake’s Wood & Lingwood Common, Woodham Walter Common and Danbury Common to the east) and to the south of Great Leighs (the River Ter SSSI). In addition to these European and nationally designated sites, there are a number of Local Nature Reserves (LNRs), Essex Wildlife Trust Nature Reserves and Wildlife Sites within and adjacent to the settlements including a Wildlife Site to the north of South Woodham Ferrers. Whilst it is assumed that new development would not be located on land designated for nature conservation (or where sites include such designations, appropriate mitigation is implemented), there is the potential for indirect adverse effects on these sites (for example, due to disturbance arising from increased recreational activity, emissions to air, impacts on water quality and wild bird and mammal loss from cat predation). In this regard, the HRA of the Review of the Local Plan Preferred Options highlights that those European sites that are associated with the Mid-Essex coast estuaries (i.e. Crouch and Roach Estuaries SPA / Ramsar; Blackwater Estuary SPA / Ramsar; Foulness SPA / Ramsar; Dengie SPA / Ramsar; and the associated areas of the Essex Estuaries SAC) plus the Thames Estuary and Marshes SPA / Ramsar and Benfleet and Southend Marshes SPA / Ramsar are potentially vulnerable to regional ‘in combination’ effects due to visitor pressure, to which the Local Plan will contribute. The HRA also identifies that growth has the potential to contribute to ‘in combination’ air quality effects on sensitive sites (principally Epping Forest SAC). However, further assessment through the HRA has demonstrated that the ‘in combination’ contribution of the Local Plan is likely to be too small to be ‘significant’.</p> <p>It is recognised that in some cases brownfield land can have significant biodiversity value although it is considered that, on balance, development of brownfield sites will help minimise the risk of both direct (e.g. the loss of habitat) and indirect (e.g. noise and emissions) impacts on habitats and species. Notwithstanding the above, development requirements and the limited number of brownfield sites that have not already been earmarked for future development in the Chelmsford City Area means that greenfield land adjacent to the urban areas of Chelmsford (including East of Great Baddow / North of Sandon, West of Chelmsford, and North of Broomfield) and South Woodham Ferrers, Great Leighs, Danbury, Bicknacre, Ford End, East Hanningfield, Writtle and Galleywood will be required (it is also noted that new development in other locations to meet local needs and which is in</p>

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SA Objective	Guide Questions	Score	Commentary
			<p>accordance with the Local Plan Spatial Principles and Strategic Policies can be allocated through relevant Neighbourhood Plans where appropriate and justified).</p> <p>The maintenance of the existing Green Wedge within the City Area , allied with the delivery of sustainable urban extensions, could help to both minimise adverse effects on biodiversity associated with new development and deliver enhancements by extending the City Area’s green infrastructure network.</p> <p>Overall, the Spatial Strategy has been assessed as having a mixed positive and negative effect on this objective. However, due to the potential for adverse effects on designated sites and the expected scale of greenfield land required to support growth, the magnitude of negative effect on this objective is uncertain.</p> <p>Assumptions</p> <ul style="list-style-type: none"> It is assumed that new development would not be located on land designated for nature conservation (or where new development includes such designations, appropriate mitigation will be implemented to ensure no direct effects). It is assumed that, on balance, the biodiversity value of brownfield sites is less than that of greenfield land. <p>Uncertainties</p> <ul style="list-style-type: none"> The exact biodiversity value of sites is unknown.
<p>2. Housing: To meet the housing needs of the Chelmsford City Area and deliver decent homes.</p>	<ul style="list-style-type: none"> Will it meet the City’s objectively assessed housing need, providing a range of housing types to meet current and emerging need for market and affordable housing? Will it reduce the level of homelessness? Will it help to ensure the provision of good quality, well designed homes? Will it deliver pitches required for Gypsies and Travellers and Travelling Showpeople? 	<p>++</p>	<p>Likely Significant Effects</p> <p>The Spatial Strategy would deliver the majority of the City Area’s new housing allocations across three Growth Areas as identified below.</p> <p>Growth Area 1 – Central and Urban Chelmsford = 4,476 new homes, 5 Travelling Showpeople plots and 9,000 sqm of net new employment space.</p> <p>Growth Area 2 – North Chelmsford – 7,201 new homes, 10 Traveller pitches, 5 Travelling Showpeople plots and 66,446 sqm of office/business park focused employment space. The largest site within Growth Area 2 is the Chelmsford Garden Community, which would provide 5,569 new homes, 10 Traveller pitches, and 56,946 sqm of office/business park employment development.</p> <p>Growth Area 3 – South and East Chelmsford – 4,423 homes, 20 Traveller Pitches and 18 Travelling Showpeople plots and 87,200 sqm of office employment space. The largest site</p>

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SA Objective	Guide Questions	Score	Commentary
			<p>within Growth Area 3 is the Hammonds Farm site, which would provide 3,000 homes, 20 Traveller pitches, 13 Travelling Showpeople plots and 43,000 sqm of employment space.</p> <p>Whilst there is the potential that specific local housing needs in other areas will not be met under the Spatial Strategy, it is noted that new development to meet local needs and which is in accordance with the Local Plan Spatial Principles and Strategic Policies can be allocated through relevant Neighbourhood Plans where appropriate and justified. Opportunities for small-scale rural exception sites providing affordable homes to meet identified local needs will also be supported.</p> <p>Overall, the Spatial Strategy has been assessed as having a significant positive effect on this objective.</p> <p>Assumptions</p> <ul style="list-style-type: none"> None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> The extent to which new housing development meets local needs will be dependent on the mix of housing delivered (in terms of size, type and tenure).
<p>3. Economy, Skills and Employment: To achieve a strong and stable economy which offers rewarding and well located employment opportunities to everyone.</p>	<ul style="list-style-type: none"> Will it provide a flexible supply of high quality employment land to meet the needs of existing businesses and attract inward investment? Will it maintain and enhance economic competitiveness? Will it strengthen the convenience shopping role in Chelmsford City Centre and ensure that the neighbourhood and local centres continue to perform a strong convenience goods role which serves local needs? Will it support the growth of new sectors including those linked to the Anglia Ruskin University? 	++	<p>Likely Significant Effects</p> <p>The Spatial Strategy would focus employment growth (including retail provision) within several Growth Areas as identified below.</p> <p>Growth Area 1 – Central and Urban Chelmsford = 4,476 new homes, 5 Travelling Showpeople plots and 9,000 sqm of net new employment space.</p> <p>Growth Area 2 – North Chelmsford – 7,201 new homes, 10 Traveller pitches, 5 Travelling Showpeople plots and 66,446 sqm of office/business park focused employment space. The largest site within Growth Area 2 is the Chelmsford Garden Community, which would provide 5,569 new homes, 10 Traveller pitches, and 56,946 sqm of office/business park employment development.</p> <p>Growth Area 3 – South and East Chelmsford – 4,423 homes, 20 Traveller Pitches and 18 Travelling Showpeople plots and 87,200 sqm of office employment space. The largest site within Growth Area 3 is the Hammonds Farm site, which would provide 3,000 homes, 20 Traveller pitches, 13 Travelling Showpeople plots Under the Spatial Strategy, employment development would be principally provided as part of larger mixed use schemes (such as the Hammonds Farm and Chelmsford Garden Community sites) which would be expected to</p>

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SA Objective	Guide Questions	Score	Commentary
	<ul style="list-style-type: none"> Will it help to diversify the local economy? Will it provide good quality, well paid employment opportunities that meet the needs of local people? Will it improve the physical accessibility of jobs? Will it support rural diversification and economic development? Will it promote a low carbon economy? Will it reduce out-commuting? Will it improve access to training to raise employment potential? Will it promote investment in educational establishments? 		<p>help ensure that the opportunities created are easily accessible to prospective residents. Add in 16b?</p> <p>Development to the north east of Chelmsford has the potential to complement the Beaulieu and Channels development by providing employment opportunities for residents or by enabling prospective residents to access jobs created at this urban extension (which includes areas of search for one business park location to accommodate 56,946 sqm).</p> <p>Employment land provision, residential development and the delivery of supporting infrastructure within and adjacent to the Chelmsford Urban Area should ensure that the City continues to be a major driver of growth within the Heart of Essex sub-region. In this context, it is noted that the Employment Land Review (2023) found that the City Centre has a relatively limited supply of land to accommodate future growth.</p> <p>The Spatial Strategy defines Special Policy Areas within and around existing facilities and institutions to enable their operational and functional requirements to be planned in a strategic and phased manner. These Areas include: Chelmsford Racecourse, which is being developed as a major new racecourse and equestrian centre with supporting entertainment facilities; Broomfield Hospital, the largest employer in the Council's area; ARU Writtle, a long-established and nationally-recognised land-based technologies institution; Sandford Mill, a former water treatment works with the potential for mixed-use development incorporating a range of leisure development in conjunction with usage of the Chelmer and Blackwater Navigation; and RHS Gardens at Hyde Hall, a nationally-important scale landscape gardens and a key visitor attraction. This policy provision is expected to support the continued growth and expansion of these institutions/areas, generating economic benefits such as the provision of jobs, education and training and tourism development.</p> <p>Overall, the Spatial Strategy has been assessed as having a significant positive effect on this objective.</p> <p>Assumptions</p> <ul style="list-style-type: none"> None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> The extent to which job creation is locally significant will depend on the type of jobs created (in the context of the local labour market) and the recruitment policies of prospective employers.
<p>4. Sustainable Living and Revitalisation: To promote</p>	<ul style="list-style-type: none"> Will it support and enhance the City of Chelmsford by attracting new 	<p>++/-</p>	<p>Likely Significant Effects</p>

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SA Objective	Guide Questions	Score	Commentary
<p>urban renaissance and support the vitality of rural centres, tackle deprivation and promote sustainable living.</p>	<p>commercial investment and reinforcing the City’s attractiveness?</p> <ul style="list-style-type: none"> • Will it encourage more people to live in urban areas? • Will it enhance the public realm? • Will it enhance the viability and vitality of South Woodham Ferrers town centre and principal and local neighbourhood centres? • Will it tackle deprivation in the most deprived areas, promote social inclusion and mobility and reduce inequalities in access to education, employment and services? • Will it support rural areas by providing jobs, facilities and housing to meet needs? • Will it maintain and enhance community facilities and services? • Will it increase access to schools and colleges? • Will it enhance accessibility to key community facilities and services? • Will it align investment in services, facilities and infrastructure with growth? • Will it contribute to regeneration initiatives? • Will it foster social cohesion? 		<p>Focusing the majority of new residential and employment development in and adjacent to the Chelmsford Urban Area, the other Growth Areas, to the north of South Woodham Ferrers and at key service settlements should ensure that prospective residents and workers have good access to key services and facilities by virtue of the wide range of services and facilities these settlements provide and their good transport links. Development to the north east of Chelmsford also has the potential to complement the Beaulieu and Channels development by providing community facilities and services for residents or by enabling prospective residents to access facilities in this urban extension.</p> <p>There is a risk that growth could place pressure on existing community facilities and services, particularly in Great Leighs which has more limited existing provision. However, the preferred Spatial Strategy may also improve the viability of existing shops, services and facilities, commensurate with an increased local population. Additionally, there would be the delivery of a range of community facilities and services, alongside retail provision, at the key growth locations. This would be expected to help address increased demand arising from new development and could also benefit existing residents.</p> <p>There are pockets of deprivation across the Chelmsford City Area with some lower super output areas (LSOAs) being within the most deprived in the country. These LSOAs are predominantly focused within the Chelmsford Urban Area and include the wards of Marconi, Patching Hall and St Andrews. By focusing development within and adjacent to the Chelmsford Urban Area, the Spatial Strategy will help to promote the regeneration of brownfield sites, urban renaissance and address deprivation in these wards, although this will be dependent on the exact location of development and the extent to which it supports wider regeneration initiatives and meets local needs.</p> <p>More broadly, it is anticipated that, in directing growth and investment towards/adjacent to urban areas, the Spatial Strategy will enhance the City Centre (including the public realm) and the vitality and viability of South Woodham Ferrers town centre. However, there is the potential for the Spatial Strategy to result in a lack of investment in other settlements including service settlements, although it is noted that beyond the main settlements, the Council will support diversification of the rural economy.</p> <p>As noted above, preferred Spatial Strategy defines Special Policy Areas within and around existing facilities and institutions. These Areas include Broomfield Hospital and ARU Writtle. This is expected to support the continued growth and expansion of these institutions, generating benefits in terms of continued access to services and facilities.</p> <p>Overall, the Spatial Strategy has been assessed as having a mixed significant positive and negative effect on this objective.</p>

SA Objective	Guide Questions	Score	Commentary
			<p>Assumptions</p> <ul style="list-style-type: none"> None identified <p>Uncertainties</p> <ul style="list-style-type: none"> None identified.
<p>5. Health and Wellbeing: To improve the health and wellbeing of those living and working in the Chelmsford City Area.</p>	<ul style="list-style-type: none"> Will it avoid locating development where environmental circumstances could negatively impact on people's health? Will it maintain and improve access to green infrastructure, open space, leisure and recreational facilities? Will it maintain and enhance Public Rights of Way and Bridleways? Will it promote healthier lifestyles? Will it meet the needs of an ageing population? Will it support those with disabilities? Will it support the needs of young people? Will it maintain and enhance healthcare facilities and services? Will it align investment in healthcare facilities and services with growth to ensure that there is capacity to meet local needs? Will it encourage sustainable food production to reduce food miles, such as community gardens or allotments? Will it improve access to healthcare facilities and services? Will it promote community safety? Will it reduce actual levels of crime and anti-social behaviour? 	<p>++/-</p>	<p>Likely Significant Effects</p> <p>Whilst largely a significant positive effect in the long-term, there is potential for the construction of new development to have a negative effect on the health and wellbeing of residents and other sensitive receptors in close proximity to development sites and along transport routes within the City Area. Effects could include, for example, respiratory problems associated with construction traffic and dust. This may be more pertinent in sensitive areas such as locations with pre-existing health issues.</p> <p>In the longer term, there may be further adverse effects on health arising from, in particular, emissions to air associated with increased traffic movements. In this context, the baseline analysis presented in Section 3 of the SA Report highlights that the main source of air pollution in Chelmsford is road traffic emissions from major roads.</p> <p>Development focused on Chelmsford, South Woodham Ferrers and the new garden communities at North Chelmsford and East Chelmsford should realise relatively high levels of accessibility which will help to promote walking and cycling and thereby reduce emissions to air associated with car use, which may reduce car use and associated emissions to air. Allied with proposed improvements to highway circulation, public transport and walking and cycling (including through the Green Wedge), this is expected to generate a positive effect in relation to the promotion of healthy lifestyles and could help to reduce emissions to air associated with car use.</p> <p>The Chelmsford Open Space Study (2016) has found deficiencies in open space provision including in respect of amenity greenspace, parks and recreation grounds and play space, particularly within the urban areas. New open space and recreational facilities would be delivered alongside residential development as part of the proposed urban extensions. Together with protection of the existing Green Wedge, this could help to address these deficiencies and provide new opportunities, supporting the health and wellbeing of existing and prospective residents.</p> <p>The concentration of residential development within and adjacent to urban areas should help to ensure that prospective residents have easy access to health care facilities (by virtue of the close proximity of new development to these facilities or through public transport</p>

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SA Objective	Guide Questions	Score	Commentary
	<ul style="list-style-type: none"> • Will it reduce the fear of crime? • Will it promote design that discourages crime? 		<p>connections). There is a risk that demand arising from new residents may undermine the quality of existing services and facilities. In this regard, the GP-patient ratio data for the NHS Mid Essex Clinical Commissioning Group highlights that, as of 2014, ratios were 1,654 patients per Full Time Equivalent (FTE) GP. This is above the UK average of 1,580 patients per FTE. However, the preferred Spatial Strategy would be expected to deliver additional investment in primary healthcare facilities including the provision of new facilities as part of the proposed larger urban extensions. The Mid Essex Clinical Commissioning Group Annual Report 2022 identified a GP-patient ratio of 1,993, showing a worsening regarding this element of healthcare (though the population figures used only includes those registered to a GP currently).</p> <p>As noted above, the Spatial Strategy defines Special Policy Areas within and around existing facilities and institutions. These Areas include Broomfield Hospital which is expected to support the continued growth and expansion of the hospital to meet future demand.</p> <p>Overall, the Spatial Strategy has been assessed as having a mixed significant positive and negative effect on this objective.</p> <p>Assumptions</p> <ul style="list-style-type: none"> • None identified <p>Uncertainties</p> <ul style="list-style-type: none"> • None identified.
<p>6. Transport: To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.</p>	<ul style="list-style-type: none"> • Will it reduce travel demand and the distance people travel for jobs, employment, leisure and services and facilities? • Will it reduce out-commuting? • Will it encourage a shift to more sustainable modes of transport? • Will it encourage walking, cycling and the use of public transport? • Will it help to reduce traffic congestion and improve road safety? • Will it deliver investment in transportation infrastructure that 	+ + / -	<p>Likely Significant Effects</p> <p>The concentration of new residential and employment development in and adjacent to urban areas, the promotion of mixed use sustainable urban extensions and the delivery of strategic improvements to the walking/cycling network (including through the Green Wedge) are all likely to reduce the need to travel by car and encourage walking/cycling (as services and employment opportunities would be physically accessible). New development should also be well connected to the existing public transport network (including existing planned infrastructure such as the new rail station and transport hub to the north east of Chelmsford as part of the Beaulieu development). Development may also help to maintain existing, and stimulate investment in, new public transport provision. In this regard, it is noted that the Spatial Strategy includes two potential park and ride schemes (one located to the south west of Chelmsford around the A414 and the other located to the north east of Chelmsford</p>

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SA Objective	Guide Questions	Score	Commentary
	<p>supports growth in the Chelmsford City Area?</p> <ul style="list-style-type: none"> • Will it locate new development in locations that support and make best use of committed investment in strategic infrastructure? • Will it support the expansion, or provision of additional, park and ride facilities? • Will it enhance Chelmsford's role as a key transport node? • Will it reduce the level of freight movement by road? 		<p>around the A12 and A138). The delivery of local employment opportunities may also help to reduce out-commuting in the longer term.</p> <p>The Spatial Strategy would direct a proportion of the City Area's housing requirement to the key service settlements (within the identified Growth Areas) of Great Leighs, Broomfield, Bicknacre, and Danbury. This could result in increased car use given the existing size of the settlements and the more limited range of services and jobs they provide. However, new development does present an opportunity to enhance the sustainability of these settlements by supporting investment in community facilities and services.</p> <p>The baseline analysis presented in Section 3 of the IIA Report highlights that one of the City Area's strengths is its good connectivity to London. However, the high levels of both in and out-commuting experienced by the City Area is also an issue. Under the Spatial Strategy, an increase in population and households within the Chelmsford Urban Area in particular will generate more transport movements. Based on current trends, these movements are expected to be by car with a continuation of (net) out-commuting but substantial in-commuting. This could result in increased pressure on the road network, with congestion on the A12, A130 and A414 (a number of junctions on the strategic highway network have capacity constraints and pinch points) and on local road networks. In this regard, the 'Preferred Option Strategic & Local Junction Modelling' (January 2018) assessment found a number of routes where increases in congestion might be expected by 2036 under the local plan scenario. These include corridor routes approaching junctions with Parkway – notably the A1060 Rainsford Road and A1016 Rainsford Lane and Springfield Road in the vicinity of Victoria Road. The junction of Chignal Road and Roxwell Road is also modelled to experience greater levels of congestion as a result of development proposals in the west of Chelmsford.</p> <p>The Spatial Strategy could deliver a number of highways improvements including at the Army and Navy Junction and to the A132. Additionally, growth could facilitate the delivery of a Chelmsford North-East Bypass and other highways infrastructure improvements which would help to enhance connectivity to the strategic road network and alleviate congestion.</p> <p>Overall, the Spatial Strategy has been assessed as having a mixed significant positive and negative effect on this objective.</p> <p>Assumptions</p> <ul style="list-style-type: none"> • None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> • None identified.

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SA Objective	Guide Questions	Score	Commentary
<p>7. Land Use and Soils: To encourage the efficient use of land and conserve and enhance soils.</p>	<ul style="list-style-type: none"> • Will it promote the use of previously developed (brownfield) land and minimise the loss of greenfield land? • Will it avoid the loss of agricultural land including best and most versatile land? • Will it reduce the amount of derelict, degraded and underused land? • Will it encourage the reuse of existing buildings and infrastructure? • Will it prevent land contamination and facilitate remediation of contaminated sites? 	+/-	<p>Likely Significant Effects</p> <p>In order to assess the potential future development capacity in Chelmsford’s Urban Area, the Council has undertaken detailed assessments to calculate the type and level of development that could come forward. The Spatial Strategy would support the redevelopment of brownfield sites in the Chelmsford Urban Area and Growth Areas.</p> <p>Notwithstanding the above, development requirements and the limited number of brownfield sites that have not already been earmarked for future development in the City Area mean that greenfield land adjacent to the urban areas of Chelmsford (including East of Great Baddow / North of Sandon, West of Chelmsford and North of Broomfield) and South Woodham Ferrers, Great Leighs, Danbury, Bicknacre, Ford End, East Hanningfield, Writtle and Galleywood would be required to deliver approximately 80% of new development (greenfield/mixed greenfield and brownfield sites).. Allied with the potential construction of a Chelmsford North-East Bypass (as well as other infrastructure), the area of greenfield land required over the plan period is expected to be significant.</p> <p>Overall, the Spatial Strategy has been assessed as having a mixed positive and significant negative effect on this objective.</p> <p>Assumptions</p> <ul style="list-style-type: none"> • None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> • None identified.
<p>8. Water: To conserve and enhance water quality and resources.</p>	<ul style="list-style-type: none"> • Will it result in a reduction of run-off of pollutants to nearby water courses that lead to a deterioration of existing status and/or failure to achieve the objective of good status under the Water Framework Directive? • Will it improve ground and surface water quality? • Will it reduce water consumption and encourage water efficiency? • Will it ensure that new water/wastewater management 	+/-	<p>Likely Significant Effects</p> <p>The Water Cycle Study (2024) identifies some constraints with respect to water service infrastructure and the water environment to deliver development, likely to require that strategic water resource options and wastewater solutions are developed in advance of development coming forward. The draft Essex and Suffolk Water Resource Management Plan 2024 identifies that without further investment in things like expanding reservoirs and other sources of water, that demand for water will begin to outpace supply in the future (2030+). This is also due to changes in the rules governing how much water, water companies can take from existing sources that will come into force after 2030.</p> <p>Depending on the exact location of new development, the proximity to waterbodies and the prevailing quality of the waterbody, there is potential for adverse effects on water quality associated with construction activities (through, for example, accidental discharges or</p>

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SA Objective	Guide Questions	Score	Commentary
	<p>infrastructure is delivered in a timely manner to support new development?</p>		<p>uncontrolled surface water runoff from construction sites). Given the confluence of rivers within Chelmsford it could be considered that development will be within close proximity of a waterbody however, the Green Wedge within the City Area is defined by the valleys and flood plains for the Rivers Chelmer, Wid and Can which should reduce the likelihood of significant adverse effects in this regard. Further, it is assumed that the design of new development will include sustainable urban drainage systems (SuDS) to ensure that all subsequent rainfall will infiltrate surfaces rather than exacerbate any downstream flood risks (which also have temporary effects on water quality).</p> <p>Overall, the Spatial Strategy has been assessed as having a mixed positive and negative effect on this objective.</p> <p>Assumptions</p> <ul style="list-style-type: none"> • New development will increase water resource use within the City Area in both the short term during construction and in the longer term once development is complete. This has been considered as part of the appraisal of the preferred growth options. • It is assumed that the Council will liaise with Essex and Suffolk Water with regard to infrastructure requirements for future development. • Measures contained in the Essex and Suffolk Water Resources Management Plan would be expected to help ensure that future water resource demands are met. • There will be no development that will require diversion or modification of existing watercourses. However, if such measures are required, this could affect local water quality. <p>Uncertainties</p> <ul style="list-style-type: none"> • None identified.
<p>9. Flood Risk and Coastal Erosion: To reduce the risk of flooding and coastal erosion to people and property, taking into account the effects of climate change.</p>	<ul style="list-style-type: none"> • Will it help to minimise the risk of flooding to existing and new developments/infrastructure? • Will it manage effectively, and reduce the likelihood of, flash flooding, taking into account the capacity of sewerage systems? • Will it discourage inappropriate development in areas at risk from 	+/-	<p>Likely Significant Effects</p> <p>The baseline analysis presented in Section 3 of the SA Report highlights that flood risk is a potentially significant constraint to future development in the City Area with large parts of the Chelmsford Urban Area in particular being at risk of fluvial flooding. However, given requirements for proposals to be accompanied by a Flood Risk Assessment (FRA) where appropriate, it is considered unlikely that new development would be at significant risk of flooding, although this is dependent on the exact location of development.</p> <p>Large parts of South Woodham Ferrers are at risk of coastal flooding. However, land to the north of the town, and which is identified as an area for growth, is in Flood Zone 1. Flood</p>

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SA Objective	Guide Questions	Score	Commentary
	<p>flooding and promote the sequential test?</p> <ul style="list-style-type: none"> Will it ensure that new development does not give rise to flood risk elsewhere? Will it deliver Sustainable Drainage Systems (SUDs) and promote investment in flood defences that reduce vulnerability to flooding? Will it encourage the use of multifunctional areas and landscape design for drainage? Will it help to discourage inappropriate development in areas at risk from coastal erosion? Will it help to manage and reduce the risks associated with coastal erosion and support the implementation of the Essex and South Suffolk Shoreline Management Plan? 		<p>risk adjacent to the Chelmsford Urban Area is more limited and is unlikely to be a significant constraint to development at urban extensions.</p> <p>Environment Agency flood maps indicate that surface water flooding is a potential constraint within the main urban areas of Chelmsford and South Woodham Ferrers. Some land adjacent to the main urban areas and around Great Leighs are also at risk of surface water flooding. In this context, the loss of greenfield land could lead to an increased risk of flooding off site (as a result of the increase in impermeable surfaces). However, it can be reasonably assumed that new development proposals which may result in an increase in flood risk will be accompanied by an FRA and incorporate suitable flood alleviation measures (thereby minimising the risk of flooding).</p> <p>The City Area's existing Green Wedge is defined by the valleys and flood plains of the River Chelmer, Wid and Can. This could help to ensure that development is not located near to flood zones and provide space for flood waters to flow through and additional areas for future flood storage.</p> <p>Overall, the Spatial Strategy has been assessed as having a mixed positive and negative effect on this objective.</p> <p>Assumptions</p> <ul style="list-style-type: none"> It is assumed that, where appropriate, development proposals would be accompanied by a FRA and that suitable flood alleviation measures would be incorporated into the design of new development where necessary to minimise flood risk. The Local Planning Authority will apply a sequential risk-based approach, including the application of the 'exception test,' consistent with the NPPF. <p>Uncertainties</p> <ul style="list-style-type: none"> None identified.
<p>10. Air: To improve air quality.</p>	<ul style="list-style-type: none"> Will it maintain and improve air quality? Will it address air quality issues in the Army and Navy Air Quality Management Area and prevent new designations of Air Quality Management Areas? Will it avoid locating development in areas of existing poor air quality? 	+/-	<p>Likely Significant Effects</p> <p>There is the potential for the construction and operation of new development to have negative effects on air quality due to emissions generated from plant and HGV movements during construction. In the longer term, once development is complete, the increase in population will in-turn generate additional transport movements and associated emissions to air. In this regard, the baseline analysis presented in Section 3 of the SA Report indicates that the main source of air pollution in Chelmsford is road traffic emissions from major roads, notably the A12, A414, A138, A130 and B1016.</p>

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SA Objective	Guide Questions	Score	Commentary
	<ul style="list-style-type: none"> Will it minimise emissions to air from new development? 		<p>As noted above, the HRA identifies that growth supported by the Review of the Local Plan Preferred Options has the potential to contribute to ‘in combination’ air quality effects on sensitive sites (principally Epping Forest SAC). However, further assessment through the HRA has demonstrated that the ‘in combination’ contribution of the Local Plan is likely to be too small to be ‘significant’.</p> <p>As highlighted under the assessment against SA Objective 6, the concentration of new residential and employment development in and adjacent to urban areas, the promotion of mixed use sustainable urban extensions and the delivery of strategic improvements to the walking/cycling network (including through the Green Wedge) are all likely to reduce the need to travel by car and associated emissions to air. New development should also be well connected to the existing public transport network (including existing planned infrastructure such as the new rail station and transport hub to the north east of Chelmsford as part of the Beaulieu development). Development may also help to maintain existing, and stimulate investment in, new public transport provision. In this regard, it is noted that the Spatial Strategy includes two potential park and ride schemes (one located to the south west of Chelmsford around the A414 and the other located to the north east of Chelmsford around the A12 and A138) as well as highways improvements including to the Army and Navy Junction which may help to improve local air quality. The delivery of local employment opportunities may also help to reduce out-commuting in the longer term and associated emissions to air.</p> <p>The Spatial Strategy would direct a proportion of the City Area’s housing requirement to the key service settlements. This could result in increased car use given the existing size of the settlements and the more limited range of services and jobs they provide. However, new development does present an opportunity to enhance the sustainability of these settlements by supporting investment in community facilities and services.</p> <p>Overall, the Spatial Strategy has been assessed as having a mixed positive and negative effect on this objective.</p> <p>Assumptions</p> <ul style="list-style-type: none"> None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> None identified.

SA Objective	Guide Questions	Score	Commentary
<p>11. Climate Change: To minimise greenhouse gas emissions and adapt to the effects of climate change.</p>	<ul style="list-style-type: none"> • Will it minimise energy use and reduce or mitigate greenhouse gas emissions? • Will it plan or implement adaptation measures for the likely effects of climate change? • Will it support the delivery of renewable and low carbon energy and reduce dependency on non-renewable sources? • Will it promote sustainable design that minimises greenhouse emissions and is adaptable to the effects of climate change? 	<p>+</p>	<p>Likely Significant Effects</p> <p>The volume of greenhouse gas emissions associated with the Spatial Strategy are primarily influenced by the quantum of development to be accommodated in the City Area over the plan period and which has been appraised separately. Further, detailed Local Plan policies covering sustainable design as well as the scale of developments brought forward and competing priorities for developer contributions (relating to the viability of incorporating sustainable design techniques) will influence the scale of emissions.</p> <p>Notwithstanding the above, as noted in the assessment against SA Objective 6, the concentration of new residential and employment development in and adjacent to urban areas, the promotion of mixed use sustainable urban extensions and the delivery of strategic improvements to the walking/cycling network are all likely to reduce the need to travel by car and associated emissions to air including greenhouse gases. New development should also be well connected to the existing public transport network (including existing planned infrastructure such as the new rail station and transport hub to the north east of Chelmsford as part of the Beaulieu development). Development may also help to maintain existing, and stimulate investment in, new public transport provision. In this regard, it is noted that the Spatial Strategy includes two potential park and ride schemes (one located to the south west of Chelmsford around the A414 and the other located to the north east of Chelmsford around the A12 and A138). The delivery of local employment opportunities may also help to reduce out-commuting in the longer term.</p> <p>The Spatial Strategy would direct a proportion of the City Area’s housing requirement to key service settlements. This could result in increased car use given the existing size of the settlements and the more limited range of services and jobs they provide. However, new development does present an opportunity to enhance the sustainability of these settlements by supporting investment in community facilities and services.</p> <p>The delivery of urban extensions may present an opportunity to deliver district scale heating systems and which could promote renewable energy generation in the City Area. However, this will be dependent on site specific proposals.</p> <p>Overall, the Spatial Strategy has been assessed as having a positive effect on this objective.</p> <p>Assumptions</p> <ul style="list-style-type: none"> • None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> • None identified.

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SA Objective	Guide Questions	Score	Commentary
<p>12. Waste and Natural Resources: To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.</p>	<ul style="list-style-type: none"> • Will it minimise the demand for raw materials? • Will it promote the use of local resources? • Will it reduce minerals extracted and imported? • Will it increase efficiency in the use of raw materials and promote recycling? • Will it avoid sterilising minerals extraction sites identified by the Essex Minerals Local Plan? • Will it reduce waste arisings? • Will it increase the reuse and recycling of waste? • Will it support investment in waste management facilities to meet local needs? • Will it support the objectives and proposals of the Essex Minerals Local Plan? 	~	<p>Likely Significant Effects</p> <p>New development will result in increased resource use and the generation of waste in both the short term during construction and in the longer term once development is complete. This has been considered as part of the appraisal of development requirements and not here.</p> <p>Assumptions</p> <ul style="list-style-type: none"> • None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> • None identified.
<p>13. Cultural Heritage: To conserve and enhance the historic environment, cultural heritage, character and setting.</p>	<ul style="list-style-type: none"> • Will it help to conserve and enhance existing features of the historic environment and their settings, including archaeological assets? • Will it tackle heritage assets identified as being 'at risk'? • Will it promote sustainable repair and reuse of heritage assets? • Will it protect or enhance the significance of designated heritage assets? • Will it protect or enhance the significance of non-designated heritage assets? 	+/-/?	<p>Likely Significant Effects</p> <p>There are a number of designated cultural heritage assets within and in close proximity to the Chelmsford Urban Area, South Woodham Ferrers, Great Leighs, Great Baddow/Sandon, Bicknacre and Danbury. These assets include, for example: scheduled monuments (such as Moulsham Bridge in the City of Chelmsford, a Medieval saltern adjacent to Hawbush Creek in South Woodham Ferrers, Gubbion's Hall moated site in Great Leighs, the Icehouse in Danbury Country Park, Danbury Camp Hill Fort and a Medieval tile kiln in Danbury and Bicknacre Priory in Bicknacre); eight conservation areas within the Chelmsford Urban Area as well as Great Baddow and Sandon Conservation Areas; and a number of listed buildings and registered parks and gardens. There is the potential for these assets, as well as other non-designated assets that contribute to the character of the settlements and buried assets, to be adversely affected by new development. Adverse effects may be felt during construction and also in the longer term once development has been completed. Effects may be direct (where development involves the loss of, or alteration to, assets) or indirect (where elements which contribute to the significance of assets are harmed). However, the</p>

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SA Objective	Guide Questions	Score	Commentary
	<ul style="list-style-type: none"> Will it promote local cultural distinctiveness? Will it help to conserve historic buildings, places and spaces that enhance local distinctiveness, character and appearance through sensitive adaptation and re-use? Will it improve and promote access to buildings and landscapes of historic/cultural value? Will it recognise, conserve and enhance the inter-relationship between the historic and natural environment? 		<p>likelihood of these effects occurring and their magnitude will be dependent on the type, location and design of new development.</p> <p>Locating new development in close proximity to heritage assets may increase the accessibility of prospective residents to them, generating a positive effect on this objective. There may also be opportunities for heritage-led development which could serve to protect and enhance areas or buildings of historical, archaeological and cultural value and potentially enhance the setting of assets (for example, through the sensitive development of brownfield sites such as Sandford Mill).</p> <p>The implementation of the Spatial Strategy could aid the construction of a Chelmsford North-East Bypass and other infrastructure improvements. Their construction could affect buried archaeological remains and above ground assets along their routes although until the routes are determined this is uncertain.</p> <p>Overall, the Spatial Strategy has been assessed as having a mixed positive and negative effect on this objective, although some uncertainty remains.</p> <p>Assumptions</p> <ul style="list-style-type: none"> None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> The form and function of any development will have the potential to enhance or detract from designated heritage and cultural assets and/or their settings.
<p>14. Landscape and Townscape: To conserve and enhance landscape character and townscapes.</p>	<ul style="list-style-type: none"> Will it conserve and enhance landscape character and townscapes? Will it promote high quality design in context with its urban and rural landscape? Will it avoid inappropriate development in the Green Belt and ensure the Green Belt endures? Will it help to conserve and enhance the character of the undeveloped coastline? Will it avoid inappropriate erosion to the Green Wedge? 	+/-	<p>Likely Significant Effects</p> <p>The baseline analysis presented in Section 3 of the SA Report highlights that the built form and scale of the City Centre is a product of historic evolution. It notes that the City Centre has areas of distinct built character based on history, townscapes and use, all requiring the reinforcement of their sense of place. With regard to South Woodham Ferrers, meanwhile, the analysis highlights the unique character of the town. Development within and adjacent to the Chelmsford Urban Area and to the north of South Woodham Ferrers has the potential to adversely affect townscape character during construction and once development is complete, although this would be dependent on the scale, height and design of new development. The redevelopment of brownfield sites also, however, presents an opportunity to enhance the quality of the built environment and to improve townscapes.</p> <p>As noted above, development requirements and the limited number of brownfield sites that have not already been earmarked for future development in the Chelmsford City Area means that greenfield land will be brought forward for development. Allied with the potential</p>

SA Objective	Guide Questions	Score	Commentary
			<p>construction of a Chelmsford North-East Bypass (as well as other infrastructure), the area of greenfield land required over the plan period is therefore expected to be substantial. In consequence, there is the potential for significant negative effects on landscape character and visual amenity. However, the magnitude of adverse effects will be dependent on the exact location, density and design of new development in the context of the landscape sensitivity of the receiving environment. In this regard, it is noted that the Landscape Sensitivity and Capacity Assessment (2017) indicates that the vast majority of preferred sites are not within areas identified with a high landscape sensitivity or high visual sensitivity. It should also be noted that development would not be within the Green Belt or at locations that would harm the Green Wedge.</p> <p>Under the preferred Spatial Strategy, the existing Green Wedge would be largely retained. Together with the adoption of Garden City principles at Strategic Growth Sites 6 and 16a, these measures would be expected to help mitigate adverse effects on landscape character arising from new development and maintain separation between built-up areas.</p> <p>Overall, the Spatial Strategy has been assessed as having a mixed positive and negative effect on this objective.</p> <p>Assumptions</p> <ul style="list-style-type: none"> • None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> • None identified.

CHAPTER 6 - HOW WILL FUTURE DEVELOPMENT GROWTH BE ACCOMMODATED?

Strategic Policy S6 – Housing and Employment land requirements

Strategic Policy S7 – The Spatial Strategy

Strategic Policy S8 – Delivering Economic Growth

Strategic Policy S16 – Connectivity and Travel

Strategic Policy S9 – Infrastructure Requirements

Strategic Policy S10 – Securing Infrastructure and Impact Mitigation

Strategic Policy S11 – The Role of the Countryside

Strategic Policy S12 – The Role of the City, Towns and Neighbourhood Centres

Strategic Policy S17 – The Future of Chelmsford City Centre

Strategic Policy S13 – Monitoring and Review

Strategic Policies S6-S17: Creating Sustainable Development – Addressing Sustainability

SA Objective	S6	S7	S8	S9	S10	S11	S12	S13	S16	S17	Cumulative Effect	Commentary
<p>1. Biodiversity and Geodiversity: To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.</p>	-/?	+/-/?	-/?	+/-/?	+	++	0	0	-/?	+/?	+/-/?	<p>Likely Significant Effects</p> <p>Within the Chelmsford City Council administrative area (the City Area) there are three European sites: Crouch and Roach Estuaries (Mid-Essex Coast Phase 3) SPA; Crouch and Roach Estuaries Ramsar; and the Essex Estuaries SAC together with the Blackwater, Crouch, Roach and Colne Estuaries Marine Conservation Zone three additional sites within approximately 10km. In addition, there are eight Sites of Special Scientific Interest (SSSI), six Local Nature Reserves (LNRs) and 171 Local Wildlife Sites (LoWS). Policy S11 defines the role of the countryside and seeks to protect areas of ecological value from inappropriate development. The designation of the Green Wedge will also help to conserve and enhance biodiversity by protecting important habitats. Overall, this policy has been assessed as having a significant positive effect on this objective.</p> <p>Policy S8 prioritises the use of previously developed land in sustainable locations for employment development. However, greenfield releases will be required, which may have an effect on biodiversity. Policy S8 has therefore been assessed as having a negative effect on this objective,</p>

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SA Objective	S6	S7	S8	S9	S10	S11	S12	S13	S16	S17	Cumulative Effect	Commentary
												<p>although the magnitude of effect is uncertain and will be dependent on the exact location of development and the ecological value of sites.</p> <p>Policy S9 explicitly refers to supporting green infrastructure, which would have positive effect on this objective. However, the policy will also support development of a range of infrastructure, including significant transport projects, which may adversely affect biodiversity.</p> <p>Policy S16 seeks to create new infrastructure within Chelmsford, especially where it can promote active travel and more sustainable forms of transport. This infrastructure has the potential to compromise existing natural places, generating minor negative effects, though this is uncertain.</p> <p>Policy S17 is concerned with development within the Chelmsford City Centre. It is likely that there is not a considerable quantity of biodiversity assets within the City Centre, and any that do exist would be protected as open green/blue space (the Policy also seeks to protect such spaces). Policy S17 does seek to create new open spaces within the City Centre, which could have some minor biodiversity benefits, though the existing built environment could make this difficult/uncertain.</p> <p>Policies S12 and S13 have been assessed as having a neutral effect on this objective.</p> <p>Overall, the policies in this section are considered to have mixed positive and negative effects on this objective.</p> <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> • None identified (except those identified above). <p><u>Assumptions</u></p> <ul style="list-style-type: none"> • None identified.

APPENDIX H – APPRAISAL OF LOCAL PLAN POLICIES AND ALTERNATIVES CONSIDERED

SA Objective	S6	S7	S8	S9	S10	S11	S12	S13	S16	S17	Cumulative Effect	Commentary
<p>2. Housing: To meet the housing needs of the Chelmsford City Area and deliver decent homes.</p>	++	++	0	+	+	0	0	0	0	+	+	<p><u>Likely Significant Effects</u></p> <p>The preferred housing requirement makes provision for a minimum of 22,990 net new homes over the plan period at an average annual rate of 1,1210 net new homes per-year. This is in accordance with the City Area's assessed housing need as identified in the Strategic Housing Needs Assessment (2023).</p> <p>The implementation of Policy S9 will enable delivery of infrastructure and services in line with new development. This provision is considered to have a minor positive effect on this objective by ensuring housing is supported by commensurate infrastructure investment. Policy S10 will also ensure timely delivery of infrastructure to support new development. Policy S17 governs development within the Chelmsford City Centre and is seeking to ensure the City Centre is a good place to work and live, which would potentially improve any housing created within the centre and/or improve the lives of residents currently living within the City Centre.</p> <p>Policies S10, S13, S14, S15 and S16 have been assessed as having a neutral effect on this objective.</p> <p>Overall, the policies in this section are considered to have a mixed significant positive and minor negative effect on this objective, although some uncertainty remains.</p> <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> None identified. <p><u>Assumptions</u></p> <ul style="list-style-type: none"> None identified.

SA Objective	S6	S7	S8	S9	S10	S11	S12	S13	S16	S17	Cumulative Effect	Commentary
<p>3. Economy, Skills and Employment: To achieve a strong and stable economy which offers rewarding and well located employment opportunities to everyone.</p>	++	++	++	++	++	0	++	0	+	++	++/?	<p>Likely Significant Effects</p> <p>Policy S8 specifically supports economic growth through a flexible and market-responsive allocation of employment land. The policy seeks to (inter alia): safeguard allocated employment areas; support the growth of rural businesses; and support large new office development in the City Centre. In addition, the policy encourages links between businesses and the two university campuses in the area. By seeking to focus employment growth in locations well-served by public transport, this policy should also ensure that jobs are accessible. Overall, the policy has been assessed as having a significant positive effect on this objective.</p> <p>The implementation of Policy S9 and Policy S10 will enable the delivery of infrastructure and services in line with new development. This provision is considered to have a positive effect on this objective by ensuring employment development is supported by commensurate infrastructure investment and which could also help to attract inward investment. The delivery of infrastructure itself could also support the creation of employment opportunities. It is noted that the infrastructure listed in Policy S9 includes educational facilities, the delivery of which could help to ensure that there is sufficient schools capacity to accommodate future growth, and neighbourhood centres, which could support the City Area’s retail offer. Overall, Policies S9 and S10 have been assessed as having a significant positive effect on this objective.</p> <p>Chelmsford has a strong retail sector that supports over 10,000 jobs. The implementation of Policy S12 will ensure that development follows the town centre first approach, which concentrates retail development in Chelmsford City Centre, South Woodham Ferrers Town Centre and Principal and Local Neighbourhood Centres. This will support retail development in these locations, strengthening the role of the City Centre and will help to ensure that employment opportunities are accessible. This policy has therefore also been assessed as having a significant positive effect on this objective.</p> <p>Policy S16 would have minor positive effects through supporting the accessibility of employment/skills-based development that would be created within Chelmsford through have connectivity and travel requirements. Such improvements would also benefit any existing such development within Chelmsford.</p>

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SA Objective	S6	S7	S8	S9	S10	S11	S12	S13	S16	S17	Cumulative Effect	Commentary
												<p>Policy S17 would have significant positive effects as it encourages economic development within the Chelmsford City Centre.</p> <p>Policies S11 and S13 have been assessed as having a neutral effect on this objective.</p> <p>Overall, the policies in this section are considered to have a significant positive effect on this objective, although some uncertainty remains.</p> <p>Uncertainties</p> <ul style="list-style-type: none"> None identified (except those identified above). <p>Assumptions</p> <ul style="list-style-type: none"> None identified.
<p>4. Sustainable Living and Revitalisation:</p> <p>To promote urban renaissance and support the vitality of rural centres, tackle deprivation and promote sustainable living.</p>	+/-	++/-	++	++	++	+	++	0	++	++	++/-	<p>Likely Significant Effects</p> <p>Policy S8 will support rural businesses and reinforce the City Centre as a location for economic investment and growth. Similarly, Policy S12 will ensure that the vitality and vibrancy of the Designated Centres is maintained through a town centre first approach to main town centre uses. Both policies are expected to promote sustainable living and urban renaissance and may help to ensure that employment opportunities, facilities and services are accessible to all. In consequence, they have been assessed as having a significant positive effect on this objective.</p> <p>The implementation of Policy S9 will support the delivery of infrastructure and services in line with new development. This provision is considered to have a significant positive effect on this objective by ensuring new development is supported by commensurate infrastructure investment to make it sustainable. The policy may also support improvements to the public realm and help to address deprivation. Similarly, Policy S10 will ensure timely delivery of infrastructure, services and facilities to support new development.</p>

APPENDIX H – APPRAISAL OF LOCAL PLAN POLICIES AND ALTERNATIVES CONSIDERED

SA Objective	S6	S7	S8	S9	S10	S11	S12	S13	S16	S17	Cumulative Effect	Commentary
												<p>Policy S11 will indirectly contribute to ensuring most new development takes place within or around the urban areas and Key Service Settlements. This will help to ensure that development is accessible to key services and facilities as well as public transport thereby reducing the need to travel by car. This has been assessed as having a minor positive effect on this objective.</p> <p>Policy S16 seeks to ensure development is well connected by a variety of travel options and heavily pushes active travel, sustainable and renewable travel methods. A significant positive effect is identified.</p> <p>Policy S17 governs development within the Chelmsford City Centre, which specifically refers to the climate and sustainability, with the policy seeking to ensure development is sustainable. It also seeks to strengthen the City Centre. A significant positive effect is identified.</p> <p>Policy S15 has been identified as having a neutral effect on this objective.</p> <p>Overall, the policies in this section are considered to have a mixed significant positive and minor negative effect on this objective.</p> <p>Uncertainties</p> <ul style="list-style-type: none"> None identified. <p>Assumptions</p> <ul style="list-style-type: none"> None identified.
<p>5. Health and Wellbeing: To improve the health and wellbeing of those living and working in the</p>	+/- /?	++ /-	+	++ /-	++	+	+	0	++	+	++/-	<p>Likely Significant Effects</p> <p>Policy S9 is assessed as having a significant positive effect on this objective by enabling delivery of infrastructure and services in line with new development, including healthcare facilities, open space, green infrastructure, recreation provision, and cycle lanes and walking routes. This could help reduce emission here and have positive impacts on human health. Additionally, the provision of facilities and services alongside new development could reduce the need to travel and promote walking and</p>

APPENDIX H – APPRAISAL OF LOCAL PLAN POLICIES AND ALTERNATIVES CONSIDERED

SA Objective	S6	S7	S8	S9	S10	S11	S12	S13	S16	S17	Cumulative Effect	Commentary
Chelmsford City Area.												<p>cycling, thereby encouraging healthy lifestyles. The construction of some of the infrastructure required may have localised impacts on health for those close to the development sites. However, these effects are expected to be temporary and not significant. New development may place pressure on existing facilities and services such as healthcare.</p> <p>Policy S10 will help to ensure the timely delivery of infrastructure, services and facilities to meet this increased demand and has therefore also been assessed as having a significant positive effect on this objective. Similarly, Policy S16 would also have significant positive effects through promoting connectivity and travel by active, sustainable and renewable forms of travel and through encouraging the creation of electric vehicle infrastructure.</p> <p>The implementation of Policy S8 would help to retain employment land across the City Area and create further employment opportunities in the urban and rural areas. The implementation of Policy S12, meanwhile, will support vibrant and vital town centres. Together, these policies could ensure that employment opportunities and services facilities are accessible, helping to promote healthy lifestyles. There is also strong evidence showing that work is generally good for physical and mental health and well-being. In this context, these policies have been assessed as having a positive effect on this objective.</p> <p>By restricting development in the countryside, Policy S11 is expected to encourage growth in the Chelmsford Urban Area, South Woodham Ferrers the new Garden Communities and Key Service Settlements outside the Green Belt, thereby helping to ensure that development is accessible to healthcare facilities. Development in accessible locations may also help to promote walking and cycling. The protection of the Green Wedge will also provide opportunities for outdoor recreation, thereby supporting healthy and active lifestyles.</p> <p>Policy S17 governs development within the Chelmsford City Centre and seeks to ensure development is well connected and allows for active travel opportunities. A minor positive effect is identified.</p> <p>Policy S15 has been identified as having a neutral effect on this objective.</p> <p>Overall, the policies in this section are considered to have a mixed significant positive and minor negative effect on this objective.</p>

SA Objective	S6	S7	S8	S9	S10	S11	S12	S13	S16	S17	Cumulative Effect	Commentary
												<p>Uncertainties</p> <ul style="list-style-type: none"> None identified. <p>Assumptions</p> <ul style="list-style-type: none"> None identified.
<p>6. Transport: To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.</p>	+/- /?	++ /-	++ /-	++	++	+	++	0	++	+	++/-	<p>Likely Significant Effects</p> <p>Policy S8 specifically requires that employment development is located in sustainable locations well-served by existing or planned public transport provision. This is expected to help reduce the need to travel by car by ensuring that jobs are accessible. The creation of local employment opportunities could also help to reduce out-commuting from the City Area. However, development is likely to lead to an increase in vehicle movements both during construction and when complete. Therefore, a minor negative effect has also been identified.</p> <p>The Chelmsford City Area includes several primary road routes which can suffer from congestion on and around them. These roads include: the main A12, which connects Chelmsford to the M25 and London; the A130/A131, which runs north-south across Essex; and the A414. Chelmsford rail station is one of the busiest in the East of England, accommodating up to 7.5 million passenger trips per year.</p> <p>Policy S9 includes a range of transportation infrastructure development requirements including: potential additional Park and Ride sites to serve West Chelmsford and North East Chelmsford; cycle routes and footway improvements; bus priority and rapid transit measures; and highways improvements including a Chelmsford North East Bypass. The policy also supports public transport use, sustainable transport measures and other transport improvements in the locality or directly related to development. Once implemented, these measures will help to mitigate the adverse impacts of new development and would help to relieve existing congestion and promote sustainable modes of transport. Policy S9 has therefore been assessed as having a significant positive effect on this objective. Policy S10 will help to ensure the timely delivery of transport infrastructure and</p>

APPENDIX H – APPRAISAL OF LOCAL PLAN POLICIES AND ALTERNATIVES CONSIDERED

SA Objective	S6	S7	S8	S9	S10	S11	S12	S13	S16	S17	Cumulative Effect	Commentary
												<p>has therefore also been assessed as having a significant positive effect on this objective. Similarly, Policy S16 is focused on improving connectivity and travel, seeking to encourage a range of transport options and would therefore also have significant positive effects.</p> <p>The implementation of Policy S12 would ensure that retail development and other uses follow the 'town centre first' approach which contributes to the delivery of vibrant and viable town centres and is expected to reduce the need to travel to meet daily shopping needs/access jobs. Policy S12 has therefore been assessed as having a significant positive effect on this objective.</p> <p>As set out above, by restricting development in the countryside, Policy S11 is expected to encourage growth in and around existing built-up or urban areas. This will help to ensure that development is accessible to key services and facilities as well as public transport thereby reducing the need to travel by car. This has been assessed as having a positive effect on this objective.</p> <p>Policy S17 governs development within the Chelmsford City Centre and seeks to ensure development is well connected and allows for active travel opportunities. A minor positive effect is identified.</p> <p>Policy S15 has been identified as having a neutral effect on this objective.</p> <p>Overall, the policies in this section are considered to have a mixed significant positive and minor negative effect on this objective.</p> <p>Uncertainties</p> <ul style="list-style-type: none"> • None identified. <p>Assumptions</p> <ul style="list-style-type: none"> • None identified.

SA Objective	S6	S7	S8	S9	S10	S11	S12	S13	S16	S17	Cumulative Effect	Commentary
<p>7. Land Use and Soils: To encourage the efficient use of land and conserve and enhance soils.</p>	+/-	+/-	+/-	+/-	0	++	+	0	+/-	+	+/-	<p>Likely Significant Effects</p> <p>Policy S11 directs development to and around the urban areas and Designated Settlements, which is expected to support opportunities for the reuse of brownfield land in turn could help to protect agricultural land. This has been assessed as having a significant positive effect on this objective. The implementation of Policy S12, meanwhile, would support the City, Town and Neighbourhood Centres; concentrating retail development in towns and designated centres, which is also expected to encourage the reuse of previously developed land. This has been assessed as having a positive effect on this objective. Policy S17 is similar as it is focused on governing development within the Chelmsford City Centre and it is extremely likely that any development within this location would use previously developed land. A minor positive effect is identified.</p> <p>The implementation of Policy S8 will ensure that brownfield land is maximised in meeting employment need and prioritised in developing employment land. However, it is recognised that there are a limited number of brownfield sites that have not been earmarked for employment development and a large area of greenfield land will therefore be required to accommodate future growth. In consequence, a mixed positive and significant negative effect has been identified on this objective in respect of Policy S8.</p> <p>Policy S9 promotes (inter alia) the provision of green infrastructure and open space within new development. This is assessed as having a minor positive effect on this objective. However, the Policy also identifies the development of (inter alia) road improvement schemes, Park and Ride facilities, and education facilities as key infrastructure requirements. The development of this infrastructure will necessitate the development of greenfield land and a mixture of minor positive and significant negative effects are identified. Policy S16 is similar in that it encourages a range of travel options that would require associated infrastructure, which could take both brownfield and greenfield land to implement. The policy does protect several Green Wedge, however. A similar score of minor positive and significant negative effects is therefore identified for Policy S16.</p> <p>Policies S10 and S13 has been assessed as having a neutral effect on this objective.</p>

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SA Objective	S6	S7	S8	S9	S10	S11	S12	S13	S16	S17	Cumulative Effect	Commentary
												<p>Overall, the policies in this section are considered to have a mixed positive and significant negative effect on this objective.</p> <p>Uncertainties</p> <ul style="list-style-type: none"> None identified. <p>Assumptions</p> <ul style="list-style-type: none"> None identified.
<p>8. Water: To conserve and enhance water quality and resources.</p>	-	+/-	-	++	++	+	0	0	0	++	++/-	<p>Likely Significant Effects</p> <p>Together, Policy S9 and Policy S10 will help to ensure that development contributes towards the delivery of water supply and treatment infrastructure necessary to accommodate growth as well as green infrastructure (which can help to minimise surface water runoff). Both policies have therefore been assessed as having a significant positive effect on this objective.</p> <p>Policy S17 identifies a need for development along the River Can, River Chelmer, and Chelmer and Blackwater Navigation (where it is within the Chelmsford City Centre), should provide significant environmental improvements to the areas, helping to protect these important watercourses. A significant positive effect is therefore identified.</p> <p>The implementation of Policy S11, meanwhile, will help to protect open areas, including river corridors, which can contribute to protecting water quality. This has been assessed as having a minor positive effect on this objective.</p> <p>Economic growth will increase pressure on water resources. Therefore, Policy S8 has been assessed as having a negative effect on this objective.</p>

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SA Objective	S6	S7	S8	S9	S10	S11	S12	S13	S16	S17	Cumulative Effect	Commentary
												<p>Policies S12, S13 and S16 have been assessed as having a neutral effect on this objective.</p> <p>Overall, the policies in this section are considered to have a mixed significant positive and minor negative effect on this objective.</p> <p>Uncertainties</p> <ul style="list-style-type: none"> None identified. <p>Assumptions</p> <ul style="list-style-type: none"> None identified.
<p>9. Flood Risk and Coastal Erosion: To reduce the risk of flooding and coastal erosion to people and property, taking into account the effects of climate change.</p>	-/?	+/-	+/?	++	++	+	0	0	0	+	++/-	<p>Likely Significant Effects</p> <p>The baseline analysis highlights that flood risk is a potentially significant constraint to future development in the City Area with large parts of the Chelmsford Urban Area in particular being at risk of fluvial flooding and parts of South Woodham Ferrers at risk from coastal flooding.</p> <p>In this context, ensuring that economic growth is supported (Policy S8) may have an impact on flood risk, the requirement for sites to be in a sustainable location is likely to ensure flood risk is not increased (although this will be in part dependent on the exact location of development). The loss of greenfield land to support development could lead to an increased risk of flooding off site (as a result of the increase in impermeable surfaces). However, it can be reasonably assumed that new development proposals which may result in an increase in flood risk will be accompanied by an FRA and incorporate suitable flood alleviation measures (thereby minimising the risk of flooding). Overall, Policy S8 has been assessed as having a positive effect on this objective although the overall effect is uncertain dependent on location and design.</p> <p>Policy S9 specifically refers to the requirement for strategic flood defence measures for Chelmsford City Centre and may lead to other flood risk management measures being delivered in addition to green infrastructure which can help to manage flood risk. In consequence, this policy, together with Policy S10, are considered to have a significant positive effect on this objective. Policy S11, meanwhile, will help protect (inter alia) river</p>

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SA Objective	S6	S7	S8	S9	S10	S11	S12	S13	S16	S17	Cumulative Effect	Commentary
												<p>corridors, which often act as floodplains, thereby having a positive effect on this objective.</p> <p>Minor positive effects are identified for Policy S17 as it could see an improvement in the resilience of the built environment that is near to the rivers that run through the Chelmsford City Centre.</p> <p>Policies S12, S13 and S16 have been assessed as having a neutral effect on this objective.</p> <p>Overall, the policies in this section are considered to have a significant positive and minor negative effect on this objective.</p> <p>Uncertainties</p> <ul style="list-style-type: none"> None identified (except those noted above). <p>Assumptions</p> <ul style="list-style-type: none"> None identified.
10. Air: To improve air quality.	+/- /?	+/-	+/-	++	+	+/ ?	+/-	0	+/-	+/-	+/-	<p>Likely Significant Effects</p> <p>Policy S9 includes a range of transportation infrastructure development requirements including: potential additional Park and Ride sites to serve West Chelmsford and North East Chelmsford; cycle routes and footway improvements; bus priority and rapid transit measures; and highways improvements including a Chelmsford North East Bypass. The policy also supports public transport use, sustainable transport measures and other transport improvements in the locality or directly related to development. Once implemented, these measures will help to mitigate the adverse impacts of new development and would help to relieve existing congestion and promote sustainable modes of transport, generating positive air quality effects (although it is recognised that their construction could result in increased emissions to air in the short term). This policy also explicitly refers to improvements to the Army and Navy Junction, which may help to address existing air quality issues in this location, and the provision of green infrastructure and open space, which can help to improve local air</p>

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SA Objective	S6	S7	S8	S9	S10	S11	S12	S13	S16	S17	Cumulative Effect	Commentary
												<p>quality. Overall, Policy S9 has been assessed as having a significant positive effect on this objective.</p> <p>Policy S11 is expected to encourage growth primarily in and around the Chelmsford Urban Area, South Woodham Ferrers, at the new Garden Communities and other Key Service Settlements outside the Green Belt. This will help to ensure that the majority of new development is accessible to key services and facilities as well as public transport, reducing the need to travel by car and associated emissions to the air. However, dependent on the location of development, existing air quality issues in the urban area may be exacerbated. The policy also promotes the Green Wedge which could provide air quality benefits (as 'green lungs'). On balance, Policy S11 has been assessed as having a positive effect on this objective, although some uncertainty remains. Policy S10 will help to ensure the timely delivery of transport infrastructure and has therefore also been assessed as having a positive effect on this objective.</p> <p>Policy S8 specifically requires that employment development is located in sustainable locations well-served by existing or planned public transport provision. This is expected to help reduce the need to travel by car and associated emissions to air. The creation of local employment opportunities could also help to reduce out-commuting from the City Area. However, economic development is likely to lead to an overall increase in vehicle movements during both construction and operation. Overall, Policy S8 has also been assessed as having a minor positive and negative effect on this objective.</p> <p>Policy S12 is expected to have positive and negative effects. Whilst reinforcing town centres as the primary location for retail and other town centre use development it may reduce the number of journeys required to meet day-to-day needs and support sustainable transport methods. However, patterns of car use may lead to further emissions to air in these locations, thereby contributing negatively to air quality.</p> <p>Policy S16 would encourage active, sustainable, and renewable forms of travel, though it would also require the generation of air pollution through implementing associated infrastructure to facilitate these forms of travel. A mixture of minor positive and minor negative effects is therefore identified.</p> <p>Policy S17 would encourage a range of development within the Chelmsford City Centre, but the policy does also seek to encourage active and cleaner</p>

APPENDIX H – APPRAISAL OF LOCAL PLAN POLICIES AND ALTERNATIVES CONSIDERED

SA Objective	S6	S7	S8	S9	S10	S11	S12	S13	S16	S17	Cumulative Effect	Commentary
												<p>forms of transportation around the City Centre, which could help to improve air quality (as traffic emissions are often the biggest concern to city centres). A mixture of minor positive and minor negative effects is therefore identified.</p> <p>Policy S13 has been identified as having a neutral effect on this objective.</p> <p>Overall, the policies in this section are considered to have minor positive and negative effects on this objective.</p> <p>Uncertainties</p> <ul style="list-style-type: none"> None identified. <p>Assumptions</p> <ul style="list-style-type: none"> None identified.
<p>11. Climate Change: To minimise greenhouse gas emissions and adapt to the effects of climate change.</p>	+/- /?	+	+/-	++	+	+	+	0	+	+	+/-	<p>Likely Significant Effects</p> <p>Policy S9 includes a range of transportation infrastructure development requirements including: potential additional Park and Ride sites to serve West Chelmsford and North East Chelmsford; cycle routes and footway improvements; bus priority and rapid transit measures; and highways improvements including a Chelmsford North East Bypass. The policy also supports public transport use, sustainable transport measures and other transport improvements in the locality or directly related to development. Once implemented, these measures will help to mitigate the adverse impacts of new development and would help to relieve existing congestion and promote sustainable modes of transport, generating positive effects on greenhouse gas emissions. Policy S9 specifically refers to the requirement for strategic flood defence measures for Chelmsford City Centre and may lead to other flood risk management measures being delivered in addition to green infrastructure which can help to manage flood risk. In consequence, this policy is considered to have a significant positive effect on this objective. Policy S10 will help to ensure the timely delivery of transport infrastructure and required improvements and has therefore also been assessed as having a positive effect on this objective.</p>

APPENDIX H – APPRAISAL OF LOCAL PLAN POLICIES AND ALTERNATIVES CONSIDERED

SA Objective	S6	S7	S8	S9	S10	S11	S12	S13	S16	S17	Cumulative Effect	Commentary
												<p>Policy S11 is expected to encourage growth primarily in and around the Chelmsford Urban Area, South Woodham Ferrers, at the new Garden Communities and at the Key Service Settlements. This will help to ensure that the majority of new development is accessible to key services and facilities as well as public transport, reducing the need to travel by car and associated greenhouse gas emissions. The protection of these areas can also contribute to the mitigation of the effects of climate change, particularly through flood management. The policy has therefore been assessed as having a positive effect on this objective.</p> <p>Policy S8 specifically requires that employment development is located in sustainable locations well-served by existing or planned public transport provision. This is expected to help reduce the need to travel by car and associated greenhouse gas emissions. The creation of local employment opportunities could also help to reduce out-commuting from the City Area. However, economic development is likely to lead to an overall increase in vehicle movements during both construction and operation. Overall, Policy S8 has also been assessed as having a minor positive and negative effect on this objective.</p> <p>Policy S12 is expected to have positive effects. Reinforcing town centres as the primary location for retail and other town centre use development may reduce the number of journeys required to meet day-to-day needs and support sustainable transport methods.</p> <p>Policy S16 encourages a range of travel options but is highly encouraging of electric vehicle infrastructure and active travel methods. This can both encourage the use of electric vehicles and none polluting forms of travel. A minor positive effect is identified. Policy S17 is similar as it seeks to ensure that the Chelmsford City Centre is traversable by pedestrians, with walking and cycling stressed over car use.</p> <p>Policy S13 has been identified as having a neutral effect on this objective.</p> <p>Overall, the policies in this section are considered to have minor positive and negative effects on this objective.</p> <p>Uncertainties</p> <ul style="list-style-type: none"> The extent to which trends in car use, for example, can be stemmed and substituted with more sustainable modes of transport is uncertain.

APPENDIX H – APPRAISAL OF LOCAL PLAN POLICIES AND ALTERNATIVES CONSIDERED

SA Objective	S6	S7	S8	S9	S10	S11	S12	S13	S16	S17	Cumulative Effect	Commentary
												<p>Assumptions</p> <ul style="list-style-type: none"> None identified.
<p>12. Waste and Natural Resources: To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.</p>	-	-	-	-	0	0	0	0	-	-	-	<p>Likely Significant Effects</p> <p>Delivering economic growth (Policy S8) and supporting infrastructure delivery (Policy S9) will require the use of natural resources and raw materials during construction and operation and generate waste. Similarly, the requirements of policies S16 and S17 could result in the generation of waste and/or the use of natural resources and have thus also been scored as having a minor negative effect.</p> <p>Policies S10 - S13 have been identified as having a neutral effect on this objective.</p> <p>Overall, the policies in this chapter are therefore considered to have a negative effect on this objective.</p> <p>Uncertainties</p> <ul style="list-style-type: none"> None identified. <p>Assumptions</p> <ul style="list-style-type: none"> None identified.
<p>13. Cultural Heritage: To conserve and enhance the historic environment, cultural heritage,</p>	+/- /?	+/- /?	+/- /?	+/-	0	+	0	0	0	++	+/-/?	<p>Likely Significant Effects</p> <p>The cultural heritage of the Chelmsford City Area is a key asset. Employment development (Policy S8) may have a negative effect on cultural heritage but it could also bring forward improvements by, for example, heritage-led development. On balance, Policy S8 has been assessed as having a mixed positive and negative effect on this objective, although some uncertainty remains.</p> <p>Policy S9 identifies the delivery of green infrastructure, open spaces and public realm improvements as key infrastructure requirements. Green</p>

APPENDIX H – APPRAISAL OF LOCAL PLAN POLICIES AND ALTERNATIVES CONSIDERED

SA Objective	S6	S7	S8	S9	S10	S11	S12	S13	S16	S17	Cumulative Effect	Commentary
character and setting.												<p>infrastructure and open spaces often play a role in providing a setting for cultural heritage assets. However, the development of the full range of identified infrastructure could also have negative effects on cultural heritage dependent on location and design. The policy is therefore considered to have a positive and negative effect on this objective.</p> <p>Protecting the countryside (Policy S11) will concentrate development in and around the urban areas and Key Service and Service Settlements outside of the Green Belt where the City Area’s listed buildings and conservation areas are largely concentrated. This may increase pressure on these assets. However, protection of the countryside can also positively support the significance and setting of these assets and historic landscapes. Overall, this policy is considered to have a positive effect on this objective.</p> <p>Policy S17 seeks to specifically protect and enhance the cultural heritage of the Chelmsford City Centre, especially its rich Roman and Medieval history. A significant positive effect is identified.</p> <p>Policies S10, S12, S13 and S16 have been assessed as having a neutral effect on this objective.</p> <p>Overall, the policies in this section are considered to have minor positive and negative effects on this objective.</p> <p>Uncertainties</p> <ul style="list-style-type: none"> None identified (except those identified above). <p>Assumptions</p> <ul style="list-style-type: none"> None identified.
<p>14. Landscape and Townscape: To conserve and enhance landscape</p>	+/- /?	+/-	+/- /?	+/-	0	++	+	0	+/-	0	+/-/?	<p>Likely Significant Effects</p> <p>There are no national landscape designations in the Chelmsford City Area but the landscape plays a key role in supporting the natural environment quality of the area. Townscapes are varied and the City Centre has areas of distinct character areas based on history and land use.</p> <p>Delivering employment development (Policy S8) may have a negative effect on landscape and townscapes. Effects may be incurred during both</p>

APPENDIX H – APPRAISAL OF LOCAL PLAN POLICIES AND ALTERNATIVES CONSIDERED

SA Objective	S6	S7	S8	S9	S10	S11	S12	S13	S16	S17	Cumulative Effect	Commentary
character and townscapes.												<p>the construction and operational phases, although the likelihood of adverse effects occurring and their magnitude will be dependent on the scale, density and location of new development in the context of the landscape sensitivity of the receiving environment. However, there may also be potential for new development to enhance the quality of the built environment and to improve townscapes, particularly where brownfield sites are redeveloped (although as noted previously, there are only a limited number of brownfield sites). On balance, Policy S8 has been assessed as having a mixed positive and negative effect on this objective, although some uncertainty remains.</p> <p>Policy S9 identifies the delivery of green infrastructure, open spaces and public realm improvements as key infrastructure requirements. Green infrastructure and open spaces are central to the landscape and townscape of the City Area. However, the development of the full range of identified infrastructure could also have negative effects on landscape. The policy is therefore considered to have a positive and negative effect on this objective. Policy S16 would also encourage a range of travel methods that could both compromise and enhance local landscapes, generating a mixture of minor positive and negative effects.</p> <p>Policy S11 supports the protection of the countryside including through Green Belt, and the Green Wedge designations. This will help to maintain and potentially enhance landscape character and in consequence, the policy has been assessed as having a significant positive effect on this objective.</p> <p>Policy S12 will direct new retail development to the Designated Centres, within the urban area and existing built-up areas. This is considered to have a positive effect on protecting and conserving landscapes.</p> <p>Policies S10, S13 and S17 has been assessed as having a neutral effect on this objective.</p> <p>Overall, the policies in this section are considered to have positive and negative effects on this objective, although some uncertainty remains.</p> <p>Uncertainties</p> <ul style="list-style-type: none"> • None identified (except those identified above)



APPENDIX H – APPRAISAL OF LOCAL PLAN POLICIES AND ALTERNATIVES CONSIDERED

SA Objective	S6	S7	S8	S9	S10	S11	S12	S13	S16	S17	Cumulative Effect	Commentary
												<p>Assumptions</p> <ul style="list-style-type: none">None identified.

CHAPTER 8 - PROTECTING AND SECURING IMPORTANT ASSETS: SECURING THE RIGHT TYPE OF HOMES

Policy DM1 – Size and Type of Housing

Policy DM2 – Affordable Housing and Exception Sites

Policy DM3 – Gypsy, Traveller and Travelling Showpeople Sites

IIA Objective	DM1	DM2	DM3	Cumulative Effect	Commentary
<p>1. Biodiversity and Geodiversity: To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.</p>	0	?	0	0/?	<p>Likely Significant Effects</p> <p>Policy DM1 relates to the type and mix of housing as opposed to new development and has therefore been assessed as having a neutral effect on this objective.</p> <p>Policy DM2 (Part B) relates to rural exception sites and Policy DM3 relates to provision for Gypsies, Travellers and Travelling Showpeople. Whilst development associated with these policies could have adverse effects on biodiversity, this is uncertain and will be dependent on the exact scale and location of new development. However, it is noted that Policy DM2 includes criteria that only allows development where the site is not subject to any other overriding environmental or other planning constraints. The policy has therefore been assessed as uncertain as the potential for minor adverse effects remains. Policy DM3 includes criteria relating to only permitting sites that would not lead to the loss of, or adverse impact on, natural environment assets which is expected to mitigate adverse effects in this regard. Policy DM3 has therefore been assessed as having a neutral effect on this objective. The effect of Policy DM2 is considered to be more uncertain.</p> <p>The policies in this section are considered to have a neutral effect on this objective.</p> <p>Uncertainties</p> <ul style="list-style-type: none"> None identified (except those identified above). <p>Assumptions</p> <ul style="list-style-type: none"> None identified.

APPENDIX H – APPRAISAL OF LOCAL PLAN POLICIES AND ALTERNATIVES CONSIDERED

IIA Objective	DM1	DM2	DM3	Cumulative Effect	Commentary
<p>2. Housing: To meet the housing needs of the Chelmsford City Area and deliver decent homes.</p>	++	++	++	++	<p>Likely Significant Effects</p> <p>Policy DM1 will help to ensure that a suitable mix of housing that meets the identified needs of the area is provided on new sites of 10 or more dwellings. Additionally, the provision of adaptable homes on sites of 10 or more units will help meet the needs of those requiring enhanced access. A proportion of self-build plots and specialist retirement accommodation provision on large sites of 100 or more will enable the wider needs of the Chelmsford City Council administrative area (the City Area), and those of the aging population, to be met. This has been assessed as having a significant positive effect on this objective.</p> <p>The 2023 SHNA identifies a total annual affordable housing need in Chelmsford of 602 dwellings for rent per annum. The provision of 35% affordable housing on sites of 10 or more dwellings or a site area of 0.5ha or more. Policy DM2 will help to meet this need, enabling access the housing market in the Chelmsford City Area. This has been assessed as having a significant positive effect on this objective.</p> <p>The Gypsy and Traveller Accommodation Assessment covers the period 2023 to 2041 and identifies a requirement of 40 permanent Gypsy and Traveller pitches and 38 permanent Travelling Showpeople plots to be developed by 2033. Policy DM3 will help to meet this need and has therefore also been assessed as having a significant positive effect on this objective.</p> <p>Overall, the policies of this section will have a significant positive effect on this objective.</p> <p>Uncertainties</p> <ul style="list-style-type: none"> None identified. <p>Assumptions</p> <ul style="list-style-type: none"> None identified.
<p>3. Economy, Skills and Employment: To achieve a strong and stable economy which offers rewarding and well located employment</p>	+	+	0	+	<p>Likely Significant Effects</p> <p>The provision of an appropriate mix of housing (including affordable housing) will help to ensure that worker demand is met, supporting sustainable economic growth in the City Area. Policies DM1 and DM2 have therefore been assessed as having a positive effect on this objective.</p> <p>Policy DM3 has been assessed as having a neutral effect on this objective.</p> <p>Overall, the policies in this section are considered to have a minor positive effect on achieving this objective.</p>

IIA Objective	DM1	DM2	DM3	Cumulative Effect	Commentary
opportunities to everyone.					<p>Uncertainties</p> <ul style="list-style-type: none"> None identified. <p>Assumptions</p> <ul style="list-style-type: none"> None identified.
<p>4. Sustainable Living and Revitalisation: To promote urban renaissance and support the vitality of rural centres, tackle deprivation and promote sustainable living.</p>	++	++	++	++	<p>Likely Significant Effects</p> <p>Together, Policies DM1 and DM2 will ensure that Chelmsford's communities, including the growing ageing population, have access to an appropriate type and mix of new housing (including affordable housing) in accessible and sustainable locations. In-turn, this could help to tackle deprivation in the Chelmsford City Area. By requiring provision of onsite affordable housing, DM2 is also considered to help promote social inclusion. Policies DM1 and DM2 have therefore been assessed as having a significant positive effect on this objective.</p> <p>The implementation of Policy DM3 will also have a significant positive effect on this objective by supporting the provision of accommodation to meet the needs of Gypsies, Travellers and Travelling Showpeople requiring adequate community services and facilities are within reasonable travelling distance of new accommodation.</p> <p>Overall, the policies of this section have been assessed as having a significant positive effect on this objective.</p> <p>Uncertainties</p> <ul style="list-style-type: none"> None identified. <p>Assumptions</p> <ul style="list-style-type: none"> None identified.
<p>5. Health and Wellbeing: To improve the health and wellbeing of those living and working in</p>	+	0	+	+	<p>Likely Significant Effects</p> <p>Policy DM1 seeks to provide a mix of housing types and specifically requires specialist accommodation on larger sites, which will help to meet the needs of the elderly population and support those with disabilities. The Policy</p>

APPENDIX H – APPRAISAL OF LOCAL PLAN POLICIES AND ALTERNATIVES CONSIDERED

IIA Objective	DM1	DM2	DM3	Cumulative Effect	Commentary
the Chelmsford City Area.					<p>also seeks the delivery of at least 5% of new affordable dwellings to meet Government requirements for wheelchair user dwellings on sites over 30 units.</p> <p>Policy DM3 requires adequate community services and facilities, which may include healthcare facilities, to be within reasonable travelling distance of new accommodation and will ensure a suitable level of amenity for new residents and nearby residents. Being within a reasonable travelling distance to essential services may also support opportunities for walking and cycling.</p> <p>Policy DM2 has been assessed as having a neutral effect on this objective.</p> <p>Overall, these policies of this section have been assessed as having a positive effect on this objective.</p> <p>Uncertainties</p> <ul style="list-style-type: none"> None identified. <p>Assumptions</p> <ul style="list-style-type: none"> None identified.
<p>6. Transport: To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.</p>	0	+	+	+	<p>Likely Significant Effects</p> <p>Policy DM2 requires rural exception sites to be accessible to local services and facilities and adjacent to Defined Settlement Boundaries which may help to reduce the need to travel. This has been assessed as having a positive effect on this objective. Policy DM3, meanwhile, stipulates that proposals for Gypsy, Traveller and Travelling Showpeople sites will only be permitted where (inter alia) adequate community services and facilities are within a reasonable travelling distance and safe and convenient vehicle access can also be provided. This policy has therefore also been assessed as having a minor positive effect on this objective.</p> <p>Policy DM1 has been assessed as having a neutral effect on this objective.</p> <p>Overall, the policies in this section have been assessed as having a positive effect on this objective.</p> <p>Uncertainties</p> <ul style="list-style-type: none"> None identified.

APPENDIX H – APPRAISAL OF LOCAL PLAN POLICIES AND ALTERNATIVES CONSIDERED

IIA Objective	DM1	DM2	DM3	Cumulative Effect	Commentary
					<p>Assumptions</p> <ul style="list-style-type: none"> None identified.
<p>7. Land Use and Soils: To encourage the efficient use of land and conserve and enhance soils.</p>	0	?	?	?	<p>Likely Significant Effects</p> <p>Policy DM1 relates to the type and mix of housing as opposed to new development and has therefore been assessed as having a neutral effect on this objective.</p> <p>Policy DM2 Part B relates to rural exception sites whilst Policy DM3 concerns provision for Gypsies, Travellers and Travelling Showpeople. Whilst development associated with these policies could result in the loss of greenfield land, this is uncertain and will be dependent on the exact location of new development.</p> <p>Overall, the policies in this section have been assessed as having an uncertain effect on this objective.</p> <p>Uncertainties</p> <ul style="list-style-type: none"> None identified (except those identified above). <p>Assumptions</p> <ul style="list-style-type: none"> None identified.
<p>8. Water: To conserve and enhance water quality and resources.</p>	0	0	0	0	<p>Likely Significant Effects</p> <p>Policy DM1 relates to the type and mix of housing as opposed to new development and has therefore been assessed as having a neutral effect on this objective.</p> <p>Although rural exception site development (Policy DM2) and Gypsies, Travellers and Travelling Showpeople sites (Policy DM3) may have an impact on water resources and could affect water quality, in view of the likely scale of development, any effects are considered unlikely to be significant. It is noted that Policy DM3 requires that proposals are served by essential facilities including water and foul drainage and this policy also seeks to avoid adverse impacts on the natural environment which may include water bodies.</p>

APPENDIX H – APPRAISAL OF LOCAL PLAN POLICIES AND ALTERNATIVES CONSIDERED

IIA Objective	DM1	DM2	DM3	Cumulative Effect	Commentary
					<p>Overall, the policies of this section have been assessed as having a neutral effect on this objective.</p> <p>Uncertainties</p> <ul style="list-style-type: none"> None identified. <p>Assumptions</p> <ul style="list-style-type: none"> None identified.
<p>9. Flood Risk and Coastal Erosion: To reduce the risk of flooding and coastal erosion to people and property, taking into account the effects of climate change.</p>	0	0	+	+/?	<p>Likely Significant Effects</p> <p>Policy DM3 specifically prevents sites for Gypsies, Travellers and Travelling Showpeople being developed where there is an unacceptable risk of flooding. In consequence, this policy has been assessed as making a minor positive contribution to the achievement of this objective.</p> <p>Policies DM1 and DM2 have been assessed as having a neutral effect on this objective. Policy DM2 the site is not subject to any other overriding environmental or other planning constraints, which would include flood risk areas...</p> <p>Overall, the effect of the policies contained in this section on this objective is considered to be positive.</p> <p>Uncertainties</p> <ul style="list-style-type: none"> None identified (except that identified above). <p>Assumptions</p> <ul style="list-style-type: none"> None identified.

APPENDIX H – APPRAISAL OF LOCAL PLAN POLICIES AND ALTERNATIVES CONSIDERED

IIA Objective	DM1	DM2	DM3	Cumulative Effect	Commentary
<p>10. Air: To improve air quality.</p>	0	+	+	+	<p><u>Likely Significant Effects</u></p> <p>Policy DM2 requires rural exception sites to be accessible to local services and facilities and adjacent to Defined Settlement Boundaries which may help to reduce the need to travel and associated emission to air. Policy DM3, meanwhile, stipulates that proposals for Gypsy, Traveller and Travelling Show People sites will only be permitted where (inter alia) adequate community services and facilities are within a reasonable travelling distance. This policy has therefore also been assessed as having a minor positive effect on this objective.</p> <p>Policy DM1 has been assessed as having a neutral effect on this objective.</p> <p>Overall, the policies in this section have been assessed as having a positive effect on this objective.</p> <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> None identified. <p><u>Assumptions</u></p> <ul style="list-style-type: none"> None identified.
<p>11. Climate Change: To minimise greenhouse gas emissions and adapt to the effects of climate change.</p>	0	+	+	+	<p><u>Likely Significant Effects</u></p> <p>Policy DM2 requires rural exception sites to be accessible to local services and facilities and adjacent to Defined Settlement Boundaries which may help to reduce the need to travel and associated greenhouse gas emissions. Policy DM3, meanwhile, stipulates that proposals for Gypsy, Traveller and Travelling Show People sites will only be permitted where (inter alia) adequate community services and facilities are within a reasonable travelling distance. This policy has therefore also been assessed as having a minor positive effect on this objective.</p> <p>Policy DM1 has been assessed as having a neutral effect on this objective.</p> <p>Overall, the policies in this section have been assessed as having a positive effect on this objective.</p> <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> None identified. <p><u>Assumptions</u></p>

APPENDIX H – APPRAISAL OF LOCAL PLAN POLICIES AND ALTERNATIVES CONSIDERED

IIA Objective	DM1	DM2	DM3	Cumulative Effect	Commentary
					<ul style="list-style-type: none"> None identified.
<p>12. Waste and Natural Resources: To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.</p>	0	0	0	0	<p>Likely Significant Effects</p> <p>No significant affects have been identified in respect of this objective.</p> <p>Uncertainties</p> <ul style="list-style-type: none"> None identified. <p>Assumptions</p> <ul style="list-style-type: none"> None identified.
<p>13. Cultural Heritage: To conserve and enhance the historic environment, cultural heritage, character and setting.</p>	0	?	0	0/?	<p>Likely Significant Effects</p> <p>Policy DM1 relates to the type and mix of housing as opposed to new development and has therefore been assessed as having a neutral effect on this objective.</p> <p>Policy DM2 (Part B) concerns rural exception sites whilst Policy DM3 relates to provision for Gypsies, Travellers and Travelling Showpeople. Whilst development associated with these policies could have adverse effects on cultural heritage, this is uncertain and will be dependent on the exact scale and location of new development (although any effects are unlikely to be significant). However, it is noted that Policy DM2 includes criteria that only allows development where the site is not subject to any other overriding environmental or other planning constraints. The policy has therefore been assessed as uncertain as the potential for minor adverse effects remains. Policy DM3 includes criteria relating to avoiding the loss of, or adverse impact on, important historic assets which is expected to mitigate adverse effects in this regard.</p> <p>Overall, the policies in this section are considered to have a neutral effect on this objective, although some uncertainty remains.</p> <p>Uncertainties</p> <ul style="list-style-type: none"> None identified (except those noted above).

IIA Objective	DM1	DM2	DM3	Cumulative Effect	Commentary
					<p>Assumptions</p> <ul style="list-style-type: none"> None identified.
<p>14. Landscape and Townscape: To conserve and enhance landscape character and townscapes.</p>	0	?	0	0/?	<p>Likely Significant Effects</p> <p>Policy DM1 relates to the type and mix of housing as opposed to new development and has therefore been assessed as having a neutral effect on this objective.</p> <p>Policy DM2 (Part B) concerns rural exception sites whilst Policy DM3 relates to provision for Gypsies, Travellers and Travelling Showpeople. Whilst development associated with these policies could have adverse effects on landscape, this is uncertain and will be dependent on the exact scale and location of new development (although any effects are unlikely to be significant). However, it is noted that Policy DM2 includes criteria that only allows development where the site is not subject to any other overriding environmental or other planning constraints. The policy has therefore been assessed as uncertain as the potential for minor adverse effects remains. Policy DM3 includes criteria relating to the intrinsic character of the countryside and natural environment and also excludes sites in the Green Belt unless there are very special circumstances, which is expected to mitigate adverse effects in this regard.</p> <p>Overall, the policies in this section have been assessed as having a neutral effect on this objective.</p> <p>Uncertainties</p> <ul style="list-style-type: none"> None identified (except those noted above). <p>Assumptions</p> <ul style="list-style-type: none"> None identified.

CHAPTER 8 - PROTECTING AND SECURING IMPORTANT ASSETS: SECURING ECONOMIC GROWTH

Policy DM4 – Employment Areas and Rural Employment Areas

Policy DM5 – Designated Centres

IIA Objective	DM4	DM5	Cumulative Effect	Commentary
<p>1. Biodiversity and Geodiversity: To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.</p>	0	0	0	<p><u>Likely Significant Effects</u></p> <p>Policies DM4 and DM5 principally concern the protection of employment areas and town centre uses and do not propose new development. In consequence, the policies in this section have been assessed as having a neutral effect on this objective.</p> <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> None identified. <p><u>Assumptions</u></p> <ul style="list-style-type: none"> None identified.
<p>2. Housing: To meet the housing needs of the Chelmsford City Area and deliver decent homes.</p>	0	0	0	<p><u>Likely Significant Effects</u></p> <p>The policies of this section of the Local Plan have been assessed as having a neutral effect on this objective (although it is noted that Policy DM5 permits residential uses on upper floors within Primary and Secondary Frontages in the City Centre and South Woodham Ferrers and Neighbourhood Centre which could make a very small contribution to the achievement of this objective).</p> <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> None identified. <p><u>Assumptions</u></p> <ul style="list-style-type: none"> None identified.

APPENDIX H – APPRAISAL OF LOCAL PLAN POLICIES AND ALTERNATIVES CONSIDERED

IIA Objective	DM4	DM5	Cumulative Effect	Commentary
<p>3. Economy, Skills and Employment: To achieve a strong and stable economy which offers rewarding and well located employment opportunities to everyone.</p>	++	++	++	<p><u>Likely Significant Effects</u></p> <p>The Council's Economic Strategy (2017) provides an overview of the economy of the Chelmsford City Area. It highlights that Chelmsford has been a major driver of growth within the Heart of Essex sub-region, which comprises the local authority areas of Chelmsford, Brentwood and Maldon. The City contributes over £4.5 billion per year to the Essex economy through some 83,000 jobs and 8,715 businesses, with particular strengths in the financial and business services sectors, research and development, and advanced manufacturing. However, the Employment Land Review (2023) found that Chelmsford has a relatively limited supply of land to accommodate future growth, particularly in respect of office uses. In this context, Policy DM4 seeks to safeguard E(g), B-Class employment uses and employment generating 'sui generis' uses in Employment Areas and protect these areas from inappropriate non-Class B uses. This policy is therefore expected to help support the retention of businesses and jobs in the Chelmsford City Area and contribute to economic growth and investment. It has therefore been assessed as having a significant positive effect on this objective.</p> <p>The retention of retail uses within the Primary Shopping Areas of Chelmsford City Centre and South Woodham Ferrers Town Centre will contribute to the maintenance and strengthening of the City Area's retail offer. The retention of retail uses within the Principal and Local Neighbourhood Centres will also ensure that centres help meet local needs. This has been assessed as having a significant positive effect on this objective.</p> <p>The policies in this section are considered to have an overall significant positive effect on achieving this objective.</p> <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> None identified. <p><u>Assumptions</u></p> <ul style="list-style-type: none"> None identified,
<p>4. Sustainable Living and Revitalisation: To promote urban renaissance and support the vitality of rural centres, tackle deprivation and</p>	++	++	++	<p><u>Likely Significant Effects</u></p> <p>Policy DM4 will ensure that employment uses are retained on existing Employment Areas in the Chelmsford City Area, including within urban areas. This will contribute towards making the area attractive to inward investment, support the retention of accessible employment opportunities and contribute to urban renaissance. A significant positive effect has therefore been identified in respect of this objective.</p> <p>Policy DM5 will support the retention of retail uses within Chelmsford City Centre, South Woodham Ferrers Town Centre and the Neighbourhood Centres. This policy will therefore contribute directly towards maintaining and enhancing the vitality and vibrancy of these centres and will help to maintain accessibility to retail services. The policy has therefore been assessed as having a significant positive effect on this objective.</p> <p>Overall, the policies in this section are considered to have significant positive effect on the achievement of this objective.</p>

IIA Objective	DM4	DM5	Cumulative Effect	Commentary
promote sustainable living.				<p>Uncertainties</p> <ul style="list-style-type: none"> None identified. <p>Assumptions</p> <ul style="list-style-type: none"> None identified.
<p>5. Health and Wellbeing: To improve the health and wellbeing of those living and working in the Chelmsford City Area.</p>	+	+	+	<p>Likely Significant Effects</p> <p>The implementation of Policies DM4 and DM5 will help to retain employment land and support vibrant and vital town centres. This could serve to minimise the need to travel and encourage walking and cycling by ensuring that jobs and retail services are accessible, thereby helping to reduce emissions and encourage healthy lifestyles. Further, there is a strong evidence base showing that work is generally good for physical and mental health and well-being.</p> <p>Overall, the policies in this section are considered to have a minor positive effect on this objective.</p> <p>Uncertainties</p> <ul style="list-style-type: none"> None identified. <p>Assumptions</p> <ul style="list-style-type: none"> None identified.
<p>6. Transport: To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.</p>	+	+	+	<p>Likely Significant Effects</p> <p>The implementation of Policies DM4 and DM5 will help to retain employment land and support vibrant and vital town centres. This could serve to minimise the need to travel and encourage the use of public transport and walking and cycling by ensuring that jobs and retail services are accessible. It is also noted that Policy DM5 permits residential uses on upper floors within Primary and Secondary Frontages in the City Centre and South Woodham Ferrers and Neighbourhood Centre which could help to further reduce the need to travel (as residential uses in these locations would be accessible to range of jobs, services and facilities).</p> <p>Overall, the policies in this section are considered to have a minor positive effect on this objective.</p> <p>Uncertainties</p>

IIA Objective	DM4	DM5	Cumulative Effect	Commentary
				<ul style="list-style-type: none"> None identified. <p>Assumptions</p> <ul style="list-style-type: none"> None identified.
<p>7. Land Use and Soils: To encourage the efficient use of land and conserve and enhance soils.</p>	0	0	0	<p>Likely Significant Effects</p> <p>Policies DM4 and DM5 principally concern the protection of employment areas and town centre uses and do not propose new development. In consequence, the policies in this section have been assessed as having a neutral effect on this objective.</p> <p>Uncertainties</p> <ul style="list-style-type: none"> None identified. <p>Assumptions</p> <ul style="list-style-type: none"> None identified.
<p>8. Water: To conserve and enhance water quality and resources.</p>	0	0	0	<p>Likely Significant Effects</p> <p>Policies DM4 and DM5 principally concern the protection of employment areas and town centre uses and do not propose new development. In consequence, the policies in this section have been assessed as having a neutral effect on this objective.</p> <p>Uncertainties</p> <ul style="list-style-type: none"> None identified. <p>Assumptions</p> <ul style="list-style-type: none"> None identified.

APPENDIX H – APPRAISAL OF LOCAL PLAN POLICIES AND ALTERNATIVES CONSIDERED

IIA Objective	DM4	DM5	Cumulative Effect	Commentary
<p>9. Flood Risk and Coastal Erosion: To reduce the risk of flooding and coastal erosion to people and property, taking into account the effects of climate change.</p>	0	0	0	<p><u>Likely Significant Effects</u></p> <p>Policies DM4 and DM5 principally concern the protection of employment areas and town centre uses and do not propose new development. In consequence, the policies in this section have been assessed as having a neutral effect on this objective.</p> <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> None identified. <p><u>Assumptions</u></p> <ul style="list-style-type: none"> None identified.
<p>10. Air: To improve air quality.</p>	+	+	+	<p><u>Likely Significant Effects</u></p> <p>The implementation of Policies DM4 and DM5 will help to retain employment land and support vibrant and vital town centres. This could serve to minimise the need to travel and encourage the use of public transport and walking and cycling thereby helping to reduce emissions to air. It is also noted that Policy DM5 permits residential uses on upper floors within Primary and Secondary Frontages in the City Centre and South Woodham Ferrers and Neighbourhood Centre which could help to further reduce the need to travel (as residential uses in these locations would be accessible to a range of jobs, services and facilities).</p> <p>Overall, the policies in this section are considered to have a minor positive effect on this objective.</p> <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> None identified. <p><u>Assumptions</u></p> <ul style="list-style-type: none"> None identified.
<p>11. Climate Change: To minimise greenhouse gas emissions and adapt</p>	+	+	+	<p><u>Likely Significant Effects</u></p> <p>The implementation of Policies DM4 and DM5 will help to retain employment land and support vibrant and vital town centres. This could serve to minimise the need to travel and encourage the use of public transport and walking and cycling thereby helping to reduce associated greenhouse gas emissions. It is also noted that Policy DM5 permits residential uses on upper floors within Primary and Secondary Frontages in the City Centre and South Woodham Ferrers and Neighbourhood Centre</p>

IIA Objective	DM4	DM5	Cumulative Effect	Commentary
to the effects of climate change.				<p>which could help to further reduce the need to travel (as residential uses in these locations would be accessible to a range of jobs, services and facilities).</p> <p>Overall, the policies in this section are considered to have a minor positive effect on this objective.</p> <p>Uncertainties</p> <ul style="list-style-type: none"> None identified. <p>Assumptions</p> <ul style="list-style-type: none"> None identified.
<p>12. Waste and Natural Resources: To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.</p>	0	0	0	<p>Likely Significant Effects</p> <p>Policies DM4 and DM5 principally concern the protection of employment areas and town centre uses and do not propose new development. In consequence, the policies in this section have been assessed as having a neutral effect on this objective.</p> <p>Uncertainties</p> <ul style="list-style-type: none"> None identified. <p>Assumptions</p> <ul style="list-style-type: none"> None identified.
<p>13. Cultural Heritage: To conserve and enhance the historic environment, cultural heritage, character and setting.</p>	0	+	+	<p>Likely Significant Effects</p> <p>Policy DM4 principally concerns the protection of employment areas and does not propose new development. In consequence, this policy has been assessed as having a neutral effect on this objective.</p> <p>Policy DM5 requires proposals for change of use within Primary and Secondary Frontages to provide a shop front with an active display function and entrances which relate well to the design of the host building and to the streetscene. This may support the conservation of historic assets, particularly the Conservation Areas in Chelmsford City Centre.</p> <p>Overall, the policies in this section are considered to have a minor positive effect on this objective.</p>

IIA Objective	DM4	DM5	Cumulative Effect	Commentary
				<p>Uncertainties</p> <ul style="list-style-type: none"> None identified. <p>Assumptions</p> <ul style="list-style-type: none"> None identified.
<p>14. Landscape and Townscape: To conserve and enhance landscape character and townscapes.</p>	0	+	+	<p>Likely Significant Effects</p> <p>Policy DM4 principally concerns the protection of employment areas and does not propose new development. In consequence, this policy has been assessed as having a neutral effect on this objective.</p> <p>Policy DM5 requires proposals for change of use within Primary and Secondary Frontages to provide a shop front with an active display function and entrances which relate well to the design of the host building and to the streetscene. This may support the conservation and enhancement of the City Area’s townscapes.</p> <p>Overall, the policies in this section are considered to have a minor positive effect on this objective.</p> <p>Uncertainties</p> <ul style="list-style-type: none"> None identified. <p>Assumptions</p> <ul style="list-style-type: none"> None identified.

CHAPTER 8 - PROTECTING AND SECURING IMPORTANT ASSETS: PROTECTING THE COUNTRYSIDE

Policy DM6 – New Development in the Green Belt

Policy DM7 – New Buildings and Structures in the Green Wedge

Policy DM8 – New Buildings and Structures in the Rural Area

Policy DM9 – Infilling the Green Belt, Green Wedge and Rural Area

Policy DM10 – Change of Use (Land and Buildings) and Engineering Operations

Policy DM11 – Extensions to Existing Buildings in the Green Belt, Green Wedge and Rural Area

Policy DM12 – Rural and Agricultural/Forestry Workers’ Dwellings

IIA Objective	DM6	DM7	DM8	DM9	DM10	DM11	DM12	Cumulative Effect	Commentary
<p>1. Biodiversity and Geodiversity: To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.</p>	+/?	+/?	+/?	+/?	+/?	+/?	+/?	++/?	<p>Likely Significant Effects</p> <p>The policies in this section of the Local Plan will make a significant contribution to the protection and enhancement of the Chelmsford City Council Administrative Area’s (the City Area’s) rich and varied natural environment and the biodiversity it supports. In particular, Policies DM6 – DM12 seek to conserve the Green Belt, Green Wedge and the Rural Area outside of the Green Belt, as designated in the Local Plan. This will serve to encourage the redevelopment of urban, brownfield sites, restrict inappropriate development of greenfield land and avoid adverse impacts on biodiversity (including designated nature conservation sites in these areas) in these areas. Through Green Wedge this policy will also support the provision of multifunctional, green infrastructure assets that provide important habitats and connectivity for a variety of species. Overall, this policy has been assessed as having a significant positive effect on this objective.</p>

APPENDIX H – APPRAISAL OF LOCAL PLAN POLICIES AND ALTERNATIVES CONSIDERED

IIA Objective	DM6	DM7	DM8	DM9	DM10	DM11	DM12	Cumulative Effect	Commentary
									<p>Policies DM7 to DM12 will together help to avoid inappropriate development in the Green Belt, Green Wedge and Rural Area and have therefore been assessed as having a positive effect on this objective. Whilst these policies do allow some limited types of development, its scale is considered unlikely to generate significant adverse effects on this objective, although some uncertainty remains.</p> <p>Overall, the policies in this section have been assessed as having a significant positive effect on this objective.</p> <p>Uncertainties</p> <ul style="list-style-type: none"> None identified (beyond that referred to above). <p>Assumptions</p> <ul style="list-style-type: none"> None identified.
<p>2. Housing: To meet the housing needs of the Chelmsford City Area and deliver decent homes.</p>	+	+	+	+	+	0	+	+/-?	<p>Likely Significant Effects</p> <p>The majority of the policies in this section are considered to have a minor positive effect on the achievement of this objective. Policies DM7, DM8 and DM9 would enable the development of affordable housing in the Green Belt, Green Wedge and Rural Areas. Policy DM9 would allow appropriate infilling in these areas whilst Policy DM10 would enable change of use to residential dwellings. Policy DM12, meanwhile, will enable development where there is a proven need for a rural or agricultural workers' dwelling and this cannot be met elsewhere.</p> <p>Through the designation and protection of Green Belt, Green and Rural Areas, Policy DM6 will help to encourage growth in the Chelmsford Urban Area, South Woodham Ferrers, Key Service Settlements and Service Settlements, helping to address needs in these localities. The protection of the countryside may, however, reduce the ability of the City Area to meet its housing needs, although this is uncertain. Notwithstanding this, it is noted that new development to meet local needs and which is in accordance with the Local Plan Spatial Principles and Strategic Policies can be allocated in all settlement categories</p>

APPENDIX H – APPRAISAL OF LOCAL PLAN POLICIES AND ALTERNATIVES CONSIDERED

IIA Objective	DM6	DM7	DM8	DM9	DM10	DM11	DM12	Cumulative Effect	Commentary
									<p>that comprise the Settlement Hierarchy through relevant Neighbourhood Plans where appropriate and justified.</p> <p>Policy DM11 has been assessed as having a neutral effect on this objective.</p> <p>Overall, the policies in this section are considered to have a mixed minor positive and negative effect on this objective.</p> <p>Uncertainties</p> <ul style="list-style-type: none"> None identified (except those identified above). <p>Assumptions</p> <ul style="list-style-type: none"> None identified.
<p>3. Economy, Skills and Employment: To achieve a strong and stable economy which offers rewarding and well located employment opportunities to everyone.</p>	+	+	+	+	0	0	+	+/-/?	<p>Likely Significant Effects</p> <p>It is anticipated that Policy DM6 will encourage growth in the Chelmsford Urban Area, South Woodham Ferrers, Key Service Settlements and Service Settlements, helping to ensure that existing and proposed employment opportunities are accessible. However, protection of the countryside may reduce the availability of potential employment sites, although this is uncertain. Overall, the policy has been assessed as having a mixed positive and negative effect on this objective, although some uncertainty remains.</p> <p>Policy DM9 allows (subject to conditions) the expansion of existing businesses in Rural Areas which is expected to help support the growth of the rural economy. Policies, DM7, DM8, DM9 and DM12, meanwhile, allow development associated with agriculture and forestry (including rural worker dwellings) and limited infilling in the Green Belt, Green Wedge and Rural Areas which will also be expected to help support the rural economy. Overall, these policies have been assessed as having a minor positive effect on this objective.</p> <p>Policies DM10 and DM11 have been assessed as having a neutral effect on this objective.</p>

APPENDIX H – APPRAISAL OF LOCAL PLAN POLICIES AND ALTERNATIVES CONSIDERED

IIA Objective	DM6	DM7	DM8	DM9	DM10	DM11	DM12	Cumulative Effect	Commentary
									<p>Overall, the policies in this section are considered to have a minor positive effect on achievement of this objective.</p> <p>Uncertainties</p> <ul style="list-style-type: none"> None identified (except those identified above). <p>Assumptions</p> <ul style="list-style-type: none"> None identified.
<p>4. Sustainable Living and Revitalisation: To promote urban renaissance and support the vitality of rural centres, tackle deprivation and promote sustainable living.</p>	+	+	+	+	+	0	+	+	<p>Likely Significant Effects</p> <p>Through the designation and protection of Green Belt, the Green Wedge and Rural Areas, Policy DM6 will help to encourage growth in the Chelmsford Urban Area, South Woodham Ferrers, Key Service Settlements and Service Settlements outside of the Green Belt (although new development to meet local needs and which is in accordance with the Local Plan Spatial Principles and Strategic Policies can be allocated through relevant Neighbourhood Plans where appropriate and justified). This may support urban renaissance and regeneration and help ensure that new development is accessible to a range of jobs, services and facilities. Policy DM6 has therefore been assessed as having a positive effect on this objective.</p> <p>Policies DM7, DM8 and DM9 would enable the development of affordable housing and community facilities and services and support rural businesses in the Green Belt, the Green Wedge and Rural Areas. Policy DM9 would allow appropriate infilling in these areas whilst Policy DM11 would enable change of use to residential dwellings. Policy DM12, meanwhile, will enable development where there is a proven need for a rural or agricultural workers' dwelling and this cannot be met elsewhere. Together, these policies are expected to help ensure that needs in rural areas are met and that appropriate economic growth is supported.</p> <p>Policy DM11 has been assessed as having a neutral effect on this objective.</p>

APPENDIX H – APPRAISAL OF LOCAL PLAN POLICIES AND ALTERNATIVES CONSIDERED

IIA Objective	DM6	DM7	DM8	DM9	DM10	DM11	DM12	Cumulative Effect	Commentary
									<p>Overall, the policies in this section are considered to have a positive effect on achieving this objective.</p> <p>Uncertainties</p> <ul style="list-style-type: none"> None identified. <p>Assumptions</p> <ul style="list-style-type: none"> None identified.
<p>5. Health and Wellbeing: To improve the health and wellbeing of those living and working in the Chelmsford City Area.</p>	+	+	+	0	0	0	0	+	<p>Likely Significant Effects</p> <p>Policies DM6, DM7, DM8 and DM9 seek to protect the Chelmsford City Area's Green Belt, the Green Wedge and Rural Areas but also allow appropriate sports and recreational facilities to be developed in these areas. This is expected to help maintain and enhance access to informal and formal recreation opportunities and the countryside, helping to promote healthy lifestyles. By restricting development in the countryside, these policies are also expected to encourage growth in Chelmsford Urban Area, South Woodham Ferrers, Key Service Settlements and Service Settlements outside of the Green Belt, thereby helping to ensure that development is accessible to healthcare facilities (although new development to meet local needs and which is in accordance with the Local Plan Spatial Principles and Strategic Policies can be allocated through relevant Neighbourhood Plans where appropriate and justified). Development in accessible locations may also help to promote walking and cycling. Whilst these policies could result in a lack of investment in the rural areas, it is noted that they allow for development in the countryside that secures the retention and / or enhancement of a community facility.</p> <p>The remaining policies in this section have been assessed as having a neutral effect on this objective.</p> <p>Cumulatively, the policies in this section are considered to have a positive effect on this objective.</p> <p>Uncertainties</p>

APPENDIX H – APPRAISAL OF LOCAL PLAN POLICIES AND ALTERNATIVES CONSIDERED

IIA Objective	DM6	DM7	DM8	DM9	DM10	DM11	DM12	Cumulative Effect	Commentary
									<ul style="list-style-type: none"> None identified. <p>Assumptions</p> <ul style="list-style-type: none"> None identified.
<p>6. Transport: To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.</p>	+	+	+	0	0	0	0	+	<p>Likely Significant Effects</p> <p>By restricting development in the countryside, Policy DM6 is expected to help encourage growth in urban areas (although as noted above, new development to meet local needs and which is in accordance with the Local Plan Spatial Principles and Strategic Policies can be allocated through relevant Neighbourhood Plans where appropriate and justified). This will help to ensure that development is accessible to key services and facilities as well as public transport thereby reducing the need to travel by car. This has been assessed as having a positive effect on this objective.</p> <p>Policies DM6, DM7 and DM8 would allow the development of local community facilities in rural areas where there is a demonstrable need (new development to meet local needs and which is in accordance with the Local Plan Spatial Principles and Strategic Policies can be allocated through relevant Neighbourhood Plans where appropriate and justified). The development of community facilities could enable access to facilities locally and therefore reduce the need to travel. The policies also support development of essential infrastructure, with Policy DM7 specifically identifying transport infrastructure as appropriate development in the Green Belt. This may contribute to improved transport infrastructure in the wider Chelmsford City Area. The policies are therefore assessed as having minor positive effects on this objective.</p> <p>The remaining policies in this section have been assessed as having a neutral effect on this objective.</p> <p>The policies in this section have been assessed as having a minor positive effect on this objective.</p> <p>Uncertainties</p> <ul style="list-style-type: none"> None identified.

APPENDIX H – APPRAISAL OF LOCAL PLAN POLICIES AND ALTERNATIVES CONSIDERED

IIA Objective	DM6	DM7	DM8	DM9	DM10	DM11	DM12	Cumulative Effect	Commentary
									<p>Assumptions</p> <ul style="list-style-type: none"> None identified.
<p>7. Land Use and Soils: To encourage the efficient use of land and conserve and enhance soils.</p>	+/-/?	+/-/?	+/-/?	-/?	+/-/?	-/?	0	+/-/?	<p>Likely Significant Effects</p> <p>Policy DM6 seeks to protect the Chelmsford City Area’s Green Belt, the Green Wedge and Rural Areas. Indirectly, this is expected to help encourage the reuse of previously developed sites in Chelmsford’s urban areas and Defined Settlements ahead of greenfield land and help to protect agricultural land.</p> <p>Part C of Policies DM7, DM8, DM9 would support the redevelopment of previously developed land in the Green Belt, the Green Wedge and Rural Areas. However, the policies would also allow some new build and replacement buildings, which could be developed on greenfield land. The policies have therefore been assessed as having a positive and negative effect on this objective, although the extent is uncertain.</p> <p>Policy DM11 supports the change of use of land and buildings, thereby supporting the development of brownfield land, but also would allow engineering operations, which may make use of greenfield land. The policy has therefore been assessed as having a positive and negative effect on this objective, although the extent is uncertain.</p> <p>The implementation of policies DM10 and DM11 could result in the loss of greenfield land. These policies have therefore been assessed as having a minor negative effect on this objective, although this is uncertain and will be dependent on the exact scale and location of new development.</p> <p>Policy DM12 only allows for development where the need cannot be met by re-using, extending or adapting an existing building on the holding and as such has been assessed as having a negligible effect.</p> <p>Cumulatively, the policies in this section are considered to have a positive and negative effect on this objective.</p> <p>Uncertainties</p>

APPENDIX H – APPRAISAL OF LOCAL PLAN POLICIES AND ALTERNATIVES CONSIDERED

IIA Objective	DM6	DM7	DM8	DM9	DM10	DM11	DM12	Cumulative Effect	Commentary
									<ul style="list-style-type: none"> None identified (beyond those above). <p>Assumptions</p> <ul style="list-style-type: none"> None identified.
<p>8. Water: To conserve and enhance water quality and resources.</p>	0	0	0	0	0	0	0	+	<p>Likely Significant Effects</p> <p>Policy DM6 seeks to protect the Chelmsford City Area’s Green Belt, the Green Wedge and Rural Areas. These areas can contribute to water storage and help filtration, generating beneficial effects in terms of water quality.</p> <p>Policies DM7 to DM9 allow the development of essential infrastructure in the Green Belt, the Green Wedge and Rural Areas, which could include Wastewater Treatment Works (WwTW) or improvements to the sewerage network. However, this is uncertain and therefore a neutral effect has been identified.</p> <p>The remaining policies in the section are considered to have a neutral effect on this objective.</p> <p>Overall, the policies in this section are considered to have minor positive effect on this objective.</p> <p>Uncertainties</p> <ul style="list-style-type: none"> None identified. <p>Assumptions</p> <ul style="list-style-type: none"> None identified.

APPENDIX H – APPRAISAL OF LOCAL PLAN POLICIES AND ALTERNATIVES CONSIDERED

IIA Objective	DM6	DM7	DM8	DM9	DM10	DM11	DM12	Cumulative Effect	Commentary
<p>9. Flood Risk and Coastal Erosion: To reduce the risk of flooding and coastal erosion to people and property, taking into account the effects of climate change.</p>	0	0	0	0	0	0	0	+	<p>Likely Significant Effects</p> <p>Policy DM6 seeks to protect the Chelmsford City Area’s Green Belt, the Green Wedge and Rural Areas. These areas contain a number of rivers and protection of this land will contribute to effective water storage and help manage the effects of flood risk. The policy will therefore positively contribute to delivery of this objective.</p> <p>Policies DM7 to DM9 allow the development of essential infrastructure in the Green Belt, the Green Wedge and Rural Areas, which could include flood defences. However, this is uncertain and therefore a neutral effect has been identified.</p> <p>The remaining policies in the section are considered to have a neutral effect on the objective.</p> <p>Overall, the policies in this section will make a positive contribution to achievement of this objective.</p> <p>Uncertainties</p> <ul style="list-style-type: none"> None identified. <p>Assumptions</p> <ul style="list-style-type: none"> None identified.
<p>10. Air: To improve air quality.</p>	0	0	0	0	0	0	0	+/?	<p>Likely Significant Effects</p> <p>By setting out protection for the countryside, Policy DM6 is expected to help encourage growth primarily in the City, South Woodham Ferrers, Key Service Settlements and Service Settlements outside of the Green Belt. This will help to ensure that the majority of new development is accessible to key services and facilities as well as public transport, reducing the need to travel by car and associated emissions to the air. However, dependent on the location of development, existing air quality issues in the urban area may be exacerbated. The policy also promotes the Green Wedge which could provide air quality</p>

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IIA Objective	DM6	DM7	DM8	DM9	DM10	DM11	DM12	Cumulative Effect	Commentary
									<p>benefits (as 'green lungs'). On balance, Policy DM6 has been assessed as having a positive effect on this objective, although some uncertainty remains.</p> <p>The remaining policies in this section have been assessed as having a neutral effect on this objective.</p> <p>The policies in this section have been assessed as having a minor positive effect on this objective.</p> <p>Uncertainties</p> <ul style="list-style-type: none"> None identified (except those above). <p>Assumptions</p> <ul style="list-style-type: none"> None identified.
<p>11. Climate Change: To minimise greenhouse gas emissions and adapt to the effects of climate change.</p>	0	0	0	0	0	0	0	+	<p>Likely Significant Effects</p> <p>By setting out protection for the countryside, Policy DM6 is expected to help encourage growth primarily in the City, South Woodham Ferrers, Key Service Settlements and Service Settlements outside of the Green Belt. This will help to ensure that development is accessible to key services and facilities as well as public transport thereby reducing the need to travel by car and associated emissions to air. The protection of these areas can also contribute to the mitigation of the effects of climate change, particularly flood management. This has been assessed as having a positive effect on this objective.</p> <p>The remaining policies in this section have been assessed as having a neutral effect on this objective.</p> <p>The policies in this section have been assessed as having a minor positive effect on this objective.</p> <p>Uncertainties</p> <ul style="list-style-type: none"> None identified.

APPENDIX H – APPRAISAL OF LOCAL PLAN POLICIES AND ALTERNATIVES CONSIDERED

I/A Objective	DM6	DM7	DM8	DM9	DM10	DM11	DM12	Cumulative Effect	Commentary
									<p><u>Assumptions</u></p> <ul style="list-style-type: none"> None identified.
<p>12. Waste and Natural Resources: To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.</p>	0	0	0	0	0	0	0	0	<p><u>Likely Significant Effects</u></p> <p>It is not considered that the policies in this chapter will have a significant effect on this objective.</p> <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> None identified. <p><u>Assumptions</u></p> <ul style="list-style-type: none"> None identified.
<p>13. Cultural Heritage: To conserve and enhance the historic environment, cultural heritage, character and setting.</p>	?	?	+	?	?	0	?	+/?	<p><u>Likely Significant Effects</u></p> <p>Policies DM6, DM7 and DM8 seek to protect Chelmsford City Area's Green Belt, the Green Wedge and Rural Areas. Whilst this may place development pressure on cultural heritage assets in the towns and larger settlements, on balance it is expected to help conserve historic character and setting. The policy has therefore been assessed as having a positive effect on this objective. Policy DM9 is also considered to have a positive effect on this objective by allowing residential development in rural areas that (inter alia) secures the optimal viable use of a heritage asset or enables the future of a heritage asset to be secured.</p> <p>Policy DM10 would allow infilling within the villages in the Green Belt, the Green Wedge and Rural Areas. The policy requires that development does not detract from the existing character of the area, which may help limit any impact on the setting of heritage assets. However, the effect on this objective is uncertain dependent on location and design. Policy DM10 would ensure that in changing the use of buildings no substantial reconstruction works are required and that buildings are in keeping with its surroundings. This may help to reduce adverse impacts on heritage assets although this is uncertain. There may also</p>

APPENDIX H – APPRAISAL OF LOCAL PLAN POLICIES AND ALTERNATIVES CONSIDERED

IIA Objective	DM6	DM7	DM8	DM9	DM10	DM11	DM12	Cumulative Effect	Commentary
									<p>be impacts from engineering operations although this is also uncertain. The implementation of policies DM7, DM8 and DM12 could also result in positive or adverse effects on the historic environment. However, this is uncertain and will be dependent on the exact scale, location and design of new development that is permitted under these policies.</p> <p>Policy DM11 would not allow development that is out of keeping with context and surroundings or would result in any other harm. The policy is therefore considered to have a neutral effect on this objective by ensuring that harm is considered when development proposals are put forward.</p> <p>Overall, the policies are considered to have a minor positive effect on achieving this objective, although some uncertainty remains.</p> <p>Uncertainties</p> <ul style="list-style-type: none"> None identified (except those identified above). <p>Assumptions</p> <ul style="list-style-type: none"> None identified.
<p>14. Landscape and Townscape: To conserve and enhance landscape character and townscapes.</p>	++	++	++	++	++	++	?	++	<p>Likely Significant Effects</p> <p>The landscape character of the Chelmsford City Area is divided into two National Landscape Character Areas (NCAs): South Suffolk and North Essex Clayland to the north and Northern Thames Basin to the south. These areas have distinctive character and the policies of this section will ensure that this is conserved and enhanced.</p> <p>The implementation of Policy DM6 in particular would have positive effects on this objective as it seeks to protect designated Green Belt, the Green Wedge and the Rural Area. This would contribute to the protection and enhancement of the character and quality of the landscape.</p> <p>Other policies in this section would ensure that new buildings in the countryside do not adversely impact on the openness of the Green Belt (Policy DM7), conflict with the purpose of the Green Wedge (Policy DM8) or adversely impact on the intrinsic character and quality of the Rural Area (Policy DM9). Additionally, Policy DM10 will ensure infilling in these designated areas does</p>

IIA Objective	DM6	DM7	DM8	DM9	DM10	DM11	DM12	Cumulative Effect	Commentary
									<p>not detract from the existing character of the area. These policies are therefore expected to help maintain landscape and townscape character by (inter alia) preventing settlement coalescence, urban sprawl and encroachment on the countryside. In addition, Policies DM10 and DM11 would ensure that changes of use, engineering operations and extensions would not harm these designations.</p> <p>The implementation of Policy DM12 could result in positive or adverse effects on landscape, although this is uncertain and will be dependent on the exact scale, location and design of new development supported by this policy.</p> <p>Overall, the policies in this section are considered to have a significant positive effect on achieving this objective.</p> <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> None identified (except those identified above). <p><u>Assumptions</u></p> <ul style="list-style-type: none"> None identified.

CHAPTER 8 - PROTECTING AND SECURING IMPORTANT ASSETS: PROTECTING THE HISTORIC ENVIRONMENT

Policy DM13 – Designated Heritage Assets

Policy DM14 – Non-Designated Heritage Assets

Policy DM15 – Archaeology

APPENDIX H – APPRAISAL OF LOCAL PLAN POLICIES AND ALTERNATIVES CONSIDERED

IIA Objective	DM13	DM14	DM15	Cumulative Effect	Commentary
1. Biodiversity and Geodiversity: To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	0	0	0	0	<p><u>Likely Significant Effects</u></p> <p>The effect of the policies in this section on achievement of the objective is considered to be neutral.</p> <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> None identified. <p><u>Assumptions</u></p> <ul style="list-style-type: none"> None identified.
2. Housing: To meet the housing needs of the Chelmsford City Area and deliver decent homes.	-/?	-/?	-/?	-/?	<p><u>Likely Significant Effects</u></p> <p>The protection of designated historic assets including listed buildings and conservation areas (Policy DM13); retention of the significance of non-designated historic assets (Policy DM14); and protection, enhancement and preservation of archaeological sites (Policy DM15) may restrict the delivery of housing and in consequence, negative effects on this objective have been identified in respect of these policies (although this would be dependent on the exact location of development proposals).</p> <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> None identified. <p><u>Assumptions</u></p> <ul style="list-style-type: none"> None identified.
3. Economy, Skills and Employment: To achieve a strong and stable economy which offers rewarding and well located employment	-/?	-/?	-/?	-/?	<p><u>Likely Significant Effects</u></p> <p>The protection of designated historic assets including listed buildings and conservation areas (Policy DM13); retention of the significance of non-designated historic assets (Policy DM14); and protection, enhancement and preservation of archaeological sites (Policy DM15) may restrict the delivery of new employment development and in consequence, negative effects on this objective have been identified in respect of these policies (although this would be dependent on the exact location of development proposals).</p> <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> None identified.

APPENDIX H – APPRAISAL OF LOCAL PLAN POLICIES AND ALTERNATIVES CONSIDERED

IIA Objective	DM13	DM14	DM15	Cumulative Effect	Commentary
opportunities to everyone.					<p>Assumptions</p> <ul style="list-style-type: none"> None identified.
<p>4. Sustainable Living and Revitalisation: To promote urban renaissance and support the vitality of rural centres, tackle deprivation and promote sustainable living.</p>	+	+	0	+	<p>Likely Significant Effects</p> <p>Policies DM13 and DM14 will help to conserve and enhance the character of urban areas and the public realm. They have therefore been assessed as having a positive effect on this objective. Overall, the effect of the policies in this section on achievement of the objective is considered to be positive.</p> <p>Uncertainties</p> <ul style="list-style-type: none"> None identified. <p>Assumptions</p> <ul style="list-style-type: none"> None identified.
<p>5. Health and Wellbeing: To improve the health and wellbeing of those living and working in the Chelmsford City Area.</p>	0	0	0	0	<p>Likely Significant Effects</p> <p>The effect of the policies in this section on achievement of the objective is considered to be neutral.</p> <p>Uncertainties</p> <ul style="list-style-type: none"> None identified. <p>Assumptions</p> <ul style="list-style-type: none"> None identified.
<p>6. Transport: To reduce the need to travel, promote more sustainable modes of transport and align investment in</p>	0	0	0	0	<p>Likely Significant Effects</p> <p>The effect of the policies in this section on achievement of the objective is considered to be neutral.</p> <p>Uncertainties</p> <ul style="list-style-type: none"> None identified.

APPENDIX H – APPRAISAL OF LOCAL PLAN POLICIES AND ALTERNATIVES CONSIDERED

IIA Objective	DM13	DM14	DM15	Cumulative Effect	Commentary
infrastructure with growth.					<p>Assumptions</p> <ul style="list-style-type: none"> None identified.
<p>7. Land Use and Soils: To encourage the efficient use of land and conserve and enhance soils.</p>	0	0	0	0	<p>Likely Significant Effects</p> <p>The effect of the policies in this section on achievement of the objective is considered to be neutral.</p> <p>Uncertainties</p> <ul style="list-style-type: none"> None identified. <p>Assumptions</p> <ul style="list-style-type: none"> None identified.
<p>8. Water: To conserve and enhance water quality and resources.</p>	0	0	0	0	<p>Likely Significant Effects</p> <p>The effect of the policies in this section on achievement of the objective is considered to be neutral.</p> <p>Uncertainties</p> <ul style="list-style-type: none"> None identified. <p>Assumptions</p> <ul style="list-style-type: none"> None identified.
<p>9. Flood Risk and Coastal Erosion: To reduce the risk of flooding and coastal erosion to people and property, taking into</p>	0	0	0	0	<p>Likely Significant Effects</p> <p>The effect of the policies in this section on achievement of the objective is considered to be neutral.</p> <p>Uncertainties</p> <ul style="list-style-type: none"> None identified. <p>Assumptions</p>

APPENDIX H – APPRAISAL OF LOCAL PLAN POLICIES AND ALTERNATIVES CONSIDERED

IIA Objective	DM13	DM14	DM15	Cumulative Effect	Commentary
account the effects of climate change.					<ul style="list-style-type: none"> None identified.
10. Air: To improve air quality.	0	0	0	0	<p><u>Likely Significant Effects</u></p> <p>The effect of the policies in this section on achievement of the objective is considered to be neutral.</p> <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> None identified. <p><u>Assumptions</u></p> <ul style="list-style-type: none"> None identified.
11. Climate Change: To minimise greenhouse gas emissions and adapt to the effects of climate change.	0	0	0	0	<p><u>Likely Significant Effects</u></p> <p>The effect of the policies in this section on achievement of the objective is considered to be neutral.</p> <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> None identified. <p><u>Assumptions</u></p> <ul style="list-style-type: none"> None identified.
12. Waste and Natural Resources: To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	0	0	0	0	<p><u>Likely Significant Effects</u></p> <p>The effect of the policies in this section on achievement of the objective is considered to be neutral.</p> <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> None identified. <p><u>Assumptions</u></p> <ul style="list-style-type: none"> None identified.

IIA Objective	DM13	DM14	DM15	Cumulative Effect	Commentary
<p>13. Cultural Heritage: To conserve and enhance the historic environment, cultural heritage, character and setting.</p>	++	++	++	++	<p>Likely Significant Effects</p> <p>This section of the Local Plan forms the central core of policies for realising this objective. The policies will contribute significantly to its achievement and ensure that the Chelmsford City Area’s significant cultural heritage, including over 1,000 listed buildings, 19 Schedule Monuments, 8 Registered Parks and Gardens, and 25 conservation areas, is conserved and enhanced. The policies provide mechanisms for conserving and enhancing both designated assets (Policy DM13) and non-designated historic assets (Policy DM14) whilst also preserving archaeological assets (Policy DM15).</p> <p>Cumulatively, the policies in this section are considered to have a significant positive effect on this objective.</p> <p>Uncertainties</p> <ul style="list-style-type: none"> None identified. <p>Assumptions</p> <ul style="list-style-type: none"> None identified.
<p>14. Landscape and Townscape: To conserve and enhance landscape character and townscapes.</p>	++	++	0	++	<p>Likely Significant Effects</p> <p>Historic assets contribute to the character of landscapes and townscapes. In this context, the implementation of Policies DM13 and DM14 would help to protect Chelmsford City Area’s townscapes and wider landscapes through the protection of listed buildings, conservation areas, registered parks and gardens (Policy DM13) and non-designated historic assets (Policy DM14) and their settings.</p> <p>The effect of Policy DM18 is considered to be neutral.</p> <p>Overall, the policies in this section are considered to have a significant positive effect on achievement of this objective.</p> <p>Uncertainties</p> <ul style="list-style-type: none"> None identified. <p>Assumptions</p>

IJA Objective	DM13	DM14	DM15	Cumulative Effect	Commentary
					<ul style="list-style-type: none"> None identified.

CHAPTER 8 - PROTECTING AND SECURING IMPORTANT ASSETS: PROTECTING THE NATURAL ENVIRONMENT

Policy DM16 – Protection and Promotion of Ecology, Nature and Biodiversity

Policy DM17 – Trees, Woodland and Landscape Features

Policy DM18 – Flooding/SUDS

Policy DM19 – Renewable and Low Carbon Energy

IJA Objective	DM16	DM17	DM18	DM19	Cumulative Effect	Commentary
<p>1. Biodiversity and Geodiversity: To conserve and enhance biodiversity and geodiversity and promote improvements to the</p>	++	++	0	+	++	<p>Likely Significant Effects</p> <p>The policies in this section of the Local Plan will make a significant contribution to the protection and enhancement of Chelmsford City Council Administrative Area’s (the City Area’s) rich and varied natural environment. This includes three European sites: Crouch and Roach Estuaries (Mid-Essex Coast Phase 3) SPA; Crouch and Roach Estuaries Ramsar; and the Essex Estuaries SAC, together with four additional sites within approximately 10 km. There are also eight SSSIs covering over 2,412 hectares and a range of LNRs and LoWSs. The area also contains examples of 14 of the 20 habitats included in the Essex Biodiversity Action Plan. In particular, Policy DM16 specifically seeks to ensure that these biodiversity assets are conserved by protecting them from harm and encouraging biodiversity enhancement.</p>

APPENDIX H – APPRAISAL OF LOCAL PLAN POLICIES AND ALTERNATIVES CONSIDERED

IIA Objective	DM16	DM17	DM18	DM19	Cumulative Effect	Commentary
green infrastructure network.						<p>Policy DM17 will also have a significant positive effect on this objective as it seeks the conservation of protected trees and woodland, and new tree planting. They are important habitats for a variety of species.</p> <p>Policy DM19 requires that renewable energy and low carbon technology development causes no demonstrable harm to local wildlife or their habitats. This will have a minor positive effect on this objective by helping to ensure that development does not have adverse ecological impacts.</p> <p>Policy DM18 has been assessed as having a neutral effect on this objective.</p> <p>Overall, the policies in this section will have a significant positive effect on achieving this objective.</p> <p>Uncertainties</p> <ul style="list-style-type: none"> None identified. <p>Assumptions</p> <ul style="list-style-type: none"> None identified.
<p>2. Housing: To meet the housing needs of the Chelmsford City Area and deliver decent homes.</p>	-/?	-/?	0	0	-/?	<p>Likely Significant Effects</p> <p>Policy DM16 would ensure development does not result in unacceptable harm to designated sites of international, national and local importance and any other site where protected species are likely or known to be present. Policy DM17 would ensure that there is no unacceptable harm from new development on protected trees, woodland and non-protected landscapes. These policies may therefore restrict the delivery of housing and in consequence, negative effects have been identified in respect of these policies (although this would be dependent on the exact location of development proposals).</p> <p>The effect of Policies DM18 and DM19 on achievement of the objective is considered to be neutral.</p> <p>Overall, these policies are considered to have a minor negative effect on this objective, although some uncertainty remains.</p> <p>Uncertainties</p> <ul style="list-style-type: none"> None identified (except those identified above). <p>Assumptions</p> <ul style="list-style-type: none"> None identified.

APPENDIX H – APPRAISAL OF LOCAL PLAN POLICIES AND ALTERNATIVES CONSIDERED

IIA Objective	DM16	DM17	DM18	DM19	Cumulative Effect	Commentary
<p>3. Economy, Skills and Employment: To achieve a strong and stable economy which offers rewarding and well located employment opportunities to everyone.</p>	-/?	-/?	0	+	+/-/?	<p>Likely Significant Effects</p> <p>Policy DM16 would ensure development does not result in unacceptable harm to designated sites of international, national and local importance and any other site where protected species are likely or known to be present. Policy DM17 would ensure that there is no unacceptable harm from new development on protected trees, woodland and non-protected landscapes. These policies may therefore restrict the delivery of employment land and in consequence, negative effects have been identified in respect of these policies (although this would be dependent on the exact location of development proposals).</p> <p>Policy DM19 would support development of renewable energy and low carbon developments, thereby supporting the potential for economic growth and jobs in these sectors. This policy is therefore considered to have a positive effect on this objective.</p> <p>The effect of Policy DM18 on achievement of the objective is considered to be neutral.</p> <p>Overall, these policies are considered to have a minor positive and negative effect on this objective, although some uncertainty remains.</p> <p>Uncertainties</p> <ul style="list-style-type: none"> None identified. <p>Assumptions</p> <ul style="list-style-type: none"> None identified.
<p>4. Sustainable Living and Revitalisation: To promote urban renaissance and support the vitality of rural centres, tackle deprivation and promote sustainable living.</p>	0	0	0	0	0	<p>Likely Significant Effects</p> <p>The effect of the policies in this section on achievement of the objective is considered to be neutral.</p> <p>Uncertainties</p> <ul style="list-style-type: none"> None identified. <p>Assumptions</p> <ul style="list-style-type: none"> None identified.

APPENDIX H – APPRAISAL OF LOCAL PLAN POLICIES AND ALTERNATIVES CONSIDERED

IIA Objective	DM16	DM17	DM18	DM19	Cumulative Effect	Commentary
<p>5. Health and Wellbeing: To improve the health and wellbeing of those living and working in the Chelmsford City Area.</p>	+	+	+	+	+	<p><u>Likely Significant Effects</u></p> <p>The implementation of Policies DM16 and DM17 will help to protect and enhance the City Area’s habitats which can also provide recreational benefits and support the promotion of healthy lifestyles and ‘green lungs’. In this context, the policies have been assessed as having a positive effect on this objective.</p> <p>The implementation of Policy DM18 will help to ensure that development does not take place in areas of flood risk, helping to protect human health. This has also been assessed as having a positive effect on this objective.</p> <p>Policy DM19 requires that renewable energy and low carbon development causes no demonstrable harm to residential amenity which may help to avoid adverse impacts on human health arising from the construction and operation of development.</p> <p>Overall, the policies in this section are considered to have a positive effect on this objective.</p> <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> • None identified. <p><u>Assumptions</u></p> <ul style="list-style-type: none"> • None identified.
<p>6. Transport: To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.</p>	0	0	0	0	0	<p><u>Likely Significant Effects</u></p> <p>The policies in this section are considered to have a neutral effect on this objective. The development of renewable energy and low carbon technologies may have an impact on transport movements during construction although any effects would be temporary (i.e. during construction) and not significant. It is also noted that Policy DM19 requires that proposals do not have a detrimental impact on highway safety.</p> <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> • None identified. <p><u>Assumptions</u></p> <ul style="list-style-type: none"> • None identified.

APPENDIX H – APPRAISAL OF LOCAL PLAN POLICIES AND ALTERNATIVES CONSIDERED

IIA Objective	DM16	DM17	DM18	DM19	Cumulative Effect	Commentary
7. Land Use and Soils: To encourage the efficient use of land and conserve and enhance soils.	0	0	0	0	0	<p>Likely Significant Effects</p> <p>The effect of the policies in this section on achievement of the objective is considered to be neutral.</p> <p>Uncertainties</p> <ul style="list-style-type: none"> None identified. <p>Assumptions</p> <ul style="list-style-type: none"> None identified.
8. Water: To conserve and enhance water quality and resources.	+	+	++	0	+	<p>Likely Significant Effects</p> <p>The implementation of Policy DM18 will ensure appropriate water management infrastructure, such as Sustainable Urban Drainage Systems (SUDS) supports new major development in the Chelmsford City Area. Other policies in this section will ensure conservation of biodiversity (DM16) and protection of preserved trees and woodland, and planting of new trees, which can play a role in managing water resources.</p> <p>Policy DM19 has been assessed as having a neutral effect on this objective.</p> <p>Overall, the policies are considered to have a minor positive effect on achievement of this objective.</p> <p>Uncertainties</p> <ul style="list-style-type: none"> None identified. <p>Assumptions</p> <ul style="list-style-type: none"> None identified.

APPENDIX H – APPRAISAL OF LOCAL PLAN POLICIES AND ALTERNATIVES CONSIDERED

IIA Objective	DM16	DM17	DM18	DM19	Cumulative Effect	Commentary
<p>9. Flood Risk and Coastal Erosion: To reduce the risk of flooding and coastal erosion to people and property, taking into account the effects of climate change.</p>	0	+	++	0	++	<p>Likely Significant Effects</p> <p>The 2017 Strategic Flood Risk Assessment (SFRA) for the Chelmsford City Area highlights a high number of properties at risk from flooding. Surface water flooding is also a potential constraint, particularly in the urban areas of Chelmsford and South Woodham Ferrers where a number of areas are identified as being at a medium or high risk of coastal flooding. Policy DM18 will ensure that inappropriate development in areas at risk of flooding is discouraged/effects are mitigated in accordance with a sequential, risk-based approach and that new development does not give rise to flood risk elsewhere. The incorporation of techniques such as Sustainable Urban Drainage Systems (SUDS) in major development is also required by Policy DM18.</p> <p>The retention of tree cover (Policy DM17) and new tree planting can also contribute positively to the management of flood risk. Trees use more water than other vegetation types, and can also delay the passage of rainwater to streams and rivers.</p> <p>Policies DM16 and DM19 have been assessed as having a neutral effect on this objective.</p> <p>Overall, the policies in this section will have a significant positive effect on this objective.</p> <p>Uncertainties</p> <ul style="list-style-type: none"> None identified. <p>Assumptions</p> <ul style="list-style-type: none"> None identified.

APPENDIX H – APPRAISAL OF LOCAL PLAN POLICIES AND ALTERNATIVES CONSIDERED

IIA Objective	DM16	DM17	DM18	DM19	Cumulative Effect	Commentary
10. Air: To improve air quality.	+	+	0	+	+	<p><u>Likely Significant Effects</u></p> <p>The implementation of Policies DM16 and DM17 will help to protect and enhance the City Area’s habitats which can provide ‘green lungs’ that assist in maintaining and improving air quality. In this context, the policies have been assessed as having a positive effect on this objective. Policy DM19 will support the transition towards a low carbon economy. This will have positive effects on air quality by reducing the emissions associated with the combustion of fossil fuels.</p> <p>Policy DM18 has been assessed as having a neutral effect on this objective.</p> <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> None identified. <p><u>Assumptions</u></p> <ul style="list-style-type: none"> None identified.
11. Climate Change: To minimise greenhouse gas emissions and adapt to the effects of climate change.	0	+	++	++	++	<p><u>Likely Significant Effects</u></p> <p>Policy DM19 is the primary policy in the Local Plan relating to the development of renewable and low carbon technologies and it is expected to help reduce greenhouse gas emissions associated with energy use. The policy has therefore been assessed as having a significant positive effect on this objective (although it is recognised that renewable energy development can result in greenhouse gas emissions during construction and through the embodied carbon in materials).</p> <p>Policy DM18 will contribute to mitigating the effects of climate change by ensuring that new development avoids areas of flood risk. This has been assessed as having a significant positive effect on this objective.</p> <p>Policy DM17 is considered to have a minor positive effect on this objective. Trees have an important role in managing the effects of climate change as well as natural variability in climate, through flood alleviation, the temporary storage of flood water and shading of buildings, for example. Their protection, and new tree planting, can therefore contribute to meeting this objective.</p> <p>Policy DM16 has been assessed as having a neutral effect on this objective.</p> <p>Overall, the policies in this section are considered to have a significant positive effect on this objective.</p>

APPENDIX H – APPRAISAL OF LOCAL PLAN POLICIES AND ALTERNATIVES CONSIDERED

IIA Objective	DM16	DM17	DM18	DM19	Cumulative Effect	Commentary
						<p><u>Uncertainties</u></p> <ul style="list-style-type: none"> None identified. <p><u>Assumptions</u></p> <ul style="list-style-type: none"> None identified.
<p>12. Waste and Natural Resources: To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.</p>	0	0	0	+	+	<p><u>Likely Significant Effects</u></p> <p>Low carbon and renewable energy development will help reduce the use of fossil fuels, thereby having a positive effect on this objective. Their development will result in increased resource use and the generation of waste. However, given the scale of anticipated development, this is not expected to be significant, and overall the policy is assessed as having a positive effect on this objective.</p> <p>Other policies in this section are considered to have a minor positive effect on this objective.</p> <p>The policies in this section are considered to have a minor positive effect on achieving this objective.</p> <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> None identified. <p><u>Assumptions</u></p> <ul style="list-style-type: none"> None identified.
<p>13. Cultural Heritage: To conserve and enhance the historic environment, cultural heritage, character and setting.</p>	0	++	0	+/?	++/?	<p><u>Likely Significant Effects</u></p> <p>Policy DM17 seeks to protect preserved trees, woodland and non-protected landscapes which contribute to character and setting. It also seeks to preserve trees in Conservation Areas, which often form a significant part of the character of these assets. Overall, Policy DM17 has been assessed as having a significant positive effect on this objective.</p>

APPENDIX H – APPRAISAL OF LOCAL PLAN POLICIES AND ALTERNATIVES CONSIDERED

IIA Objective	DM16	DM17	DM18	DM19	Cumulative Effect	Commentary
						<p>The implementation of Policy DM19 will ensure that renewable energy development does not have an unacceptable visual impact which may help to avoid adverse impacts on heritage assets arising from development, although some uncertainty remains.</p> <p>Policies DM16 and DM18 have been assessed as having a neutral effect on this objective.</p> <p>Overall, the policies in this section have been assessed as having a significant positive effect on this objective, although some uncertainty remains.</p> <p>Uncertainties</p> <ul style="list-style-type: none"> None identified (beyond those noted above). <p>Assumptions</p> <ul style="list-style-type: none"> None identified.
<p>14. Landscape and Townscape: To conserve and enhance landscape character and townscapes.</p>	+	++	0	+	++	<p>Likely Significant Effects</p> <p>The implementation of Policy DM16 would protect designated sites and other areas where protected species are likely to be present. Designated sites often form part of broader landscapes and contribute to their character. Policy DM16 has therefore been assessed as having a positive effect on this objective.</p> <p>Policy DM17 seeks protection of preserved trees, trees in conservation areas, woodland and non-protected landscapes, and new tree planting. The policy would therefore support the important contribution that these elements make to the Chelmsford City Area's landscapes and townscapes. This has been assessed as having a significant positive effect on this objective.</p> <p>Policy DM19 would not allow renewable energy development that would have an unacceptable visual impact. This has been assessed as having a positive effect on this objective.</p> <p>Policy DM18 has been assessed as having a neutral effect on this objective.</p> <p>Overall, the policies in this section are considered to have a significant positive effect on the achievement of this objective.</p> <p>Uncertainties</p>

IIA Objective	DM16	DM17	DM18	DM19	Cumulative Effect	Commentary
						<ul style="list-style-type: none"> None identified. <p><u>Assumptions</u></p> <ul style="list-style-type: none"> None identified.

CHAPTER 8 - PROTECTING AND SECURING IMPORTANT ASSETS: DELIVERING AND PROTECTING COMMUNITY FACILITIES

Policy DM20 – Delivering Community Facilities

Policy DM21 – Protecting Community Facilities

Policy DM22 – Education Establishments

IIA Objective	DM20	DM21	DM22	Cumulative Effect	Commentary
<p>1. Biodiversity and Geodiversity: To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.</p>	?	+	0	+/?	<p><u>Likely Significant Effects</u></p> <p>Whilst the development of new community facilities and services could have adverse effects on biodiversity, this is uncertain and will be dependent on the exact type, scale and location of development. Further, new provision may include open space which could have beneficial effects on this objective in terms of habitat creation. The protection of assets (Policy DM21) is likely to have a minor positive effect on this objective. Assets include open spaces, which make an important, positive contribution to the green infrastructure network in the City Area.</p> <p>Overall, the policies in this section are considered to have a minor positive effect on this objective, although some uncertainty remains.</p>

APPENDIX H – APPRAISAL OF LOCAL PLAN POLICIES AND ALTERNATIVES CONSIDERED

IIA Objective	DM20	DM21	DM22	Cumulative Effect	Commentary
					<p>Uncertainties</p> <ul style="list-style-type: none"> None identified (except those identified above). <p>Assumptions</p> <ul style="list-style-type: none"> None identified.
<p>2. Housing: To meet the housing needs of the Chelmsford City Area and deliver decent homes.</p>	0	0	+	0	<p>Likely Significant Effects</p> <p>Policies DM20 and DM21 have been assessed as having a neutral effect on this objective. Policy DM22 is considered to be a minor positive effect as the policy may lead to the release of land for housing where suitable.</p> <p>Uncertainties</p> <ul style="list-style-type: none"> None identified. <p>Assumptions</p> <ul style="list-style-type: none"> None identified.
<p>3. Economy, Skills and Employment: To achieve a strong and stable economy which offers rewarding and well located employment opportunities to everyone.</p>	++	++	0	++	<p>Likely Significant Effects</p> <p>The development of new community facilities and services (Policy DM20) and the protection of existing assets, including open spaces, recreation and tourist spaces (Policy DM21), will help to make the City Area an attractive place to work and invest in. Both policies will also help to ensure the protection of existing, and provision of new, educational facilities.</p> <p>Policy DM22 permits the change of use or redevelopment of educational establishments, but only where they are surplus to requirements and as such it is considered to have a neutral effect against this objective.</p> <p>Uncertainties</p> <ul style="list-style-type: none"> None identified.

APPENDIX H – APPRAISAL OF LOCAL PLAN POLICIES AND ALTERNATIVES CONSIDERED

IIA Objective	DM20	DM21	DM22	Cumulative Effect	Commentary
					<p>Assumptions</p> <ul style="list-style-type: none"> None identified.
<p>4. Sustainable Living and Revitalisation: To promote urban renaissance and support the vitality of rural centres, tackle deprivation and promote sustainable living.</p>	++	++	0	++	<p>Likely Significant Effects</p> <p>By helping to protect existing services and facilities and focusing new service provision and development more generally in accessible locations, Policies DM20 and DM21 are likely to have a significant positive effect on this objective.</p> <p>Access to areas of open space and other recreational opportunities is fundamental to achieving equality of opportunity, particularly for deprived areas and certain groups in society who can become marginalised. These policies are therefore likely to have a significant positive effect on this aspect of the objective.</p> <p>Overall, Policies DM20 and DM21 are considered to have a significant positive effect on this objective.</p> <p>Uncertainties</p> <ul style="list-style-type: none"> None identified. <p>Assumptions</p> <ul style="list-style-type: none"> None identified.
<p>5. Health and Wellbeing: To improve the health and wellbeing of those living and working in the Chelmsford City Area.</p>	++/?	++	0	++/?	<p>Likely Significant Effects</p> <p>The implementation of Policies DM20 and DM21 will support the retention of existing, and provision of new, community facilities. Such assets include healthcare facilities and services. The policies are therefore considered to have a direct positive effects on this objective. The protection of existing open space and recreational facilities, and provision of new facilities, will also help to support and promote healthy lifestyles by providing opportunities for outdoor recreation and activities. Additionally, Policy DM20 specifically seeks adequate cycling and walking links within new development and requires adequate provision for access for those with disabilities.</p> <p>Whilst the construction of community facilities and services could have adverse effects on human health, this is uncertain and will be dependent on the exact type, scale and location of development.</p> <p>Overall, Policies DM20 and DM21 are considered to have a significant positive effect on this objective.</p>

APPENDIX H – APPRAISAL OF LOCAL PLAN POLICIES AND ALTERNATIVES CONSIDERED

IIA Objective	DM20	DM21	DM22	Cumulative Effect	Commentary
					<p>Uncertainties</p> <ul style="list-style-type: none"> None identified (beyond those identified above). <p>Assumptions</p> <ul style="list-style-type: none"> None identified.
<p>6. Transport: To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.</p>	+	+	0	+	<p>Likely Significant Effects</p> <p>The policies in this section are considered to have a minor positive effect on achievement of this objective. Policy DM20 seeks to locate new community facilities and services where adequate provision for travel by public transport, walking and cycling links can be made. Policy DM21, meanwhile, ensures the retention of community facilities with loss only accepted should (inter alia) provision be met by an easily-accessible existing or new facility in the settlement concerned.</p> <p>Uncertainties</p> <ul style="list-style-type: none"> None identified. <p>Assumptions</p> <ul style="list-style-type: none"> None identified.
<p>7. Land Use and Soils: To encourage the efficient use of land and conserve and enhance soils.</p>	0	0	0	0	<p>Likely Significant Effects</p> <p>The policies contained in this section have been assessed as having a neutral effect on this objective.</p> <p>Uncertainties</p> <ul style="list-style-type: none"> None identified (beyond those identified above). <p>Assumptions</p> <ul style="list-style-type: none"> None identified.

IIA Objective	DM20	DM21	DM22	Cumulative Effect	Commentary
<p>8. Water: To conserve and enhance water quality and resources.</p>	?	+	0	+/?	<p>Likely Significant Effects</p> <p>Whilst the development of community facilities and services could have adverse impacts on water resources, this is uncertain and will be dependent on the exact type, scale and location of development. Further, open space provision could help to protect and enhance water quality (by reducing surface water runoff). By protecting (inter alia) open spaces, which can positively support effective water management, Policy DM21 is considered to have a minor positive effect on this objective.</p> <p>Overall, the policies contained in this section are considered to have a minor positive effect.</p> <p>Uncertainties</p> <ul style="list-style-type: none"> None identified (beyond those referred to above). <p>Assumptions</p> <ul style="list-style-type: none"> None identified.
<p>9. Flood Risk and Coastal Erosion: To reduce the risk of flooding and coastal erosion to people and property, taking into account the effects of climate change.</p>	?	+	0	+/?	<p>Likely Significant Effects</p> <p>Open spaces in development can contribute to management of surface water runoff. Policy DM21 has therefore been assessed as having a positive effect on this objective as it seeks to protect (inter alia) open spaces in the Chelmsford City Area.</p> <p>Whilst the development of community facilities and services (Policy DM20) could affect, or be affected by, flood risk, this is uncertain and will be dependent on the exact type, scale and location of development. Further, open space provision could help to protect and enhance water quality (by reducing surface water runoff).</p> <p>Overall, the policies in this section have been assessed as having a positive effect on this objective, although some uncertainty remains.</p> <p>Uncertainties</p>

APPENDIX H – APPRAISAL OF LOCAL PLAN POLICIES AND ALTERNATIVES CONSIDERED

IIA Objective	DM20	DM21	DM22	Cumulative Effect	Commentary
					<ul style="list-style-type: none"> None identified (beyond those identified above). <p>Assumptions</p> <ul style="list-style-type: none"> None identified.
<p>10. Air: To improve air quality.</p>	+/?	+	0	+/?	<p>Likely Significant Effects</p> <p>By helping to protect existing services and facilities (Policy DM21) and focusing new facilities and service provision in locations accessible by public transport, walking and cycling (Policy DM20), these policies are likely to reduce the need to travel by private car and the associated emissions. Promoting the protection of existing open spaces and provision of new open spaces also has the potential to play an important role in improving Chelmsford City Area’s air quality through the dispersal and filtration of particulate matter. These policies are therefore considered to have a positive effect on this objective.</p> <p>Whilst the development of community facilities and services (Policy DM20) could adversely affect air quality, this is uncertain and will be dependent on the exact type, scale and location of development.</p> <p>Overall, the policies in this section have been assessed as having a positive effect on this objective, although some uncertainty remains.</p> <p>Uncertainties</p> <ul style="list-style-type: none"> None identified (beyond those referred to above). <p>Assumptions</p> <ul style="list-style-type: none"> None identified.
<p>11. Climate Change: To minimise greenhouse gas emissions and adapt to the effects of climate change.</p>	+/?	+	0	+/?	<p>Likely Significant Effects</p> <p>By helping to protect existing services and facilities (Policy DM21) and focusing new facilities and service provision in locations accessible by public transport, walking and cycling (Policy DM20), these policies are likely to have a positive effect on this objective by reducing the need to travel by the private car and the associated greenhouse gas emissions. Promoting the protection and enhancement of open spaces (Policy DM21) also has the potential to help manage the effects of climate change as well as natural variability in climate, through flood alleviation or the temporary storage of water for example.</p> <p>Whilst the development of community facilities and services could result in increased greenhouse gas emissions, this is uncertain and will be dependent on the exact type, scale and location of development.</p>

APPENDIX H – APPRAISAL OF LOCAL PLAN POLICIES AND ALTERNATIVES CONSIDERED

IIA Objective	DM20	DM21	DM22	Cumulative Effect	Commentary
					<p>Overall, the policies in this section have been assessed as having a positive effect on this objective, although some uncertainty remains.</p> <p>Uncertainties</p> <ul style="list-style-type: none"> The extent to which trends in car use, for example, can be stemmed and substituted with more sustainable modes of transport is uncertain. <p>Assumptions</p> <ul style="list-style-type: none"> None identified.
<p>12. Waste and Natural Resources: To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.</p>	0	0	0	0	<p>Likely Significant Effects</p> <p>The development of facilities and services would result in the increased use of resources and waste generation but it is unlikely to be significant. The policies contained in this section have therefore been assessed as having a neutral effect on this objective.</p> <p>Uncertainties</p> <ul style="list-style-type: none"> None identified. <p>Assumptions</p> <ul style="list-style-type: none"> None identified.
<p>13. Cultural Heritage: To conserve and enhance the historic environment, cultural heritage, character and setting.</p>	+/?	+	0	+/?	<p>Likely Significant Effects</p> <p>Open spaces can contribute to the setting of historic assets such as listed buildings within towns. The implementation of Policy DM21 will contribute to the achievement of this objective by protecting community facilities. In particular, the policy would ensure that assets, including open spaces, are retained where they are considered to make an important contribution to (inter alia) the character of the area.</p> <p>Whilst the development of community facilities and services could have adverse impacts on cultural heritage, this is uncertain and will be dependent on the exact type, scale and location of development. It is also noted that Policy DM20 seeks to ensure that development is compatible with its surroundings and does not have an unacceptable impact on its character or appearance.</p> <p>Overall, the policies in this section have been assessed as having a positive effect on this objective, although some uncertainty remains.</p> <p>Uncertainties</p>

APPENDIX H – APPRAISAL OF LOCAL PLAN POLICIES AND ALTERNATIVES CONSIDERED

IIA Objective	DM20	DM21	DM22	Cumulative Effect	Commentary
					<ul style="list-style-type: none"> None identified (beyond those referred to above). <p>Assumptions</p> <ul style="list-style-type: none"> None identified.
<p>14. Landscape and Townscape: To conserve and enhance landscape character and townscapes.</p>	+/?	+	+	+/?	<p>Likely Significant Effects</p> <p>Chelmsford City Council has been awarded 17 Green Flag awards for its parks in Chelmsford City Area. Open spaces within Chelmsford City and South Woodham Ferrers make an important contribution to the townscape and the implementation of Policy DM21 will contribute to achievement of the objective by protecting a range of assets, including open spaces, and ensuring that facilities considered to make an important contribution to the character of the area (inter alia) are retained.</p> <p>Whilst the development of community facilities and services could have adverse impacts on the landscape and townscapes of the Chelmsford City Area, this is uncertain and will be dependent on the exact type, scale and location of development. It is also noted that Policy DM20 seeks to ensure that development is compatible with its surroundings and does not have an unacceptable impact on its character or appearance.</p> <p>Policy DM22 seeks to make best use of buildings that are no longer required for educational purposes. The redevelopment of these buildings would be expected have a positive effect on the landscape / townscape.</p> <p>Overall, the policies in this section have been assessed as having a positive effect on this objective, although some uncertainty remains.</p> <p>Uncertainties</p> <ul style="list-style-type: none"> None identified (beyond those referred to above). <p>Assumptions</p> <ul style="list-style-type: none"> None identified.

CHAPTER 9 - MAKING HIGH QUALITY PLACES: MAKING PLACES

Policy DM23 – High Quality and Inclusive Design

Policy DM24 – Design and Place-Shaping Principles in Major Developments

Policy DM25 – Sustainable Buildings

Policy DM26 – Design Specification for Dwellings

Policy DM27 – Parking Standards

Policy DM28 – Tall Buildings

Policy DM31 – Net Zero Carbon Development (in Operation)

IIA Objective	DM23	DM24	DM25	DM26	DM27	DM28	DM31	Cumulative Effect	Commentary
<p>1. Biodiversity and Geodiversity: To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.</p>	0	+	0	0	0	0	+	+	<p>Likely Significant Effects</p> <p>The majority of the policies in this section of the Local Plan are considered to have a neutral effect on this objective. Policy DM24, however, seeks to ensure the provision of public open space or larger scale green infrastructure and the retention of existing trees/planting of new trees in new developments. Open spaces and green infrastructure can provide habitats for a range of species whilst trees can, for example, support nesting birds and bats. Policy DM24 is therefore considered to have a minor positive effect on this objective.</p> <p>The remaining policies in this section have been assessed as having a neutral effect on this objective.</p> <p>Overall, the policies in this section are considered to have a minor positive effect on this objective.</p> <p>Uncertainties</p> <ul style="list-style-type: none"> None identified.

APPENDIX H – APPRAISAL OF LOCAL PLAN POLICIES AND ALTERNATIVES CONSIDERED

IIA Objective	DM23	DM24	DM25	DM26	DM27	DM28	DM31	Cumulative Effect	Commentary
									<p>Assumptions</p> <ul style="list-style-type: none"> None identified.
<p>2. Housing: To meet the housing needs of the Chelmsford City Area and deliver decent homes.</p>	++	++	+	++	0	0	++	++	<p>Likely Significant Effects</p> <p>Together, the policies in this section will help to ensure the delivery of well-designed homes. In particular, Policy DM24 promotes well designed, good quality development. Policy DM23 will achieve high quality development that responds to its local context and is well proportioned. Policy DM25 will ensure that sustainable design features are incorporated into new dwellings, thereby supporting quality housing developments. Policy DM26 will ensure that new housing includes suitable privacy and living environments, including provision of amenity space and open space whilst ensuring HMO development is of a good quality.</p> <p>The remaining policies in this section have been assessed as having a neutral effect on this objective.</p> <p>Cumulatively, the policies in this section are considered to have a significant positive effect on the achievement of this objective.</p> <p>Uncertainties</p> <ul style="list-style-type: none"> None identified. <p>Assumptions</p> <ul style="list-style-type: none"> None identified.
<p>3. Economy, Skills and Employment: To achieve a strong and stable economy which offers rewarding and</p>	++	++	+	0	0	0	0	++	<p>Likely Significant Effects</p> <p>Together, the policies in this section will help to ensure the delivery of well designed, accessible employment development. In particular, Policy DM24 promotes well designed, good quality development. Policy DM23, meanwhile, will achieve high quality development that responds to its local context.</p>

APPENDIX H – APPRAISAL OF LOCAL PLAN POLICIES AND ALTERNATIVES CONSIDERED

IIA Objective	DM23	DM24	DM25	DM26	DM27	DM28	DM31	Cumulative Effect	Commentary
well located employment opportunities to everyone.									<p>The implementation of Policy DM25 will also support high quality employment development in the City Area by ensuring that levels of emissions are reduced and sustainable design measures are included. Policy DM26, meanwhile, will ensure that provision is included in new developments for broadband infrastructure, a key requirement for business development/supporting home working.</p> <p>The remaining policies in this section have been assessed as having a neutral effect on this objective.</p> <p>Cumulatively, the policies in this section are considered to have a significant positive effect on the achievement of this objective.</p> <p>Uncertainties</p> <ul style="list-style-type: none"> None identified. <p>Assumptions</p> <ul style="list-style-type: none"> None identified.
<p>4. Sustainable Living and Revitalisation:</p> <p>To promote urban renaissance and support the vitality of rural centres, tackle deprivation and promote sustainable living.</p>	0	++	0	0	0	+	++	++	<p>Likely Significant Effects</p> <p>Policy DM24 will contribute to the achievement of this objective by (inter alia) seeking improvements to the public realm and promoting inclusive access, helping to foster social inclusion for all members of the community. This has been assessed as having a significant positive effect on this objective. The implementation of Policy DM28, meanwhile, will help to support higher density development within the urban areas of the City Area, encouraging urban living. This has been assessed as having a positive effect on this objective.</p> <p>The remaining policies in this section have been assessed as having a neutral effect on this objective.</p> <p>Overall, the policies in this section are considered to have a significant positive effect on this objective.</p> <p>Uncertainties</p> <ul style="list-style-type: none"> None identified.

APPENDIX H – APPRAISAL OF LOCAL PLAN POLICIES AND ALTERNATIVES CONSIDERED

IIA Objective	DM23	DM24	DM25	DM26	DM27	DM28	DM31	Cumulative Effect	Commentary
									<p>Assumptions</p> <ul style="list-style-type: none"> None identified.
<p>5. Health and Wellbeing: To improve the health and wellbeing of those living and working in the Chelmsford City Area.</p>	++	++	+	+	0	0	+	++	<p>Likely Significant Effects</p> <p>The 2015 Health Profile for Chelmsford produced by Public Health England highlights that the health of Chelmsford’s population is generally good with life expectancy for both men and women higher than the England average. However, inequalities exist across the area.</p> <p>In this context, Policy DM24 is assessed as having a significant positive effect on this objective. It specifically includes a principle for new development to provide opportunities to promote healthy living and to improve health and wellbeing. The Policy seeks the provision of green infrastructure and open space in new development, which are recognised as contributing to the health and wellbeing of communities. The policy will also encourage walking and cycling which will support active lifestyles and help to protect the amenity of existing and future residents with regard to noise, vibration, smell and residential living environments.</p> <p>Policy DM23 will (inter alia) ensure active elevations and safe environments, which can contribute to reducing crime and the fear of crime. Both policies have been assessed as having a significant positive effect on this objective.</p> <p>Policy DM25 specifically seeks the implementation of design measures in buildings to reduce emissions, including nitrogen dioxide. Such emissions can be harmful to human health, especially for those with pre-existing conditions. Policy DM26 will seek the integration of sufficient private amenity space and open space in new development, both of which contribute to a healthy living environment. These policies have been assessed as having a positive effect on this objective.</p> <p>The remaining policies in this section have been assessed as having a neutral effect on this objective.</p> <p>Overall, the policies in this section are considered to have a significant positive effect on this objective.</p> <p>Uncertainties</p>

APPENDIX H – APPRAISAL OF LOCAL PLAN POLICIES AND ALTERNATIVES CONSIDERED

IIA Objective	DM23	DM24	DM25	DM26	DM27	DM28	DM31	Cumulative Effect	Commentary
									<ul style="list-style-type: none"> None identified. <p>Assumptions</p> <ul style="list-style-type: none"> None identified.
<p>6. Transport: To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.</p>	0	++	0	0	+/?	0	0	+/?	<p>Likely Significant Effects</p> <p>Policy DM24 will have a significant positive effect on this objective by seeking development that is well-connected, and prioritises the needs of pedestrians, cyclists and public transport.</p> <p>Requiring the integration of cycle storage provision within HMOs may support cycling rather than the use of the private car. This is considered to have a minor positive effect on the achievement on this objective. Policy DM27 requires new residential and employment development to comply with parking standards, which can help support a modal shift from the private car to the use of public transport. However, the effect on a reduction in the use of the private car is uncertain.</p> <p>The remaining policies in this section have been assessed as having a neutral effect on this objective.</p> <p>Overall, the policies in this section are considered to have minor positive effect on achievement of this objective.</p> <p>Uncertainties</p> <ul style="list-style-type: none"> None identified (beyond those noted above). <p>Assumptions</p> <ul style="list-style-type: none"> None identified.

APPENDIX H – APPRAISAL OF LOCAL PLAN POLICIES AND ALTERNATIVES CONSIDERED

IIA Objective	DM23	DM24	DM25	DM26	DM27	DM28	DM31	Cumulative Effect	Commentary
<p>7. Land Use and Soils: To encourage the efficient use of land and conserve and enhance soils.</p>	0	0	0	0	0	++	0	+	<p><u>Likely Significant Effects</u></p> <p>The majority of policies in this section are considered to have a neutral effect on achieving this objective.</p> <p>In 2013/14, within the Chelmsford City Area, the number of dwellings completed at a density of 100+ dwellings per hectare was 21%. The implementation of Policy DM28 will help to ensure that where appropriate, higher density development, in the form of buildings over 6 storeys, will be supported. This will help to promote effective use of land in the urban areas. This is considered to have a significant positive effect on this objective.</p> <p>Cumulatively the policies in this section are considered to have a minor positive effect on this objective.</p> <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> None identified. <p><u>Assumptions</u></p> <ul style="list-style-type: none"> None identified.
<p>8. Water: To conserve and enhance water quality and resources.</p>	0	+	++	0	0	0	0	+	<p><u>Likely Significant Effects</u></p> <p>Although the majority of policies in this section are considered to have a neutral effect on this objective, Policy DM25 will ensure that all new development achieves higher water efficiency than under standard building regulations. As Essex is within an area of water resource stress, Policy DM25 has therefore been assessed as having a significant positive effect on this objective.</p> <p>Policy DM24 will support the retention of trees, and seek the planting of new trees, whilst seeking open space and green infrastructure provision in new development. This can contribute to the management of water resources and in consequence, the policy has been assessed as having a positive effect on this objective.</p> <p>The remaining policies in this section have been assessed as having a neutral effect on this objective.</p> <p>Cumulatively, the policies in this section are considered to have a positive effect on achieving this objective.</p>

APPENDIX H – APPRAISAL OF LOCAL PLAN POLICIES AND ALTERNATIVES CONSIDERED

IIA Objective	DM23	DM24	DM25	DM26	DM27	DM28	DM31	Cumulative Effect	Commentary
									<p>Uncertainties</p> <ul style="list-style-type: none"> None identified. <p>Assumptions</p> <ul style="list-style-type: none"> None identified.
<p>9. Flood Risk and Coastal Erosion: To reduce the risk of flooding and coastal erosion to people and property, taking into account the effects of climate change.</p>	0	+	0	0	0	0	0	+	<p>Likely Significant Effects</p> <p>The majority of policies in this section are expected to have a neutral effect on this objective.</p> <p>Retention of tree cover and new planting can contribute positively to the management of flood risk. The provision of open spaces and green infrastructure can also provide areas that make a positive contribution to effective water management by helping to reduce surface water run-off. Therefore, Policy DM24 is considered to have a positive effect on this objective.</p> <p>Overall, there is considered to be a minor positive effect on this objective from implementation of these policies.</p> <p>Uncertainties</p> <ul style="list-style-type: none"> None identified. <p>Assumptions</p> <ul style="list-style-type: none"> None identified.
<p>10. Air: To improve air quality.</p>	0	+	+	0	+/?	0	+	+/?	<p>Likely Significant Effects</p> <p>Policy DM24 will have a positive effect on this objective by seeking development that is well-connected, and prioritises the needs of pedestrians, cyclists and public transport. Promoting the expansion and enhancement of open spaces and tree cover also has the potential to play an important role in improving the Chelmsford City Area’s air quality through the dispersal and filtration of particulate matter.</p> <p>Overall, this policy has been assessed as having a positive effect on this objective.</p>

APPENDIX H – APPRAISAL OF LOCAL PLAN POLICIES AND ALTERNATIVES CONSIDERED

IIA Objective	DM23	DM24	DM25	DM26	DM27	DM28	DM31	Cumulative Effect	Commentary
									<p>Policy DM25 seeks to reduce the amount of carbon dioxide and nitrogen dioxide emissions from new buildings. This is considered to have a positive effect on this objective over the longer term.</p> <p>Policy DM27 requires new residential and employment development to comply with parking standards, which can help support a modal shift from the use of the private car to public transport and consequently help reduce emissions which contribute to poor air quality. However, the effect on a reduction in the use of the private car is uncertain.</p> <p>The remaining policies in this section have been assessed as having a neutral effect on this objective.</p> <p>Overall, the policies in this section are considered to have a minor positive effect on this objective.</p> <p>Uncertainties</p> <ul style="list-style-type: none"> None identified (beyond those noted above). <p>Assumptions</p> <ul style="list-style-type: none"> None identified.
<p>11. Climate Change: To minimise greenhouse gas emissions and adapt to the effects of climate change.</p>	0	++	++	0	+/?	0	++	++/?	<p>Likely Significant Effects</p> <p>Policy DM24 seeks to ensure that overall site design and individual building design minimises energy consumption and provides resilience to a changing climate. It also seeks opportunities to retain trees and plant new trees and integrate open space and green infrastructure in new development. This can positively help to mitigate the effects of climate change. Open spaces and trees have a critical role in managing the effects of climate change as well as natural variability in climate, through flood alleviation, the temporary storage of flood water and shading of buildings, for example. Policy DM25, meanwhile, seeks the incorporation of measures to reduce carbon dioxide and nitrogen dioxide emissions in new residential and non-residential development. Both policies have been assessed as having a significant positive effect on this objective.</p>

APPENDIX H – APPRAISAL OF LOCAL PLAN POLICIES AND ALTERNATIVES CONSIDERED

IIA Objective	DM23	DM24	DM25	DM26	DM27	DM28	DM31	Cumulative Effect	Commentary
									<p>Policy DM27 requires new residential and employment development to comply with parking standards, and provide EV charging points, which can help support a modal shift from the use of the private car to public transport or electric vehicles and consequently help reduce emissions. However, the effect on a reduction in the use of the private car is uncertain.</p> <p>The remaining policies in this section have been assessed as having a neutral effect on this objective.</p> <p>Overall, the policies in this section are considered to have a significant positive effect on this objective.</p> <p>Uncertainties</p> <ul style="list-style-type: none"> None identified (other than that noted above). <p>Assumptions</p> <ul style="list-style-type: none"> None identified.
<p>12. Waste and Natural Resources: To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.</p>	0	+	++	+/?	0	0	++	+/?	<p>Likely Significant Effects</p> <p>The majority of policies in this section are considered to have a neutral effect on this objective. However, Policy DM24 will (inter alia) encourage site and building design that minimises energy consumption. This is considered to have a positive effect on this objective. Policy DM25 requires that new development minimises the use of natural resources. This is considered to have a significant positive effect on this objective.</p> <p>Policy DM26 will ensure that recycling storage is incorporated into the design of all new dwellings thereby making a minor positive contribution to this objective. However, the effect of this provision on this objective is uncertain as it may not lead to an increased use of recycling facilities.</p> <p>The remaining policies in this section have been assessed as having a neutral effect on this objective.</p> <p>Overall, the policies in this section will have a minor positive effect on this objective.</p>

APPENDIX H – APPRAISAL OF LOCAL PLAN POLICIES AND ALTERNATIVES CONSIDERED

IIA Objective	DM23	DM24	DM25	DM26	DM27	DM28	DM31	Cumulative Effect	Commentary
									<p>Uncertainties</p> <ul style="list-style-type: none"> None identified (except that identified above). <p>Assumptions</p> <ul style="list-style-type: none"> None identified.
<p>13. Cultural Heritage: To conserve and enhance the historic environment, cultural heritage, character and setting.</p>	+	+	0	0	0	+	0	+	<p>Likely Significant Effects</p> <p>The design of new buildings can have a significant effect on local character and surroundings which can often make an important contribution to the setting of historic assets. In this context, Policies DM23 and DM24 would help to ensure that new development proposals are well designed, respecting the character and appearance of the area. This has been assessed as having a positive effect on this objective.</p> <p>Policy DM28 would ensure that taller buildings would be developed where appropriate and (inter alia) the building does not detract from the context of existing historic city centre features. This has been assessed as having a positive effect on this objective.</p> <p>The remaining policies in this section have been assessed as having a neutral effect on this objective.</p> <p>Overall, it is considered that the policies in this section will have a positive effect on the achievement of this objective.</p> <p>Uncertainties</p> <ul style="list-style-type: none"> None identified. <p>Assumptions</p> <ul style="list-style-type: none"> None identified.

APPENDIX H – APPRAISAL OF LOCAL PLAN POLICIES AND ALTERNATIVES CONSIDERED

IIA Objective	DM23	DM24	DM25	DM26	DM27	DM28	DM31	Cumulative Effect	Commentary
<p>14. Landscape and Townscape: To conserve and enhance landscape character and townscapes.</p>	++	++	0	0	0	+	0	++	<p><u>Likely Significant Effects</u></p> <p>Together, the policies in this section will have a significant positive effect on this objective. The implementation of Policy DM24 in particular would have positive effects on this objective as it sets out specific requirements for new development proposals to (inter alia) meet the highest standards of built and urban design and enhance the public realm. Policy DM23, meanwhile, would contribute to the protection and enhancement of the character and appearance of the area by ensuring development responds to its context.</p> <p>Policy DM28 requires the visibility of taller buildings to contribute to townscape and, from longer views, to the skyline and provide positive addition to views into and around the City. These requirements would help to protect and enhance the landscape and townscape.</p> <p>The remaining policies in this section have been assessed as having a neutral effect on this objective.</p> <p>Overall, it is considered that the policies in this section will have a significant positive effect on the achievement of this objective.</p> <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> None identified. <p><u>Assumptions</u></p> <ul style="list-style-type: none"> None identified.

CHAPTER 9 - MAKING HIGH QUALITY PLACES: PROTECTING LIVING AND WORKING ENVIRONMENTS

Policy DM29 – Protecting Living and Working Environments

Policy DM30 – Contamination and Pollution

IIA Objective	DM29	DM30	Cumulative Effect	Commentary
<p>1. Biodiversity and Geodiversity: To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.</p>	+	+	+	<p>Likely Significant Effects</p> <p>The policies in this section are considered to have a minor positive effect on this objective. Policies DM29 and DM30 will not only protect human health, they will (indirectly) reduce the impact of development on species that have habitats close to any proposed developments by ensuring that development does not give rise to unacceptable levels of polluting emissions by reason of noise, light, smell, fumes, vibrations (Policy DM29) and by protecting water quality (Policy DM30).</p> <p>Uncertainties</p> <ul style="list-style-type: none"> None identified. <p>Assumptions</p> <ul style="list-style-type: none"> None identified.
<p>2. Housing: To meet the housing needs of the Chelmsford City Area and deliver decent homes.</p>	0	0	0	<p>Likely Significant Effects</p> <p>The policies contained in this section have been assessed as having a neutral effect on this objective.</p> <p>Uncertainties</p> <ul style="list-style-type: none"> None identified. <p>Assumptions</p> <ul style="list-style-type: none"> None identified.

IIA Objective	DM29	DM30	Cumulative Effect	Commentary
<p>3. Economy, Skills and Employment: To achieve a strong and stable economy which offers rewarding and well located employment opportunities to everyone.</p>	0	0	0	<p>Likely Significant Effects</p> <p>The policies contained in this section have been assessed as having a neutral effect on this objective.</p> <p>Uncertainties</p> <ul style="list-style-type: none"> None identified. <p>Assumptions</p> <ul style="list-style-type: none"> None identified.
<p>4. Sustainable Living and Revitalisation: To promote urban renaissance and support the vitality of rural centres, tackle deprivation and promote sustainable living.</p>	0	0	0	<p>Likely Significant Effects</p> <p>The policies contained in this section have been assessed as having a neutral effect on this objective.</p> <p>Uncertainties</p> <ul style="list-style-type: none"> None identified. <p>Assumptions</p> <ul style="list-style-type: none"> None identified.

IIA Objective	DM29	DM30	Cumulative Effect	Commentary
<p>5. Health and Wellbeing: To improve the health and wellbeing of those living and working in the Chelmsford City Area.</p>	++	++	++	<p><u>Likely Significant Effects</u></p> <p>The policies in this section are central to ensuring that the health of the City Area’s communities is maintained and enhanced by protecting amenity and limiting any environmental impacts from new development. The implementation of Policy DM29 will ensure that development does not give rise to unacceptable levels of polluting emissions related to noise, light, smell, fumes, and vibration. Policy DM30, meanwhile, will ensure that development on, or near to, hazardous substance sites or land which is contaminated will not have a threat to health or safety. Air pollution can be linked to respiratory problems, particularly in those with underlying conditions or within vulnerable groups.</p> <p>Overall, the policies in this section are considered to have a significant positive effect on this objective.</p> <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> None identified. <p><u>Assumptions</u></p> <ul style="list-style-type: none"> None identified.
<p>6. Transport: To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.</p>	0	0	0	<p><u>Likely Significant Effects</u></p> <p>The policies contained in this section have been assessed as having a neutral effect on this objective.</p> <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> None identified. <p><u>Assumptions</u></p> <ul style="list-style-type: none"> None identified.

APPENDIX H – APPRAISAL OF LOCAL PLAN POLICIES AND ALTERNATIVES CONSIDERED

IIA Objective	DM29	DM30	Cumulative Effect	Commentary
<p>7. Land Use and Soils: To encourage the efficient use of land and conserve and enhance soils.</p>	+	++	++	<p>Likely Significant Effects</p> <p>Policy DM30 requires effective remediation to deal with issues raised by contaminated land. This has been assessed as having a significant positive effect on this objective. The implementation of Policy DM29, meanwhile, is considered to have a minor positive effect in ensuring that development does not give rise to unacceptable polluting emissions which may (inter alia) impact on neighbouring land uses.</p> <p>Overall, the policies in this section are considered to have a significant positive effect on achieving this objective.</p> <p>Uncertainties</p> <ul style="list-style-type: none"> None identified. <p>Assumptions</p> <ul style="list-style-type: none"> None identified.
<p>8. Water: To conserve and enhance water quality and resources.</p>	++	++	++	<p>Likely Significant Effects</p> <p>The main factors affecting the status of waterbodies in the City Area have been cited as physical modifications, negative effects of non-native species, pollution from towns and cities and pollution from rural areas. In this context, the policies in this section will play a key role in protecting water quality by addressing polluting sources in the City Area. Policy DM29 will ensure that development does not give rise to unacceptable levels of polluting emissions which can affect water bodies. Policy DM30, meanwhile, explicitly includes the requirement for new development to not have an adverse effect on the quality of local groundwater or surface water.</p> <p>These policies are therefore considered to have a significant positive effect on this objective.</p> <p>Uncertainties</p> <ul style="list-style-type: none"> None identified. <p>Assumptions</p> <ul style="list-style-type: none"> None identified.

IIA Objective	DM29	DM30	Cumulative Effect	Commentary
<p>9. Flood Risk and Coastal Erosion: To reduce the risk of flooding and coastal erosion to people and property, taking into account the effects of climate change.</p>	0	0	0	<p>Likely Significant Effects</p> <p>The policies contained in this section have been assessed as having a neutral effect on this objective.</p> <p>Uncertainties</p> <ul style="list-style-type: none"> None identified. <p>Assumptions</p> <ul style="list-style-type: none"> None identified.
<p>10. Air: To improve air quality.</p>	++	++	++	<p>Likely Significant Effects</p> <p>There are seven locations where recent monitoring identified borderline concentrations of Nitrogen Dioxide, but there is a long term downward trend. The policies in this section will play a key role in protecting air quality in the City Area. Policy DM29 will ensure that development does not give rise to unacceptable levels of polluting emissions which can affect air quality. Policy DM30, meanwhile, will ensure (inter alia) that developments where an air quality impact assessment has been provided, does not have unacceptable significant impacts on air quality.</p> <p>These policies are therefore considered to have a significant positive effect on this objective.</p> <p>Uncertainties</p> <ul style="list-style-type: none"> None identified. <p>Assumptions</p> <ul style="list-style-type: none"> None identified.
<p>11. Climate Change: To minimise greenhouse gas emissions and adapt</p>	+	0	+	<p>Likely Significant Effects</p> <p>Policy DM29 will not permit development which gives rise to unacceptable levels of polluting emissions including emissions to air. Indirectly, this is likely to also have a minor positive effect on this objective by helping to minimise greenhouse gases. The effect of Policy DM30 is considered to be neutral.</p>

IIA Objective	DM29	DM30	Cumulative Effect	Commentary
to the effects of climate change.				<p><u>Uncertainties</u></p> <ul style="list-style-type: none"> None identified. <p><u>Assumptions</u></p> <ul style="list-style-type: none"> None identified.
<p>12. Waste and Natural Resources: To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.</p>	0	0	0	<p><u>Likely Significant Effects</u></p> <p>The policies in this section are considered to have a neutral effect on the achievement of this objective.</p> <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> None identified. <p><u>Assumptions</u></p> <ul style="list-style-type: none"> None identified.
<p>13. Cultural Heritage: To conserve and enhance the historic environment, cultural heritage, character and setting.</p>	0	0	0	<p><u>Likely Significant Effects</u></p> <p>The policies in this section are considered to have a neutral effect on the achievement of this objective.</p> <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> None identified. <p><u>Assumptions</u></p> <ul style="list-style-type: none"> None identified.

APPENDIX H – APPRAISAL OF LOCAL PLAN POLICIES AND ALTERNATIVES CONSIDERED

IIA Objective	DM29	DM30	Cumulative Effect	Commentary
14. Landscape and Townscape: To conserve and enhance landscape character and townscapes.	0	0	0	<p><u>Likely Significant Effects</u></p> <p>The policies in this section are considered to have a neutral effect on the achievement of this objective.</p> <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> None identified. <p><u>Assumptions</u></p> <ul style="list-style-type: none"> None identified.

Reasons for the Selection of Policies and Alternatives Considered

Policy	Alternatives considered
Strategic Policy S1	<p>No Policy, rely on NPPF. The NPPF requires Local Plans to articulate a local vision to meet development needs. Therefore, this is not a reasonable alternative.</p> <p>Alternative or additional Spatial Principles. The preferred Spatial Principles reflect national planning policy and the comments received to the Issues and Options consultation. Therefore, this is not a reasonable alternative.</p>
Strategic Policy S2	<p>No Policy, rely on NPPF and Building regulations. The NPPF sees the transition to a low carbon future climate change as a core planning principle. However, it does not provide detailed guidance on the Council's expectations for new development. It is considered that the policy is required to give clarity to developers and local communities. Building regulations do not yet see new buildings as net zero carbon. The Councils priorities are to move towards a net zero carbon environment as soon as possible. Therefore, this is not a reasonable alternative.</p>
Strategic Policy S14	<p>No Policy, rely on NPPF. The NPPF requires planning policies to aim to achieve healthy spaces. This policy also helps to meet new Council strategic priority 7. Therefore, this is not a reasonable alternative.</p>
Strategic Policy S15	<p>No policy, rely on the NPPF. The policy follows the requirements of the NPPF, but in the RJ also includes specific reference to the requirements for masterplans, place keeping and community involvement, and enhancements for certain groups. Therefore, this is not a reasonable alternative.</p>
Strategic Policy S3	<p>No Policy, rely on NPPF. This would not cover the main objectives of the policy in terms of how to identify and assess all assets of local heritage significance. Therefore, this is not a reasonable alternative.</p>
Strategic Policy S4	<p>No Policy, rely on NPPF. The policy follows the requirements of the NPPF and also includes specific reference to the role of water management in reducing</p>

	pollution locally. This option therefore, is not a reasonable alternative.
Strategic Policy S5	<p>No Policy, rely on NPPF.</p> <p>The policy follows the requirements of the which requires local planning authorities to proactively have policies which provide the necessary community facilities. The inclusion of active travel reflects the Councils strategic priorities. Local Plans should set clear policies for their area in respect of community facilities. Therefore, this is not a reasonable alternative.</p>
Strategic Policy S6	<p>No Policy, rely on NPPF.</p> <p>The NPPF requires local planning authorities to proactively meet the need for new housing, employment and retail. Local Plans should set a clear strategy for their area to encourage sustainable growth and inward investment. Therefore, this is not a reasonable alternative.</p>
Strategic Policy S7	<p>No Policy, rely on NPPF.</p> <p>The Spatial Strategy is a fundamental part of the Local Plan. Not having a policy would undermine the delivery of the Plan’s Vision, Strategic Priorities, and create uncertainty and ultimately lead to unplanned and uncoordinated development not supported by necessary infrastructure. This would result in the removal of specified development allocations and the Settlement Hierarchy for which guides future planning decisions and promotes sustainable development. Therefore, this is not a reasonable alternative.</p>
Strategic Policy S8	<p>No Policy, rely on NPPF.</p> <p>Within the NPPF there is a requirement to articulate a local vision to meet development needs.</p> <p>Therefore, there is no reasonable alternative.</p>
Strategic Policy S16	<p>No Policy, rely on NPPF.</p> <p>The policy follows the requirements of the NPPF. However, the NPPF does not provide detailed guidance on the Council's expectations for new development. It is considered that the policy is required to give clarity to developers and local communities. Therefore, this is not a reasonable alternative.</p>
Strategic Policy S9	<p>No Policy, rely on NPPF.</p> <p>This would risk required infrastructure improvements not being delivered. This is not a reasonable alternative.</p> <p>No Policy, rely upon Essex Local Transport Plan.</p>

	The Plan predates the Local Plan therefore does not address specific infrastructure requirements from Chelmsford's projected growth. Therefore, this is not a reasonable alternative.
Strategic Policy S10	No Policy, rely on NPPF. This would result in uncertainty regarding how developer contributions will be secured. Therefore, this is not a reasonable alternative.
Strategic Policy S11	No Policy, rely on NPPF. This would result in uncertainty regarding the role and function of local designations such as the Green Wedge and how these differ to the Green Belt and Rural Area. This is not a reasonable alternative.
Strategic Policy S12	No Policy, rely on NPPF. Within the NPPF there is requirement to define the network and hierarchy of centres and define their extent. Therefore, there are no reasonable alternatives.
Strategic Policy 17	No Policy, rely on NPPF. The NPPF does not provide detailed guidance on the Council's expectations for new development. It is considered that the policy is required to give local focus and clarity to developers and local communities. Therefore, this is not a reasonable alternative.
Strategic Policy S13	No Policy, rely on NPPF. Within the NPPF there is requirement to review Local Plan within five years of the date of adoption. Therefore, there are no reasonable alternatives.
DM1	Consider alternative threshold sizes and percentages. Threshold DM1 A is considered appropriate as it applies to major development and it would be disproportionate to apply it to smaller sized development. The latest available evidence suggests the amount and thresholds in Policies DM1 B and DM1 C ii are justified and supported through viability testing. To amend these could result in sites being unviable for development. Therefore, this is not a reasonable alternative.

	The latest available evidence suggests the percentage in Policy DM1 C i will meet the identified need. The evidence does not justify this percentage being lowered or increased.
DM2	<p>Consider alternative threshold sizes and percentages.</p> <p>The latest available evidence suggests the amount and thresholds are justified and supported through viability testing. To amend these could result in sites being unviable for development. Therefore, this is not a reasonable alternative.</p>
DM3	<p>Only allocate and give weight to planning applications from Gypsies, Travellers and Travelling showpeople that meet the PPTS definition.</p> <p>This could discriminate against Gypsies, Travellers and Travelling showpeople that have permanently ceased to travel as a result of disability or old age.</p>
DM21	<p>No policy, rely on NPPF.</p> <p>The NPPF does not provide a consolidated approach to the protection of Community Assets. Therefore, this is not a reasonable alternative.</p>
DM22	<p>No policy, rely on NPPF.</p> <p>The NPPF does not provide a consolidated approach to the protection of education establishments. Therefore, this is not a reasonable alternative.</p>
DM23	<p>Rely on strategic growth location policies to set out detailed design principles.</p> <p>This would not cover development outside of these areas. Therefore, this is not a reasonable alternative.</p>
DM24	<p>Add design criteria to other development policies.</p> <p>This would not cover other forms of development which may fall outside of specific development type policies. Therefore, this is not a reasonable alternative.</p>
DM25	<p>No policy, rely on Building Regulations.</p> <p>This would not cover additional sustainable features which are at the forefront of climate change and are a key issue for the Plan period. Therefore, this is not a reasonable alternative.</p>

DM26	<p>No policy, rely on the NPPF.</p> <p>The NPPF makes no direct reference to HMOs, which have different requirements to ensure they offer acceptable living standards for occupants. Therefore, this is not a reasonable alternative.</p>
DM27	<p>Policy based on specific local evidence.</p> <p>There is no such detailed local evidence to support alternative local standards. Therefore, this is not a reasonable alternative.</p>
DM28	<p>No policy.</p> <p>This policy guides development to ensure future tall buildings respect and balance the need for development and the historic character and urban context of the area. Therefore, this is not a reasonable alternative.</p> <p>Consider alternative definition of ‘tall buildings’.</p> <p>The definition is based on Chelmsford’s predominant building scale of two to four storeys, typically forming street frontages. Buildings above five storeys represent a shift in scale with greater impacts which require careful consideration. Therefore, this is not a reasonable alternative.</p>
DM29	<p>Add design criteria to other development policies.</p> <p>This would not cover other forms of development which may fall outside of specific development type policies. Therefore, this is not a reasonable alternative.</p>
DM30	<p>No policy, rely on NPPF.</p> <p>The NPPF deals with general and multiple types of pollutions, but this policy specifically identifies the potential for contamination and pollution issues local to Chelmsford. Therefore, this is not a reasonable alternative.</p>
DM31	<p>No policy, rely on NPPF.</p> <p>The NPPF references net zero carbon it does not place specific policy obligations on plan and policy makers. This policy specifically identifies the design requirements for new development to be net zero carbon in operation at site and building scales in accordance with national and County guidance. Therefore, no policy is not a reasonable alternative.</p>

APPENDIX I - EQUALITIES IMPACT ASSESSMENT

Introduction

Chelmsford City Council (CCC) is undertaking an Integrated Impact Assessment (IIA) of the Review of the Adopted Local Plan. The IIA is being carried out to ensure that the Review maximises its ability to result in improvements to the Adopted Local Plan. The Review is currently at the Pre-Submission stage.

In undertaking the IIA, the Council is applying a process that incorporates Sustainability Appraisal (SA), Strategic Environmental Assessment (SEA), Habitats Regulations Assessment (HRA), Health Impact Assessment (HIA) and Equalities Impact Assessment (EqIA).

Equalities Impact Assessment

This Appendix details the EqIA that has been carried out for Chelmsford City Council's Review of the Adopted Local Plan. An EqIA is a legal requirement as established by The Equality Act 2010¹³⁶.

The Equality Act 2010 places a duty on local planning authorities to engage with the local community and other interested parties when developing plan policies and consider representations made to it when determining a planning application. This EqIA is therefore iterative and local/professional knowledge can be crucial for it to best identify and quantify the equality issues facing Chelmsford and how the Review of the Adopted Local Plan can best propose ways to address such inequalities.

An EqIA is a process designed to ensure that a policy, project or scheme does not discriminate against any particular group on the basis of certain characteristics, which are defined as:

- Age
- Disability

¹³⁶ HM Government 2010 (2010, latest update 2022) 'The Equality Act 2010'. Available at: <https://www.legislation.gov.uk/ukpga/2010/15>, accessed 19.07.2022.

- Ethnicity/Race
- Gender/Sex
- Gender reassignment
- Marriage and Civil Partnership
- Pregnancy and maternity
- Religion or beliefs and;
- Sexual orientation

In order to assess the potential effects of the Pre-Submission stage of the plan review process on the above elements, the following list of affected groups will be considered, which incorporates these elements:

Affected groups:

1. People of different genders (*Men/women/identifying gender*)
2. People of different races or ethnic groups (*Black, White, Asian, Mixed / Dual Heritage, Gypsy/Traveller etc.*)
3. People with a form of mental or physical disability (both visible and invisible): *e.g. hearing impairments, visual impairments, speech difficulties, learning difficulties, mobility difficulties, mental health problems, long-term ill health etc.*
4. People of different age groups *e.g. children, teenagers, young adults, middle-aged, or older people.*
5. Lesbian, gay, bisexual, asexual or heterosexual people.
6. People from different religious or belief groups *e.g. Christian, Buddhist, Hindu, Jewish, Muslim, Sikh, Non-religious, or other beliefs, e.g. philosophical beliefs like humanists.*
7. People who have changed their gender or are in the process of doing so (i.e. transgender).
8. Pregnant women or people who have just had a baby (Maternity/paternity can be defined as 26 weeks after giving birth, and includes consideration about breastfeeding.) Only relevant to the requirement to have due regard to the need to eliminate discrimination.

9. Other groups who could find it difficult to access or make use of the policy / function. *For example: low income / people living in rural areas / single parents / carers and the cared for / past offenders / long-term unemployed / housebound / history of domestic abuse / people who don't speak English as a first language / people without computer access etc.*

The Equality Act 2010 requires local authorities to consider how their policies, decisions, processes and operation can potentially impact disadvantaged and minority groups and should ensure that such impacts are minimised and removed.

The Equality Act 2010 places a 'General Duty' on all public bodies to have 'due regard' to:

- Eliminating discrimination, harassment and victimisation and any other conduct prohibited under the Act
- Advancing equality of opportunity between those with 'protected characteristics' and those without them
- Fostering good relations between those with 'protected characteristics' and those without them

The Equalities Act is supported by other equality focused legislation as identified below:

- The Race Relations (Amendment) Act 2000¹³⁷ – Extended the provisions of the Race Relations Act 1976 to local authorities and the police and therefore requires local authorities consider their potential effects on minority groups due to their race and ensure they are not unfairly disadvantaged.
- Disability Discrimination Act 2005¹³⁸ - Requires local authorities to consider their potential effects on those with a disability and especially individuals that have long-term severe physical and/or mental disabilities.
- Equality Act, 2006 (Gender Equality)¹³⁹ – This Act affords protection to people's religion/beliefs, sexual orientation and gender/sex.

The outcomes of the Review of the Adopted Plan should facilitate the creation of a fairer and equal society. The use of equality impact assessment can help identify disadvantaged or vulnerable groups for the purposes of the Health Impact Assessment and seek to address health inequalities and prejudice. EqlAs are fundamental to ensure a local authority does not enact policies and processes that

¹³⁷ HM Government (2000) 'Race Relations (Amendment) Act 2000'. Available at: <https://www.legislation.gov.uk/ukpga/2000/34>, accessed 19.07.2022.

¹³⁸ HM Government (2005) 'Disability Discrimination Act 2005'. Available at: <https://www.legislation.gov.uk/ukpga/2005/13>, accessed 19.07.2022.

¹³⁹ HM Government (2006) 'Equality Act 2006'. Available at: <https://www.legislation.gov.uk/ukpga/2006/3>, accessed 19.07.2022.

cause/support systemic inequality, as such inequality only becomes harder to change with time and can be difficult to identify once embedded in an organisation.

An EqIA was undertaken for the adopted Local Plan. The EqIA is an iterative process that will be reviewed at each stage of the plan review process and updated accordingly. The process which will be repeated for each stage is set out below (Table I1), namely:

- Stage 1: Screening
- Stage 2: Scoping
- Stage 3: Consideration of Data and Information
- Stage 4: Assessing Likely Effects
- Stage 5: Reviewing the Likely Effects

Table I0-1 The Equality Impact Assessment Process

Stage	Explanation
<p>Stage 1: Screening</p>	<p>Stage 1 requires the consideration of if an EqIA is required. The IIA is being carried out by a local authority (Chelmsford City Council), who are conducting a Review of their Adopted Local Plan. This review will result in updated policies and other amendments to the Adopted Local Plan that would then form the “revised” Local Plan. An EqIA is required to ensure the plan review process and any changes resulting from the Review of the Adopted Local Plan do not aid in the creation of inequality. Of key importance is the need for the EqIA to assess the following:</p> <ul style="list-style-type: none"> • Does the policy tackle discrimination, harassment or victimisation? • Does the policy promote equal opportunity? • Does the policy encourage good community relations?
<p>Stage 2: Scoping the Assessment</p>	<p>The potential effects that could result from the Review of the Adopted Local Plan were considered as part of the Issues and Options stage. These considerations have been taken forward in the detailed review of policies set out in the Local Plan Preferred Options and Pre-Submission Local Plan.</p>

Stage 3: Consideration of data and information	The baseline underpinning the IIA provides a comprehensive data source to draw from. This baseline, like the EqIA, is iterative and will evolve throughout the plan review process to keep it relevant and ensure it draws from a wide range of data sources.
Stage 4: Assessment	Assessment of the equality-related effects the policies within the Review of the Adopted Local Plan with potential mitigation measures.
Stage 5: Reviewing and scrutinising the likely effects	Establish a timetable for reviewing the EqIA and ensuring it is updated to reflect the changes that occur throughout the plan review process.

Tables I2, I3, I4, I5 and I6 present the results of the five stages identified above, the commentary reflecting the early stage of the plan review process and the consequent potential “high level” effects that the updating of the Review of the Adopted Local Plan could have.

Table I0-2 Step 1: Screening

Key Questions	Commentary
What are you looking to achieve in this activity?	The current Chelmsford Local Plan 2013-2036 was adopted in May 2020. Chelmsford City Council has a duty to review its Local Plan every five years to ensure it is up to date and is in the process of carrying out such a review. The Review of the Adopted Local Plan will be consulted on with the public and statutory consultees at every stage to ensure it reflects and incorporates all relevant information. The Review of the Adopted Local Plan will result in the creation of an updated Local Plan that will form the planning policies and direct development within Chelmsford.
Who in the main will be affected?	The Review of the Adopted Local Plan would affect all people living, working, visiting, passing through or engaging in business in Chelmsford and in surrounding local authorities.

<p>Does the activity have the potential to cause adverse impact or discriminate against different groups in the community?</p>	<p>The Pre-Submission stage of the plan review process is unlikely to have any direct or specific effects on any particular group of people or individuals. The policies and proposals of the Pre-Submission Review of the Adopted Local Plan have been appraised, the results of which are set out below.</p>
<p>Does the activity have potential to make a positive contribution to equalities?</p>	<p>Chelmsford City Council is required to review its Local Plan taking account of national policies in order to shape the built environment of the Chelmsford City area. The creation of an updated Local Plan would have an effect on all peoples in and close to Chelmsford.</p>

Table I0-3 Step 2: Scoping the Assessment

Key Questions	Commentary
<p>What is the overall aim, or purpose, of the function/policy/service?</p>	<p>The aim of the report is to produce an updated Local Plan that will guide the evolution of built and natural environment of the Chelmsford City Area</p>
<p>What outcomes do you want to achieve with this function/policy/service and for whom?</p>	<p>To develop an updated Local Plan document that will shape the built environment of the Chelmsford City area and that is better able to address current social, economic and environmental issues.</p> <p>Each stage of the Local Plan preparation summarises information which determines what issues Chelmsford faces and the approach which seeks to rectify them, based on the Council's and public's opinion.</p>
<p>Who in the main will be affected?</p>	<p>All people living, working, visiting, or carrying out business, within the Local Plan area.</p>
<p>Who defines or defined the function/policy/service?</p>	<p>Chelmsford City Council is required to review its Local Plan to ensure it is up to date. A Government appointed Planning Inspector would determine if the updated Local Plan produced is legally compliant.</p>

Who implements the function/service/policy?	Chelmsford City Council through the plan review process.
What factors could contribute or detract from the outcomes identified earlier?	Changes to national planning legislation/policy; updated Council priorities

Table I0-4 Step 3: Consideration of data and information

Key Questions	Commentary
What do you already know about who uses the function/service/policy?	The Local Plan is used by anyone seeking to develop within Chelmsford and affects all of its residents. The baseline provided within each of the IIA Reports uses a wide range of data sources to identify the characteristics of the Chelmsford City area.
What consultation with service users has taken place on the function/ service/ policy and what were they key findings?	Consultation will be carried out throughout the Local Plan consultation process. The Pre-Submission stage (current stage) seeks to use information acquired from consultees in previous stages of consultation to assist the review of the adopted Local Plan, and set out the new strategy to meet the Council’s current priorities.
What, if any, additional information is needed to assess the impact of the function/service/policy?	Further consultation will be carried out at each step of the IIA process.
How do you propose to gather the additional information?	Consultation will be carried out in line with the Council’s published Statement of Community Involvement (SCI) and Corporate Consultation and Engagement Strategy. This will include information available on Chelmsford City Council’s website, ability to comment online and via e-mail or in writing, copies of the current stage of the Review of the Adopted Local Plan made available at key locations.

Table I5 Step 4: Assessing the Likely Effects

Potential Inequality Area	Likely Effects
<p>1. People of different genders (<i>Men/women/identifying gender</i>)</p>	<p>An updated Local Plan would not be discriminatory to this group. There is minimal capacity for the built environment to address gender inequalities. As the plan review process progresses, it will likely contain policies that aid in creating economic/employment opportunities and access to facilities such as housing, schools and shops that can be accessed fairly by all people.</p>
<p>2. People of different races or ethnic groups (<i>Black, White, Asian, Mixed / Dual Heritage, Gypsy/Traveller etc.</i>)</p>	<p>There is minimal capacity for the built environment to address racial/ethnic inequalities. As the plan review process progresses, it will likely contain policies that aid in creating economic/employment opportunities and access to facilities such as housing, schools and shops that can be accessed fairly by all people. It would also likely contain policies that aid in the creation of sustainable communities.</p> <p>CCC seeks to work with organisations that represent the interests of different groups; to ensure that consultation events are held at convenient times and in accessible locations; and to make the most of innovative techniques and technology.</p> <p>All CCC documents can be made available in paper format, large print and other languages (where possible). Local Plan documentation is also available for inspection at the Customer Service Centre (CSC) and information can be sent in the post on request.</p>
<p>3. People with a form of mental or physical disability (both visible and invisible): e.g. <i>hearing impairments, visual impairments, speech difficulties, learning difficulties, mobility difficulties, mental health problems, long-term ill health etc.</i></p>	<p>The built environment can have a powerful effect on people with mental and physical disabilities. As the plan review process progresses, policies should be developed that ensure places are accessible for all people and helps to create accessible communities. It would also likely result in the creation of employment and housing opportunities and access to facilities such as schools and shops closer to disabled peoples' homes.</p> <p>CCC seeks to work with organisations that represent the interests of different groups; to ensure that consultation events are held at convenient times and in accessible locations; and to make the most of innovative techniques and technology.</p> <p>All CCC documents can be made available in paper format, large print and other languages (where possible). Local Plan documentation is also available for inspection at the CSC and information can be sent in the post on request.</p>

<p>4. People of different age groups e.g. children, teenagers, young adults, middle-aged, or older people.</p>	<p>There is some capacity for the built environment to address age related inequalities. The future policies of the Local Plan would be better able to provide age-appropriate housing (primarily for older persons) in order to meet their needs. The creation of new housing and economic development could also aid younger people in finding a job and acquiring a home.</p> <p>Consultation and engagement will be open, inclusive, accessible and effective to all groups as required through the Adopted SCI and the Corporate Consultation and Engagement Strategy.</p>
<p>5. Lesbian, gay, bisexual, asexual or heterosexual people.</p>	<p>An updated Local Plan would not be discriminatory to this group. There is minimal capacity for the built environment to address sexual orientation inequalities.</p>
<p>6. People from different religious or belief groups e.g. Christian, Buddhist, Hindu, Jewish, Muslim, Sikh, Non-religious, or other beliefs, e.g. philosophical beliefs like humanists.</p>	<p>There is minimal capacity for the built environment to address belief-based inequalities.</p> <p>CCC seeks to work with organisations that represent the interests of different groups; to ensure that consultation events are held at convenient times and in accessible locations; and to make the most of innovative techniques and technology.</p> <p>All CCC documents can be made available in paper format, large print and other languages (where possible). Local Plan documentation is also available for inspection at the CSC and information can be sent in the post on request.</p>
<p>7. People who have changed their gender or are in the process of doing so (i.e. transgender)</p>	<p>An updated Local Plan would not be discriminatory to this group. There is minimal capacity for the built environment to address transgender and transitioning inequalities.</p>
<p>8. Pregnant women or people who have just had a baby (Maternity/paternity can be defined as 26 weeks after giving birth, and includes consideration about breastfeeding). Only relevant to the requirement to have due regard to the need to eliminate discrimination)</p>	<p>There is minimal capacity for the built environment to address pregnancy based inequalities. It can aid in the creation of policies that see the creation of more health facilities and general accessibility improvements that could make the lives of pregnant people/early childcare easier (i.e. ramps that help pushchairs whilst also aiding those in a wheelchair).</p>

<p>9. Are there any other groups who could find it difficult to access or make use of the policy / function? For example: low income / people living in rural areas / single parents / carers and the cared for / past offenders / long-term unemployed / housebound / history of domestic abuse / people who don't speak English as a first language / people without computer access etc.</p>	<p>Those in full-time employment may find it hard to attend in-person events, and those on low incomes or in rural areas to potentially view documents online. People who do not have strong English comprehension or a learning disability could also find it difficult to understand the often complex and lengthy Local Plan documents.</p> <p>CCC seeks to work with organisations that represent the interests of different groups; to ensure that consultation events are held at convenient times and in accessible locations; and to make the most of innovative techniques and technology.</p> <p>All CCC documents can be made available in paper format, large print and other languages (where possible). Local Plan documentation is also available for inspection at the CSC and information can be sent in the post on request.</p>
<p>10. Could this policy discriminate on the grounds of marriage or civil partnership?</p>	<p>An updated Local Plan would not be discriminatory in this manner.</p>
<p>11. Is there any potential negative impact which cannot be minimised or removed? If so, can it be justified? E.g. on the grounds of promoting equality of opportunity for another protected group.</p>	<p>None identified at this stage.</p>

Table I6 Step 5: Reviewing and scrutinising the impact

Key Question	Commentary
<p>What conclusions can you draw about any differential impact and how people are adversely or positively affected?</p>	<p>The Review of the Adopted Local Plan will result in a City Area that will reflect, or be advancing towards, principles of sustainable development.</p>

What actions can you take to address any impacts identified?	Ensure the public are adequately consulted throughout the plan review process.
If no changes can be made, what reasons are there to justify this?	N/A
How might any of the changes, in relation to the adverse impact, have a further adverse effect on any other group?	N/A
Which decision-making process do these changes need to go through i.e. do they need to be approved by a Committee/Council?	The Local Plan preparation and IIA stages are subject to Chelmsford Policy Board, Cabinet and Council scrutiny and approval as appropriate to the stage of the Plan.
How will you continue to monitor the impact of the function/service/policy on diverse groups?	Through continued consultation throughout the plan review process. The IIA process will ensure an updated Local Plan would have had its potential economic, social and environmental effects considered and refined to secure more sustainable outcomes.
When will you review this equality impact assessment?	At the next stage of the plan review process.

EqlA Appraisal of the Pre-Submission Local Plan Review Policies and Proposals

Baseline Information: Population and Community

Demographics

As of 2021¹⁴⁰, the Chelmsford City Area had a population of 181,500, an increase of 7.8% since 2011 (168,300) and 13.6% since the 2001 Census when the population stood at 157,072. Approximately half of Chelmsford's population resides in the Chelmsford Urban Area and South Woodham Ferrers. Of the total resident population, 49.0% are male and 51.0% female.

The over 65's account for some 19.4% of the population, compared to 18.6% in England.

Chelmsford is the fourth most populated authority district in the East of England, with only the local authority areas of East Suffolk, Colchester and Basildon being more populated¹⁴¹.

Diversity

Ethnicity

Using The Office for National Statistics' (ONS) category descriptions¹⁴², the population of Chelmsford is predominantly White (88.5% of the population) with the second largest ethnic group being Asian/Asian British (5.3%, [9.6% in England]), followed by Black (2.6% [4.2% in England]) followed by mixed/multiple ethnic groups (2.6% [3.0% in England]).

Religious Belief

¹⁴⁰ <https://www.ons.gov.uk/visualisations/customprofiles/build/>

¹⁴¹ LG Inform (2020), Total resident population (2020) for All local authority districts East. Available at: Total resident population in Chelmsford | LG Inform (local.gov.uk)

¹⁴² ONS (2022) [How life has changed in Chelmsford: Census 2021 \(ons.gov.uk\)](https://www.ons.gov.uk/peoplepopulationandcommunity/ethnicity/articles/how-life-has-changed-in-chelmsford-census-2021)

Christianity is the predominant religion in Chelmsford (48.0%) similar to the England figure (46.3%), followed by Muslim (2.0%), compared to England (6,7%). Those with no religion was 41.2%, compared to 36.7% for England.

Civil Partnerships, Marriage and Sexual Orientation

For the Chelmsford population, aged 16 or over, in the 2021 Census, 34.0% are single (never married) [37.9% in England], 49.1% are married or in a civil partnership [44.7% in England], 0.2% are in a registered same-sex civil partnership, 3.4% are separated (but still legally married or in a registered same-sex civil partnership), 9.6% are divorced or dissolved civil partnership [9.1% for England] and 6.0% are widowed or surviving civil partnership partner [6.1% in England].¹⁴³

Gypsy, Travellers and Travelling Showpeople

There are two main longstanding publicly funded Travelling Showpeople sites in the Chelmsford City Area which provide 22 pitches in total with capacity for 44 caravans, 92 authorised private Traveller caravans and 47 authorised private Travelling Showpeople caravans¹⁴⁴.

Deprivation

The English Index of Multiple Deprivation (IMD) measures relative levels of deprivation in small areas of England called Lower Layer Super Output Areas (LSOA). Deprivation refers to an unmet need, which is caused by a lack of resources including for areas such as income, employment, health, education, skills, training, crime, access to housing and services, and living environment.

The 2015 IMD ranked the Chelmsford City Area 253rd out of 317 local authorities (where a rank of 1 is the most deprived in the country and a rank of 326 is the least deprived) placing Chelmsford in the top 20% least deprived local authority areas nationally¹⁴⁵.

¹⁴³ ONS (2022) [Build a custom area profile - Census 2021](#). ONS

¹⁴⁴ Department for Levelling Up, Housing and Communities (2021) Traveller caravan count: July 2021. Available at: <https://www.gov.uk/government/statistics/traveller-caravan-count-july-2021>

¹⁴⁵ DCLG (2019) *English indices of deprivation*. Available at: <https://www.gov.uk/government/collections/english-indices-of-deprivation> .

By 2019, the City Area had continued to improve on the whole, scoring 260th out of 317 local authorities¹⁴⁶. Chelmsford performs particularly well in respect of crime, employment and health and disability with the local authority area being within the 20% least deprived nationally for these domains. However, there are pockets of deprivation across the Chelmsford City Area with some LSOAs, such as those within the wards of Marconi, Patching Hall and St Andrews, being within the most deprived in the country and this remained the case in 2019.

Housing

In December 2023 the average house price for all properties in Chelmsford was £372,048 compared to England: £302,164¹⁴⁷. House prices for the following types of property in Chelmsford were as follows:

- detached: £658,140
- semi-detached: £410,501
- terraced: £319,255
- flats: £216,093

Housing affordability in the Chelmsford City Area, as in other areas of the County and Country, is a significant issue. Responding to this issue, the Chelmsford Housing Strategy¹⁴⁸ recognises that Chelmsford faces a housing crisis (the City Council made that declaration on 22 February 2022) including in respect of:

- ever-growing numbers of Chelmsford residents (no longer just young people) being unable to afford to buy or rent privately a property that meets their needs;
- over 450 families and individuals being homeless, with more likely due to the general rising cost of living, requiring the City Council to provide expensive and often unsuitable temporary accommodation; and

¹⁴⁶ Indices of Deprivation 2015 and 2019. Available at: http://dclgapps.communities.gov.uk/imd/iod_index.html#,

¹⁴⁷ Land Registry (2023) Land registry UK House Price Index. Available at: [UK House Price Index \(data.gov.uk\)](https://www.gov.uk/government/statistics/uk-house-price-index)

¹⁴⁸ Chelmsford City Council (March 2022) Chelmsford Housing Strategy, 2022 – 2027 at: <https://www.chelmsford.gov.uk/media/fzeis02v/chelmsford-housing-strategy-2022-to-2027.pdf>

- a growing need for various kinds of specialised housing that, along with all affordable housing, is in very short supply.

The strategic priorities identified in the Housing Strategy are:

7. Increasing the supply of affordable homes with a focus on larger units
8. Increasing the supply of affordable homes from the existing housing stock
9. Supporting landlords and tenants of privately rented homes
10. Enabling the right supply of specialist housing to meet local need
11. Developing effective partnerships
12. Monitoring trends and performance to inform future actions

Baseline Information: Economy

The Council's Economic Strategy (2017)¹⁴⁹ provides an overview of the economy of the Chelmsford City Area. It highlights that Chelmsford has been a major driver of growth within the Heart of Essex sub-region, which comprises the local authority areas of Chelmsford, Brentwood and Maldon. The City contributes over £4.5 billion per year to the Essex economy through some 103,000 jobs and 9,335 businesses, with particular strengths in the financial and business services sectors, research and development, and advanced manufacturing. The Council's Employment Land Review¹⁵⁰ provides an overview of the economy of the Chelmsford City Area. The report highlights the size of the office market and the prominence of Chelmsford City Centre, connections to Central London but a lack of good quality office accommodation coupled with a lack of recent office development and the need for flexibility as a result of new hybrid working patterns. The report identifies that the industrial market has remained buoyant and active, with demand currently outperforming the existing supply of available industrial space. Despite this increase in demand, Chelmsford is not likely to become a sizeable logistics or industrial hub like other neighbouring authorities over the course of the next 5 years. The demand seen for industrial premises in

¹⁴⁹ Chelmsford City Council (2017) *Chelmsford Economic Strategy*. Available at: [A3 Chelmsford Economic Strategy](#)

¹⁵⁰ Chelmsford City Council (December 2023) Employment Land Review available at: [econ002-chelmsford-city-council-employment-land-review-2023.pdf](#)

Chelmsford is primarily for small to medium sized units (up to 5,000sqm) that aim to fulfil indigenous industrial needs, as opposed to larger scale distribution floorspace.

The Chelmsford City Council Authority Monitoring Report (2022-2023)¹⁵¹ notes that: some 79.2% (92,400) of the population within the Chelmsford City Administrative area are economically active. Of the 92,400 Chelmsford residents who are economically active, 89,500 (76.5%) are in employment. This is 0.9% higher than the national average. The largest employment sectors in Chelmsford are human health and social work activities (16,000 people are employed within this sector), wholesale retail trade (13,000), education (9,000), professional, scientific and technical activities (7,000) and administrative and support services (7,000). The average gross weekly earning of a full-time worker in the Chelmsford administrative area is £689.90. This is 3.3% higher than the current East of England average.

New employment space has been consistently allocated through the Local Plan process. The City Centre has an office floorspace stock of approximately 4.7m sqft (437,000sqm), the largest stock anywhere in Essex¹⁵² and it is recognised that the future growth of Chelmsford's economy will be dependent upon the provision of high quality development opportunities, including high quality office space and industrial unit space, in order to attract new investors.

There is a significant amount of business activity taking place within the parishes and rural areas of the Chelmsford City Area.

Skills and Education

Skills levels in Chelmsford are above the national and local average, with some 82% of residents having a recognised qualification (NVQ Level 1 and above) and 33.9% of the population are educated to NVQ Level 4 or higher¹⁵³. As a result, many Chelmsford residents are engaged in higher level occupations, with nearly half working in managerial, professional and technical roles, which is higher than regional and national averages. Conversely, employment in process plant, machine operative and elementary occupations is lower than regional and national averages.

¹⁵¹ Chelmsford City Council (December 2023) Annual Monitoring Report available at: [AMR 2022-2023.cdr \(chelmsford.gov.uk\)](https://www.chelmsford.gov.uk/AMR-2022-2023.cdr)

¹⁵² Chelmsford City Council (December 2023) Employment Land Review available at: [econ002-chelmsford-city-council-employment-land-review-2023.pdf](https://www.chelmsford.gov.uk/econ002-chelmsford-city-council-employment-land-review-2023.pdf)

¹⁵³ ONS (2021) Census Data [Build a custom area profile - Census 2021, ONS](https://www.ons.gov.uk/people-in-the-uk/population-and-demography/census)

Chelmsford is home to Anglia Ruskin University (ARU), one of the fastest growing universities in the UK. Chelmsford also hosts ARU Writtle, which delivers land-based degrees. Both campuses provide a range of research and consultancy services to businesses, working in partnership to add value to their business and are therefore important drivers of the local economy. In addition, Chelmsford College is developing its specialism in engineering, science and technology.

Essex County Council provides updated figures on the school places demand within the Chelmsford City Area in its 10 Year Plan – Meeting the demand for school places in Essex 2024-2033¹⁵⁴. There is a need for new schools or the expansion of existing schools in order to meet the future demand for school places associated with population growth, at all levels, across the Chelmsford City Area which will be met through proposed new school proposals identified in the Local Plan, particularly associated with new communities.

Community Facilities and Services

Larger services such as schools and health facilities are predominantly focused within the two main urban areas of Chelmsford and South Woodham Ferrers. There is a high concentration of services and facilities within Chelmsford City Centre with a more limited range available at the five Principal Neighbourhood Centres which are Beaulieu, Chelmer Village, Gloucester Avenue, The Vineyards and Newlands Spring. In the rural areas beyond the Green Belt, the settlements of Bicknacre, Boreham, Broomfield, Danbury and Great Leighs have access to a good range of facilities and are located on important public transport corridors. These services may include primary schools, local employment opportunities, shops, community facilities, good public transport links, surgeries and green spaces. Other rural settlements have a more limited range of facilities and public transport services.

Chelmsford has a strong retail sector led by the City Centre. Chelmsford performs well against other towns in the sub-region¹⁵⁵ and is attractive to new investors given its socio-economic and demographic composition. This will continue to be a strong sector in Chelmsford and important to the local economy. The Retail Study update confirms that current allocations for comparison shopping in the City will meet future demand although there is evidence of reducing market shares across Chelmsford's main centres.

Summary of Sustainability Issues and Requirements

¹⁵⁴ <https://www.essex.gov.uk/sites/default/files/2024-01/School%20organisation%2010%20Year%20Plan%202024%20to%202033%20-%202030.01.24.pdf>

¹⁵⁵ Chelmsford City Council (2023) Retail Capacity Study Update. Available at: [retail-capacity-study-update-july-23.pdf \(chelmsford.gov.uk\)](https://www.chelmsford.gov.uk/retail-capacity-study-update-july-23.pdf)

- The need to enable housing growth, using the standard method to identify the minimum number of homes to be planned for and planning for a mix of accommodation to suit all household types.
- The need to make best use and improve the quality of the existing housing stock.
- The need to support the delivery of independent living housing for older people and people with disabilities.
- The need to deliver a range of employment sites to support economic growth.
- The need to ensure a flexible supply of land for employment development.
- The need to address the surplus of unsuitable office space in the City Centre.
- The need to support economic development in the rural areas of Chelmsford.
- The need to support the growth of new sectors linked to the growth of Anglia Ruskin University, such as medical technologies.
- The need to raise incomes and especially for those whose incomes are in the lowest quartile.
- The need to reduce out-commuting to London for work by encouraging businesses to invest and set up within Chelmsford.
- The need to tackle pockets of deprivation that exist in the area.
- The need to maintain and raise educational attainment and skills in the local labour force.
- The need to maintain and enhance the vitality of the City Centre and South Woodham Ferrers as well as the area's larger villages.
- The need to strengthen the convenience shopping role in Chelmsford City Centre and ensure that the neighbourhood and local centres continue to perform a strong convenience goods role which serves local needs.
- The need to address forecast deficits in, in particular, school places and early years and childcare provision.
- The need to support the City Area's educational establishments including Anglia Ruskin University (including Writtle campus).
- The need to safeguard existing community facilities and services and ensure the timely delivery of new facilities to meet needs arising from new development.
- The need to safeguard the identity of existing communities.

- The need to safeguard and maintain and enhance access to cultural and community facilities which benefit and support sustainable communities.

Methodology

The Pre-Submission Local Plan document has been reviewed to consider the likely impacts of the preferred policies and the site allocations on each of the nine protected characteristics from the Equality Act 2010 listed above. For each protected characteristic, consideration has been given to whether the options considered for inclusion in the Local Plan are compatible or incompatible with the three main duties set out in the Equality Act 2010.

A colour coded scoring system has been used to show the effects that the Local Plan Pre-Submission document is likely to have on each protected characteristics, as shown below.

+	Positive Effect	?	Uncertain Effect	n/a	No relationship	-	Negative Effect
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Note that the criteria applied to the appraisal of site options as part of the EqIA differ from the criteria applied to the appraisal of sites as part of the Sustainability Appraisal in the main IIA Report; therefore, the effects identified are not equivalent between the two assessments.

EqIA Findings

The detailed findings of the EqIA of the Strategic Policies in the Pre-Submission Local Plan are set out in **Tables I.7 – I25**

The Strategic Policies do not directly affect a number of the protected characteristics considered under the EqIA, reflecting the intention and scope of the plan as a land use document. All of the Strategic Policies and Site Allocations are assessed as having either a positive, mixed or neutral outcome in respect of the protected characteristics; consequently, the Pre-Submission Local Plan document is considered to be generally compatible with the duties of the Equality Act 2010.

In respect of gender reassignment, marriage and civil partnership, sex and sexual orientation, there are no identified effects including policy options or site options that are considered to have a direct effect on these four protected characteristics. For the remaining five protected characteristics – age, disability, religion or belief, pregnancy and maternity and race - the options considered as part of the Local Plan Pre-Submission document are likely to have some positive effects as follows:

- Policies which seek to provide and enhance community services and facilities will benefit the young, old and those with accessibility issues such as the disabled and pregnant women (Strategic Policies S1, S5, S9, S12, S14).
- The provision of accessible greenspace and enhancement of accessibility (Strategic Policies S1, S2, S4, S5) is likely to directly benefit those with relatively limited accessibility.
- Those vulnerable to air pollution (the young, old and pregnant women) are also likely to directly benefit from the provision of more open space which is accessible, as well as improvements in air quality as a result of a modal shift in transport use, notably through the provision of walking and cycling routes and electrical vehicle charging infrastructure (Strategic Policies S1, S2, S5, S9, S12, S14).
- The provision of high quality community infrastructure, including meeting spaces, is likely to benefit those vulnerable to social isolation (notably the elderly, the disabled and pregnant women) through offering opportunities for socialising in accessible places (Strategic Policies S1, S5, S7, S9, S10, S12).
- The provision of a wide range of housing types and affordable options (Policy S6 requires the provision of housing that is good quality) will help to ensure greater equality of access, meeting the needs of specific groups, notably the elderly, disabled and young).
- The proposed spatial distribution of development is likely to result in overall positive effects for protected groups (and no identified negative effects). These positive effects are likely to be concentrated in the Chelmsford Urban area reflecting the opportunities to meet the specific accessibility demands such as those of the elderly and young, extending existing facilities. In addition, those requiring access to specific community facilities (such as faith groups) which, by virtue of their specialist nature, are of a limited number and can be best located in a central location and extend existing facilities where appropriate. The extent to which guiding development towards the urban area will benefit other protected groups is not clear at this stage and could be subject to further research.
- Large-scale development such as those proposed at North Chelmsford and South and East Chelmsford are likely to have positive effects reflecting their aspirations for a degree of self-containment, providing services and facilities to meet the needs of residents and potentially those living further afield. Whilst in the longer term the immediate needs of certain protected groups are likely to be met through the provision of basic services such retail and medical provision, community meeting places and green infrastructure

provision, there are likely to be uncertainties across all protected groups as to the extent to which needs can be fulfilled either directly or not entailing challenging or unsustainable travel arrangements. This reflects the proposed degree of ‘self-containment’ that such a community can provide and the testing of this both in principle and in practice as the community evolves. The phasing of development is likely to be critical in ensuring that groups are not put at undue disadvantage in the early stages of development in respect of the provision of basic services.

Likely effects of the Local Plan Pre-Submission policies and proposals in relation to the nine ‘protected characteristics’

Key:

+	Positive Effect	?	Uncertain Effect	n/a	No relationship	-	Negative Effect
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Table I7 EqlA Assessment of Strategic Policy S1 Spatial Principles

<p>Strategic Policy S1 Spatial Principles</p> <p>The Council will require all new development to accord with the following Spatial Principles where relevant:</p> <ul style="list-style-type: none"> 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.

Protected Characteristic:	Age	Disability	Gender re-assignment	Marriage & Civil Partnership	Pregnancy & Maternity	Race	Religion or Belief	Sex	Sexual Orientation
Assessment	+	+	n/a	n/a	+	n/a	n/a	n/a	n/a
<p>Commentary</p> <p>Certain groups in the City Council area are likely to be particularly vulnerable to air pollution, including children, older people, pregnant women and people with cardiovascular and/or respiratory illnesses. Positive effects are expected for this policy in relation to age, disability, and pregnancy and maternity, reflecting the overarching aspirations for the creation of compact development which is well-serviced and incorporates measures for the protection and enhancement of green infrastructure.</p>									

Table I8 EqlA of Strategic Policy S2 Addressing Climate Change and Flood Risk

<p>Strategic Policy S2 Addressing Climate Change and Flood Risk</p> <p>The Council, through its planning policies and proposals that shape future development, will seek to mitigate and adapt to climate change. In addressing the move to a net zero carbon future for Chelmsford, the Council will seek new development that:</p> <ul style="list-style-type: none"> • Reduces greenhouse gas emissions • Results in net zero carbon emissions and exceeds Building Regulations Parts F and L in accordance with Policy DM31 • Promotes the efficient use of natural resources including use of integrated water management techniques • Reduces the need to travel and provides for active and sustainable transport modes • Provides opportunities for renewable and low carbon energy technologies and schemes • Provides opportunities for decentralised energy and heating systems • Encourages design and construction techniques which contribute to climate change mitigation and adaptation • Minimises impact on flooding and over-heating • Protects and provides opportunities for well-connected multifunctional green and blue infrastructure including city greening, woodland creation, tree planting, and new habitat creation • Assists the delivery of Biodiversity Net Gain that will deliver mitigation and adaptation benefits. <p>The Council will require that all development is safe, taking into account the expected life span of the development, from all types of flooding and appropriate mitigation measures are identified, secured and implemented. New development should not worsen flood risk elsewhere.</p>									
Protected Characteristic:	Age	Disability	Gender re-assignment	Marriage & Civil Partnership	Pregnancy & Maternity	Race	Religion or Belief	Sex	Sexual Orientation
Assessment	+	+	n/a	n/a	+	n/a	n/a	n/a	n/a

Commentary

Certain groups in the City Council area are likely to be particularly vulnerable to the effects of climate change such as higher average temperatures and extreme weather events, including children, older people, pregnant women and people with cardiovascular and/or respiratory illnesses. Positive effects are expected for this policy in relation to age, disability, and pregnancy and maternity, reflecting the overarching aspirations for the creation of compact development which is well-serviced and incorporates measures for the protection and enhancement of green infrastructure.

Table I9 EqlA of Strategic Policy S14 Health and Wellbeing

Strategic Policy S14 Health and Wellbeing

The Council is committed to improving the health and wellbeing of our residents and communities, promoting more active and healthier lifestyles, creating healthy living environments and reducing health inequalities through high-quality placemaking. The Council will achieve this by ensuring that new development:

- Contributes towards the strategic priorities of the Chelmsford Health and Wellbeing Plan to help reduce inequalities including health
- Has good access to services and facilities to support daily life and provide for the needs of their communities including education, employment, retail, public transport, healthcare, social, community and greenspace
- Is well designed to create safe, inclusive and accessible places for all users and encourage social interaction and wellbeing
- Creates opportunities for healthy and active lifestyles including access to and the provision of new multifunctional green and blue infrastructure, spaces for play, recreation and sports, and better active travel including provision for safe, attractive and well-connected pedestrian and cycle routes
- Provides good quality housing both externally and internally, to provide a healthy living environment now and in the future
- Supports the provision of cultural infrastructure and public art to create a sense of place and identity
- Is climate resilient and as sustainable and energy efficient as possible to promote healthy environments
- Provides opportunities for access to nature to support physical and mental health
- Provides appropriate mitigation to avoid harmful health impacts/emissions.

In addition to the above, all new strategic scale residential development (defined as development for 100 or more units) will be required to demonstrate how they have considered the following in their place making objectives:

- Opportunities for community involvement in the long-term management and stewardship of the new development
- Opportunities for growing food such as allotments, community gardens and orchards to improve access to local healthy food
- Creation of walkable neighbourhoods to support people to live healthy lifestyles having regard to the Essex Design Guide - a New Development Model for Essex
- Livewell Development Accreditation Scheme
- Creation of a physical environment where people have the resilience to cope with life's changes such as a dementia-friendly environment
- Incorporation of Sport England and National Design Guide Active Design principles
- Provision of a mix of uses on site that support daily life including education, employment, retail, public transport, healthcare, social, community and greenspace
- Opportunities to make a significant positive contribution to health and wellbeing.

For development of 50 or more residential units and non-residential development in excess of 1,000 sqm (excluding agricultural buildings) a Health Impact Assessment will be required to assess the likely positive and negative impacts on the health and wellbeing of different groups in the population and on existing health services and facilities. The assessment should include recommendations on how positive health impacts could be maximised and negative impacts on health and inequalities avoided or mitigated. The Council will require Health Impact

Assessments to be prepared having regard to the most up to date advice and best practice for such assessments. Where significant impacts are identified, planning permission will be refused unless measures to meet the health service requirements of the development are mitigated.									
Developments which will have an unacceptable significant adverse impact on health and wellbeing which cannot be mitigated, or that fail to offer reasonable provisions, will be refused.									
Protected Characteristic:	Age	Disability	Gender re-assignment	Marriage & Civil Partnership	Pregnancy & Maternity	Race	Religion or Belief	Sex	Sexual Orientation
Assessment	+	+	+	+	+	+	+	+	+
<p>Commentary</p> <p>Certain groups in the City Council area are likely have specific requirements in respect of health and well-being, including children, older people and pregnant women. Positive effects are expected for this policy in relation to age, disability, and pregnancy and maternity, reflecting the overarching aspirations for the creation of compact development which is well-serviced and incorporates measures for the protection and enhancement of green infrastructure and addresses issues such as poor air quality. Equally, all identified groups are likely to benefit, either directly or indirectly, from this wide-ranging policy which encourages health and well-being in its widest sense.</p>									

Table I10 EqlA of Strategic Policy S15 Creating Successful Places

<p>Strategic Policy S15 Creating Successful Places</p> <p>Development that is designed to be attractive, high quality, accessible, inclusive and safe will be supported.</p> <p><u>Reasoned Justification</u></p> <p>High quality design of new development is essential to making places more attractive, sustainable, safe and accessible, and should be at the heart of every development. New development is not only about the buildings, but how they fit together, the spaces between them, and how the development is experienced. This sense of place does not arise by accident, but by careful application of all aspects of high quality, beauty and sustainability. Good design can also help to mitigate the impacts of climate change, promote healthier lifestyles and build a sense of civic pride.</p> <p>Masterplans will be required for Strategic Growth Sites, and they may also be appropriate for constrained or sensitive sites. Masterplans are separate from the planning application process. An approved masterplan must be in place for the relevant site prior to the determination of any planning application, and should set out the development principles and supporting evidence. Some allocated sites have existing masterplans/design briefs. The Council will review and consider whether they are relevant and/or still up-to-date to determine whether further Masterplanning is required and whether the masterplan process can be adapted to take account of them. The use of planning briefs or design coding may be required for smaller sites to provide a framework for development and clear guidance for design requirements.</p> <p>Development proposals should also have regard to the National Design Guide and National Model Design Code (September 2019) which offers general guidance on achieving high quality places and spaces. In addition, regard should be had to the Council’s Making Places SPD. Making Places offers detailed guidance on achieving the required policy standards within the Local Plan and sets out local design guidance relevant to Chelmsford – in particular for the natural environment, movement, public spaces, built environment, sustainable design and construction, and adaptable buildings. Development proposals should also have regard to the Essex Design Guide which provides key design principles and advice across a wide range of topics to inform the plan making and planning application design making process.</p>

<p>The Council encourages developments to be inclusive to accommodate all users, placing people at the heart of the design process.</p> <p>Development is not only about creating a successful new place, but also securing its long-term future. New large Strategic Growth Sites should have long-term place keeping arrangements which involve community engagement and involvement in the management and enhancement of public spaces and community assets so residents are at the heart of the community, alongside developer commitment to creating and maintaining a legacy for future generations.</p>									
Protected Characteristic:	Age	Disability	Gender re-assignment	Marriage & Civil Partnership	Pregnancy & Maternity	Race	Religion or Belief	Sex	Sexual Orientation
Assessment	+	+	?	?	+	+	+	+	?
<p>Commentary</p> <p>The following groups have been identified as benefitting from this Strategic Policy through the protection and provision of community facilities which are meeting their needs in diverse and specialised ways: age, disability, pregnancy/maternity, race, religion and sex. Other protected groups could also benefit but these effects are not clear at this stage and could be subject to further research.</p>									

Table I11 EqlA of Strategic Policy S3 Conserving and Enhancing the Historic Environment

<p>Strategic Policy S3 Conserving and Enhancing the Historic Environment</p> <p>The Council will conserve and where appropriate enhance the historic environment recognising the positive contribution it makes to the character and distinctiveness of Chelmsford through the diversity and quality of heritage assets. This includes wider social, cultural, economic and environmental benefits.</p> <p>The Council will designate and keep under review Conservation Areas in order to preserve or enhance their special architectural or historic interest with an emphasis on retaining and where appropriate improving the buildings and/or features that make a positive contribution to their character or appearance.</p> <p>The Council will conserve or enhance the significance (including any contribution made by its setting) of Listed Buildings, Scheduled Monuments and Registered Parks and Gardens with an emphasis on preserving and where appropriate enriching the social, cultural, economic and environmental benefits that these heritage assets provide.</p> <p>The Council will seek the protection, conservation, and where appropriate and important to their significance, re-use and/or enhancement of historic places and sites on the Heritage at Risk Register and the local buildings at risk register.</p> <p>When assessing applications for development, the Council will place great weight on the preservation or enhancement of designated heritage assets and their setting. The Council will encourage applicants to put heritage assets to viable and appropriate use, to secure their future preservation and where appropriate enhancement, as appropriate to their significance. Policy DM13 sets out how the Council will consider proposals affecting the different types of designated heritage assets and their significance.</p> <p>The Council will seek to conserve and where appropriate enhance the significance of non-designated heritage assets and their settings, which includes buildings, structures, features, gardens of local interest and protected lanes. Policy DM14 sets out the Council's approach to the protection and retention of these assets. Chelmsford contains a number of sites of archaeological importance. As set out in Policy DM15, the Council will seek the preservation and where appropriate enhancement of sites and their setting of archaeological interest.</p>
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Protected Characteristic:	Age	Disability	Gender re-assignment	Marriage & Civil Partnership	Pregnancy & Maternity	Race	Religion or Belief	Sex	Sexual Orientation
Assessment	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Commentary No relationships between affected groups and the Strategic Objective have been identified.									

Table I12 EqlA of Strategic Policy S4 Conserving and Enhancing the Natural Environment

<p>Strategic Policy S4 Conserving and Enhancing the Natural Environment</p> <p>The Council is committed to the conservation and enhancement of the natural environment through the protection of designated sites and species, whilst planning positively for biodiversity networks and minimising pollution. All projects should have regard to reducing the impacts of climate change and respond to the ecological emergency, delivering multiple benefits in terms of but not exclusive to habitats, carbon storage and Natural Flood Management.</p> <p>The Council will plan for a well-connected multifunctional network of green and blue infrastructure which protects, enhances and restores ecosystems and allows nature recovery across the Council's area. The garden community developments will be required to deliver 20% Biodiversity Net Gain, other qualifying new development will be required to deliver a minimum 10% Biodiversity Net Gain. The needs and potential of biodiversity will be considered together with those of natural, historic and farming landscapes, the promotion of health and wellbeing, sustainable travel, water management including water resources, and climate change adaptation.</p> <p>The Council will ensure that new development does not contribute to water pollution and, where possible, enhances water quality, and demonstrates the advancement of biodiversity and amenity interests through the provision of a range of greenspaces. Management, mitigation and compensation measures will be secured through planning conditions/obligations where necessary. Developers will need to demonstrate that sufficient waste water treatment capacity is available ahead of occupation to ensure no deterioration in the quality of receiving waters.</p> <p>The Council will ensure that, where appropriate, new development seeks to improve water-related biodiversity taking account of Water Framework Directive objectives and River Basin Management Plan actions.</p> <p>The Council will ensure that new development maximises opportunities for the preservation, restoration, enhancement, and connection of natural habitats in accordance with the Local Nature Recovery Strategy or future replacements.</p> <p>The Council will seek to minimise the loss of the best and most versatile agricultural land (Grades 1, 2 and 3a) to major new development.</p> <p>Contributions from qualifying residential developments within the Zones of Influence, as defined in the adopted Essex Recreational disturbance Avoidance and Mitigation Strategy (RAMS), will be secured towards mitigation measures identified in the RAMS.</p>

Protected Characteristic:	Age	Disability	Gender re-assignment	Marriage & Civil Partnership	Pregnancy & Maternity	Race	Religion or Belief	Sex	Sexual Orientation
Assessment	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Commentary No relationships between affected groups and the Strategic Objective have been identified.									

Table I13 EqlA of Strategic Policy S5 Protecting and Enhancing Community Assets

Strategic Policy S5 Protecting and Enhancing Community Assets The Council recognises the important role that community facilities have in existing communities including health, police, education, social, sports and leisure, parks and green spaces, arts and cultural facilities. They are also an integral part of any proposals for new residential and employment development. New or extended facilities will be accessible to the communities they serve and by a range of active and sustainable transport. They will be secured by a range of funding measures including planning obligations, Community Infrastructure Levy (CIL), and/or its successor, and other relevant funding streams. Existing community assets will also be protected from inappropriate changes of use or redevelopment.									
Protected Characteristic:	Age	Disability	Gender re-assignment	Marriage & Civil Partnership	Pregnancy & Maternity	Race	Religion or Belief	Sex	Sexual Orientation
Assessment	+	+	?	?	+	+	+	+	?
Commentary The following groups have been identified as benefitting from this Strategic Policy through the protection and provision of community facilities which are meeting their needs in diverse and specialised ways: age, disability, pregnancy/maternity, race, religion and sex. Other protected groups could also benefit but these effects are not clear at this stage and could be subject to further research.									

Table I14 EqlA of Strategic Policy S6 Housing and Employment land requirements

<p>Strategic Policy S6 Housing and Employment land requirements</p> <p>The Council will make provision for the following new development requirements:</p> <p>A. HOUSING</p> <p>In order to meet the proposed transitional arrangements for assessed housing need calculated using the revised Standard Method, provision is made for a minimum of 22,990 net new homes at an average annual rate of 1,210 net new homes per year.</p> <p>In order to meet the identified need of 40 new permanent pitches for Gypsies and Travellers, sites providing a total of 30 permanent pitches for Gypsies and Travellers, as defined by national planning policy, will be allocated with the remainder of the need to be met through windfall applications using the criteria of Policy DM3.</p> <p>In order to meet the identified need of 38 new permanent plots for Travelling Showpeople, sites providing a total of 28 permanent plots for Travelling Showpeople, as defined by national planning policy, will be allocated with the remainder of the need to be met through windfall applications using the criteria of Policy DM3.</p> <p>B. EMPLOYMENT</p> <p>A minimum of 162,646sqm of new employment floorspace (Use Classes E(g)(i-ii), B2 and B8), in addition to existing employment development commitments, to be delivered over the Plan period through flexible employment site allocations.</p>									
Protected Characteristic:	Age	Disability	Gender re-assignment	Marriage & Civil Partnership	Pregnancy & Maternity	Race	Religion or Belief	Sex	Sexual Orientation
Assessment	+	+	n/a	n/a	n/a	n/a	n/a	+	n/a
<p>Commentary</p> <p>The provision of a significant tranche of new housing, employment and retail space will provide opportunities for securing appropriate accommodation and employment to meet the needs of specific groups. The clearest beneficiaries in this respect are the old and young, those with disabilities, and women, all of whom might be disadvantaged in the housing market and in finding appropriate employment. The provision of such opportunities will need to be matched with specific interventions such as training schemes and shared property ownership, acknowledging that both are outside the immediate scope of the planning system.</p>									

Table I15 Eqla of Strategic Policy S7 The Spatial Strategy

<p>Strategic Policy S7 The Spatial Strategy</p> <p>The Spatial Strategy applies the Spatial Principles to focus new housing and employment growth to the most sustainable locations by making the best use of previously developed land in Chelmsford Urban Area; new garden communities to the north east and east of Chelmsford; sustainable urban extensions around Chelmsford and South Woodham Ferrers; expansion of existing employment sites; and development around Key Service and Service Settlements outside the Green Belt in accordance with the Settlement Hierarchy.</p>
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In addition, at any of the Settlement categories, new growth sites which are in accordance with the Local Plan Spatial Principles and Strategic Policies can be allocated through relevant Neighbourhood Plans.

New development allocations will be focused on the three Growth Areas of Central and Urban Chelmsford, North Chelmsford, and South and East Chelmsford using the distribution set out in the Key Diagram (Figure 14), Policies Map, and the table below:

Development allocations to 2041	New Homes	Traveller Pitches	Travelling Showpeople Plots	Net New Employment Floorspace
Growth Area 1 – Central and Urban Chelmsford	4,476		5	9,000sqm
Growth Area 2 – North Chelmsford	7,201	10	5	66,446sqm
Growth Area 3 – South and East Chelmsford	4,423	20	18	87,200sqm
Total Local Plan Allocations	16,100	30	28	162,646sqm
Windfall Allowance 2026-2041	2,373			
TOTAL	18,473	30	28	162,646sqm

There will also be opportunities for Exception Sites providing affordable homes and community-led development in some locations where there are policies of constraint.

Windfall sites are further expected to be a reliable source of housing supply during the period of the Local Plan.

New employment growth will be delivered as part of mixed used development on appropriate previously developed sites in Chelmsford Urban Area. Strategic employment growth is directed to strategic site allocations at North East Chelmsford (Chelmsford Garden Community), a new garden community to the east of Chelmsford (Hammonds Farm), Land adjacent to A12 Junction 18, East Chelmsford, and as extensions to Little Boyton Hall Farm Rural Employment Area and Waltham Road Employment Area.

All development allocations will be located to ensure existing settlements maintain their distinctive character and to avoid coalescence between them. Beyond the main settlements the Council will support diversification of the rural economy and the conservation and enhancement of the natural environment.

New development will be delivered in a manner that ensures the timely provision of necessary supporting infrastructure. Strategic Growth Sites will be delivered in accordance with masterplans to be approved by the Council.

Where there are large and established mainly institutional uses within the countryside, Special Policy Areas will be used to support their necessary functional and operational requirements. The Special Policy Areas are defined on the Policies Map at Chelmsford City Racecourse, Broomfield Hospital, Hanningfield Reservoir Treatment Works, RHS Hyde Hall Gardens, Sandford Mill and ARU Writtle.

Protected Characteristic:	Age	Disability	Gender re-assignment	Marriage & Civil Partnership	Pregnancy & Maternity	Race	Religion or Belief	Sex	Sexual Orientation
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Assessment	+	+	n/a	n/a	n/a	+	n/a	+	n/a
<p>Commentary: The spatial division of the proposed housing and employment will help to ensure that the needs of specific groups (the young, old, women, travellers) are met through additional choice in respect of where they might choose to live and work, prompted, for example, by family connections. The extent to which such needs and wants are fulfilled in practice is a matter for separate, ongoing monitoring and review.</p>									

Table I16 EqlA of Strategic Policy S8 Delivering Economic Growth

Strategic Policy S8 Delivering Economic Growth									
<p>In determining planning applications, the Council will ensure that development on the flexible and market-responsive employment land allocations will enable balanced job and housing growth and allow further diversification of Chelmsford's economy, in particular nurturing and growing the construction, clean energy, advanced manufacturing and engineering, digi-tech, life sciences, and health and care, and professional and support sectors. The Council will encourage links between business and the significant education sector in Chelmsford, in particular the role of the Anglia Ruskin University as a major economic catalyst for economic growth. The Council will seek to improve local skills and access to employment opportunities through Employment and Skills Plans. The Council will assess development proposals against the following principles:</p> <ul style="list-style-type: none"> • Priority will be given to the use of previously developed land in sustainable locations and also focusing new employment at locations well-served by active and sustainable travel modes and existing or planned public transport provision • Existing Employment Areas and Rural Employment Areas identified on the Policies Map will be safeguarded for employment uses, unless it can be demonstrated that there is no reasonable prospect of the allocated employment area being used for that purpose • Support will be given to the sustainable growth and expansion of rural businesses • Support will be given for regional growth sector priorities and clustering of economic activity • Chelmsford City Centre and sites allocated for employment are the appropriate locations for large new office (E(g)(i)) and research and development (E(g)(ii)) provision • New employment development will be a key component of growth within specific proposed new Strategic Growth Locations particularly the new Garden Communities in North East and East Chelmsford • Improving local work and training opportunities from major development proposals through Employment and Skills Plans. 									
Protected Characteristic:	Age	Disability	Gender re-assignment	Marriage & Civil Partnership	Pregnancy & Maternity	Race	Religion or Belief	Sex	Sexual Orientation
Assessment	+	+	n/a	n/a	n/a	n/a	n/a	+	n/a
<p>Commentary</p> <p>Attention to the provision of a diverse range of employment opportunities, having regard to spatial distribution and the allied provision of Employment and Skills Plans, should immediately benefit groups which might typically struggle to secure appropriate employment. As with many other policies, the detailed effects of implementation needs to be subject to monitoring and review.</p>									

Table I17: EqIA Assessment of Strategic Policy S16 Connectivity and Travel

<p>Strategic Policy S16 Connectivity and Travel</p> <p>The Council is committed to creating high quality, sustainable places which promote connectivity for all. Providing better access to modes of active and sustainable travel are key and will be achieved in the following ways.</p> <p>A) New development must be designed to prioritise and maximise opportunities for active and sustainable transport and movement, through strategic and local sustainable measures:</p> <ul style="list-style-type: none"> Promote ease of movement within the site and improve connectivity to adjoining areas and key destinations Provide for attractive, safe, convenient, inclusive, high quality and well-designed walking and cycling networks with supporting facilities Give priority to the needs of pedestrians, cyclists, public transport users, car sharers and users of low and ultra-low emission vehicles Increase infrastructure to support active travel, including and where relevant in the Green Wedge in accordance with Strategic Policy S11 Increase infrastructure to support the use of public transport and other active and sustainable modes of travel for all Promote alternatives for commercial vehicles Promote the use of car clubs Reduce the reliance on private fossil fuelled vehicles Support the provision of strategic and local transport infrastructure to enable a future for alternatives to fossil fuelled vehicles Increase infrastructure provision for charging electric vehicles (EV) Promote innovations in transport including smart technology. <p>B) In addition to the above, all new strategic scale development (defined as development for 100 or more units and non-residential development in excess of 1,000 sqm) will be required to demonstrate how they have considered the following in their place making objectives:</p> <ul style="list-style-type: none"> Achieving a significant modal shift to active and sustainable modes of travel Ensuring walkable neighbourhood principles within developments are achieved Provision of mobility hubs of appropriate scale at neighbourhood centres, public transport interchanges, park and ride, or other suitable locations, which are of high quality design and accessible Supporting technological advances and smarter sustainable transport options, including autonomous vehicles, micromobility (e-bikes, e-scooters), demand responsive public transport and smart EV charging. 									
Assessment	+	+	n/a	n/a	+	n/a	n/a	n/a	n/a
<p>Commentary</p> <p>Certain groups in the City Council area are likely to be particularly vulnerable to air pollution, including children, older people, pregnant women and people with cardiovascular and/or respiratory illnesses. Positive effects are expected for this policy in relation to age, disability, and pregnancy and maternity, reflecting the overarching aspirations for the creation of compact development which is well-serviced</p>									

Table I18 EqlA of Strategic Policy S9 Infrastructure Requirements

<p>Strategic Policy S9 Infrastructure Requirements</p> <p>Priorities for infrastructure provision or improvements are also contained within relevant Strategic Policies and Site Allocation policies.</p> <p>New development must be supported by the provision of infrastructure, services and facilities that are identified as necessary to serve its needs.</p> <p><u>Transport and Highways</u></p> <p>New development must be supported by active and sustainable means of transport to serve its need including walking, cycling and public transport modes. New highway infrastructure should help reduce congestion, link new development and provide connections in the strategic road network. These include but are not limited to:</p> <ul style="list-style-type: none"> • New Beaulieu Park Rail Station • Chelmsford North East Bypass • An additional new Northern Radial Distributor Road in North East Chelmsford • Safeguarded land for the expansion of Chelmer Valley and Sandon Park and Ride sites • Additional Park and Ride facilities will be considered in West Chelmsford and North East Chelmsford within the broad locations shown on the Policies Map • Improvements to the Army and Navy Junction and routes connecting to the junction as part of a sustainable transport package • Improvements to A131 (Essex Regiment Way) and A1016 (Essex Regiment Way) • New foot/cycle bridge across A131 (Essex Regiment Way) • Junction improvements on the A12 and other main roads to reduce congestion • Capacity improvements to the A132 between the Rettendon Turnpike and South Woodham Ferrers, including necessary junction improvements to be brought forward as early as possible in tandem with the delivery of development to mitigate its impact • New and improved active and sustainable travel routes and bridges both within development sites and to provide connections to centres and hubs of activity such as transport nodes, City, Town and Neighbourhood Centres, strategic areas of recreation, employment areas, education and health centres • A new active and sustainable route and bridge over the A12 from East Chelmsford Garden Community to connect close to Sandon Park and Ride • A new multi-modal vehicular bridge over the River Chelmer to connect East Chelmsford Garden Community to Junction 19 of the A12 (Boreham Interchange) • Bus services, bus priority schemes and rapid transit measures • Improvements to inter-urban public transport • Transport links between new neighbourhoods and Chelmsford City Centre and employment areas • Improved road infrastructure aimed at reducing congestion and providing more reliable journey times.
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Flood Risk Management

New development must be safe from all types of flooding and not make flood risk worse elsewhere. Suitable strategic and site level measures will need to provide appropriate flood risk management. These include but are not limited to:

- Strategic flood defence measures on the Rivers Chelmer, Canand Wid to protect existing development in Chelmsford City Centre
- Local flood mitigation measures within or as part of development sites including the use of SuDS
- Provision of new lock and replacement of weir gates at Chelmer Waterside.

Community Facilities

Infrastructure necessary to support new development must provide a range of community infrastructure to ensure that it is served by the essential education, health and community services and facilities. These include but are not limited to:

- Early years, primary and secondary, and post-16 education provision
- Essential primary, acute and community healthcare provision
- Health and wellbeing facilities and measures
- Sport, leisure and recreational facilities
- Community buildings and space
- Provision of serviced moorings along the River Chelmer
- Cultural facilities and public art
- Police, ambulance, and fire and rescue facilities
- Cemetery space and crematorium provision
- Municipal waste/recycling facilities.

Green Infrastructure and Natural Environment

Infrastructure necessary to support new development must provide or contribute towards ensuring a range of multi-functional green, blue, and natural infrastructure, nature recovery, net gain in biodiversity and public realm improvements. These include but are not limited to:

- Provision of a wide range of open space within development sites to meet amenity, recreational and functional needs
- Provision of a multifunctional network of green and blue infrastructure and to enhance biodiversity
- Provision of areas for nature recovery
- Provision of new public realm and enhancements at key centres of activity
- Contributions towards recreation disturbance avoidance and mitigation measures for European designated sites as identified in the Essex Recreational disturbance Avoidance and Mitigation Strategy

<ul style="list-style-type: none"> Contributions towards addressing cumulative recreational pressure on SSSIs. <p><u>Historic Environment</u></p> <p>Infrastructure necessary to support new development must seek to preserve or enhance the historic environment and mitigate any adverse impacts on nearby heritage assets and their settings.</p> <p><u>Utilities</u></p> <p>Infrastructure necessary to support new development must include appropriate utility infrastructure. This includes but is not limited to:</p> <ul style="list-style-type: none"> Utility infrastructure including electricity and gas distribution and supply, water supply, foul drainage and waste water treatment, telecommunications and gigabit broadband Opportunities for appropriate renewable, low and zero carbon or district-scale energy production. 									
Protected Characteristic:	Age	Disability	Gender re-assignment	Marriage & Civil Partnership	Pregnancy & Maternity	Race	Religion or Belief	Sex	Sexual Orientation
Preferred Policy									
Assessment	+	+	?	?	+	+	+	+	?
<p>Commentary</p> <p>The following groups have been identified as benefitting from this Strategic Policy through the protection and provision of community facilities which are meeting their needs in diverse and specialised ways: age, disability, pregnancy/maternity, race, religion and sex. Other protected groups could also benefit but these effects are not clear at this stage and could be subject to further research.</p>									

Table I19 EqlA of Strategic Policy S10 Securing Infrastructure and Impact Mitigation

<p>Strategic Policy S10 Securing Infrastructure and Impact Mitigation</p> <p>Infrastructure must be provided in a timely and, where appropriate, phased manner to serve the occupants and users of the development.</p> <p>Permission will only be granted if it can be demonstrated that there is sufficient appropriate infrastructure capacity to support the development or that such capacity will be delivered by the proposal. It must further be demonstrated that such capacity as is required will prove sustainable over time both in physical and financial terms. Where a development proposal requires additional infrastructure capacity, to be deemed acceptable, mitigation measures must be agreed with the Local Planning Authority and the appropriate infrastructure provider. Such measures may include (not exclusively):</p> <ul style="list-style-type: none"> Financial contributions towards new or expanded facilities and the maintenance On-site provision (which may include building works)
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<ul style="list-style-type: none"> • Off-site capacity improvement works, and/or • The provision of land. <p>Infrastructure will be secured through the use of planning condition and/or planning obligation and/or financial contributions through the Community Infrastructure Levy or its successor.</p> <p>Developers and land owners must work positively with the Council, neighbouring Local Planning Authorities and other infrastructure providers throughout the planning process to ensure that the cumulative impact of development is considered and then mitigated, at the appropriate time, in line with adopted policies and published guidance.</p> <p>In negotiating planning obligations, the Council will take into account local and strategic infrastructure needs and financial viability set out in the Local Plan Infrastructure Delivery Plan (IDP) and Local Plan Viability Assessment.</p>									
Protected Characteristic:	Age	Disability	Gender re-assignment	Marriage & Civil Partnership	Pregnancy & Maternity	Race	Religion or Belief	Sex	Sexual Orientation
Assessment	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
<p>Commentary</p> <p>No relationships between affected groups and the Strategic Objective have been identified.</p>									

Table I20 EqlA of Strategic Policy S11 The Role of the Countryside

<p>Strategic Policy S11 The Role of the Countryside</p> <p>When determining planning applications, the Council will carefully balance the requirement for new development within the countryside to meet identified development needs in accordance with the Spatial Strategy, and to support thriving rural communities whilst ensuring that development does not have an adverse impact on the different roles and character of the countryside. All new development within the countryside will be considered within this context and against the specific planning objectives for each of the following areas:</p> <p>A) Green Belt The openness and permanence of the Green Belt will be protected and opportunities for its beneficial use will be supported where consistent with the purposes of the Green Belt. Inappropriate development will not be approved except in very special circumstances.</p> <p>B) Green Wedge The Green Wedge has an identified intrinsic character and beauty and is a multi-faceted distinctive landscape providing important open green networks, which have been instrumental in shaping the City's growth, character and appearance.</p> <p>These networks prevent urban sprawl and settlement coalescence and provide for wildlife and nature, flood storage capacity, leisure and recreation, and active travel, which allows for good public access which will be further improved through the requirements of development allocated in the Local Plan. Development which materially harms the role, function and</p>
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intrinsic character and beauty of the Green Wedge will not be approved.									
C) Rural Area									
The countryside outside of the Urban Areas and Defined Settlements, not within the Green Belt, is designated as the Rural Area. The intrinsic character and beauty of the Rural Area outside of the Green Belt, and not designated as the Green Wedge, will be recognised, assessed and development will be permitted where it would not adversely impact on its identified character and beauty. The relevant Development Management Policies set out what development is appropriate in each of the above areas and provide detailed criteria by which development proposals will be assessed.									
Protected Characteristic:	Age	Disability	Gender re-assignment	Marriage & Civil Partnership	Pregnancy & Maternity	Race	Religion or Belief	Sex	Sexual Orientation
Assessment	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Commentary									
No relationships between affected groups and the Strategic Objective have been identified.									

Table I21 EqlA of Strategic Policy S12 Role of City, Town and Neighbourhood Centres

<p>Strategic Policy S12 Role of City, Town and Neighbourhood Centres</p> <p>The Council will promote through its planning policies and proposals, the continued strengthening of the following Designated Centres in their varied roles and functions to positively contribute towards the viability, vitality, character and structure of these centres. New main town centre uses and development will be directed to the appropriate Designated Centres as set out below:</p> <p><u>Chelmsford City Centre</u></p> <p>Chelmsford and in particular the City Centre will be the main focus for shopping, major employment, civic and administrative functions, arts, culture and leisure and a centre of excellence for education and healthcare. Major new retail, office, leisure and cultural facilities will be directed here to build on Chelmsford's past success.</p> <p>Within the City Centre retail development is concentrated within the Primary Shopping Area. The City Centre and Primary Shopping Centre are defined on the Policies Map.</p> <p><u>South Woodham Ferrers Town Centre</u></p> <p>South Woodham Ferrers Town Centre will be a focus for shopping, business, education, and leisure. The Town Centre will continue to provide an important role for the residents of South Woodham Ferrers and the surrounding area.</p>
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Within the Town Centre retail development is concentrated within the Primary Shopping Area. The Town Centre and Primary Shopping Area are defined on the Policies Map.

Principal Neighbourhood Centres

The larger neighbourhood centres will be a focus of more localised retail, commercial and community facilities and services that reduce the need to travel and contribute towards more sustainable and neighbourhood-scale living. These larger neighbourhood centres are defined on the Policies Map as Principal Neighbourhood Centres. The Vineyards Principal Neighbourhood Centre contains a Primary Shopping Area which is defined on the Policies Map.

Local Neighbourhood Centres

Smaller Local Neighbourhood Centres play an important retail, business and community role, especially in areas more remote from the larger centres. Local Neighbourhood Centres are shown on the Policies Map.

Retail and leisure development outside Designated Centres

Retail proposals above 500sqm gross floorspace outside of Primary Shopping Areas and leisure proposals above 500sqm gross floorspace outside of City/Town Centre boundaries will be required to undertake an impact assessment in line with the requirements of the NPPF.

Protected Characteristic:	Age	Disability	Gender re-assignment	Marriage & Civil Partnership	Pregnancy & Maternity	Race	Religion or Belief	Sex	Sexual Orientation
Assessment	+	+	?	?	+	+	+	+	?

Commentary

The following groups have been identified as benefitting from this Strategic Policy through the protection and provision of community facilities which are meeting their needs in diverse and specialised ways: age, disability, pregnancy/maternity, race, religion and sex. Other protected groups could also benefit but these effects are not clear at this stage and could be subject to further research.

Table I22 EqlA of Strategic Policy S17 Future of Chelmsford City Centre

Strategic Policy S17 Future of Chelmsford City Centre

Development proposals within Chelmsford City Centre that help create a diverse mix of retail, food and drink, leisure and entertainment, cultural, community, business and residential uses will be supported where they positively contribute towards increased footfall, activity and vibrancy and they accord with the Local Plan’s Strategic Priorities.

The Council will place significant weight on the contribution that proposals in the City Centre can make to achieving the following key principles:

- A. ECONOMY

Proposals which increase footfall and encourage visitors to enjoy the City Centre for longer by visiting a number of venues and events which cater for all their needs will be supported, including growth intended to complement the evening economy with more family friendly venues and activities.

Proposals should:

- Provide opportunities and suitable range of venues to support uses which encourage people to visit and to increase dwell-time and spending in the City Centre
- Prioritise retaining, reusing and enhancing existing buildings for suitable uses which complement and strengthen their locality
- Retain and create active frontages to ground floors in Designated Centres
- Make positive use of upper floors of properties, and on underused and vacant space away from commercial frontages
- Contribute to the creation of circular routes linking living, shopping and leisure sectors to encourage footfall
- Promote innovation and ambition
- Encourage business links to the university and wider education sector
- Encourage pop-up or temporary uses in advance of more comprehensive redevelopment
- Provide and/or secure the future management of free publicly accessible toilets and 'Changing Places' toilets.

B. CULTURE AND HERITAGE

Proposals which celebrate Chelmsford's rich history will be supported. The City has Roman and medieval origins, expanding as a prosperous market town. The legacy of its historic role as County town of Essex, and granting of City status in 2012, means that Chelmsford is still a key centre for the religious, cultural, and civic life of the City Centre; with strong reminders of its heritage of science and engineering innovation.

Proposals should:

- Promote opportunities for new functions such as markets, community, cultural or creative activity to broaden the mix of activity in the City Centre, where that is compatible with wider objectives
- Ensure improved streetscape, such as through minimising street clutter, use of high-quality materials, well-designed street furniture, public art and interpretation, retention of important gaps and key views, enhancement of street frontages, and use of sympathetic shopfronts and signage.

C. LIVING IN THE CITY CENTRE

The City Centre offers opportunities for housing development through changes of use, redevelopment of empty buildings and better use of upper floors, or regeneration of wider building clusters. Some sites are allocated in the Local Plan, but proposals for other sites are likely to be welcomed where they contribute to activity, complement surrounding uses, and support the City Centre economy.

Proposals should:

- Ensure the introduction of residential uses into City Centre in ways that do not harm the wider functions of the area
- Ensure the efficient use of urban land is balanced with high-quality place-making
- Provide areas of functional open space on major developments

- Improve existing green spaces to encourage increased usage by City Centre residents
- Demonstrate how sustainable and active travel will be promoted
- Demonstrate how public safety has been considered.

D. CLIMATE AND SUSTAINABILITY

Proposals should contribute towards sustainable options for accessing the City Centre, whether on foot, two wheels, by bus or by rail, reducing reliance on private vehicles to reduce carbon emissions and congestion.

Proposals should:

- Provide connectivity to the wider City and Urban area through improved public realm and multifunctional green routes and gateways
- Take a balanced approach to car parking provision, that acknowledges the sustainability of the City Centre and its walking, cycling, bus (including Park and Ride) and rail connections
- Create new or improve existing multifunctional green infrastructure including tree planting and improved wildlife habitat

E. Waterways

Proposals alongside Chelmsford's waterways – the River Can, River Chelmer, and Chelmer and Blackwater Navigation – should seek to provide significant improvements to the environmental quality, attractiveness and recreational potential of the waterways and their associated green spaces.

Proposals should:

- Capitalise on the waterway network to enhance the visibility, access and recreational use of the rivers and Navigation, as appropriate
- Demonstrate innovative and sustainable approaches to dealing with flood defences and flood management, where necessary, whilst protecting biodiversity and the river environment
- Complement the river environment through greening and softening of engineered features
- Promote development that enhances the habitat, ecology and biodiversity value of the river corridors
- Improve active travel movement along river corridors
- Consider incorporating green/renewable energy initiatives
- Have regard to the Plan for Improving the Rivers and Waterways in and around Chelmsford.

F. SITE SPECIFIC PRINCIPLES:

The sites listed below will make a key contribution to delivering City Centre vitality, vibrancy and success.

Shire Hall

Shire Hall is a significant landmark, closing views at the top of the High Street and a focus for Tindal Square, which provides a traffic-free setting to the iconic Grade II* listed building. It is uniquely suited for a range of cultural uses. Proposals will be subject to the requirements of Part A and B above, and the following additional criteria:

- Promote public access and a sense of community ownership, where possible

- Promote active use which adds to the vitality of the High Street
- Deliver the re-use of the building with a range of uses such as community, cultural or other uses, whilst protecting the historic and cultural significance of the building and its setting
- Remain sympathetic to the setting of St. Mary's Cathedral.

Chelmer Waterside

Chelmer Waterside comprises a number of brownfield land parcels between the City Centre and the waterside meadows and is a key regeneration area within the City Centre. Although individual site areas may come forward at different times, they should contribute towards the wider regeneration aims of creating a vibrant and dynamic new quarter for Chelmsford and as such must demonstrate how they have had regard to a wider masterplan or the adopted Chelmer Waterside Development Framework Document.

Proposals on sites CW1a, CW1c, CW1d, CW1e and CW1f will be subject to Part A to Part E above, and should also meet the requirements of Strategic Growth Site 1a - Chelmer Waterside.

The Meadows

The Meadows under-cover shopping centre opened in 1992, but is now the focus of a significant area of change. A number of shops in the existing shopping centre have closed including an anchor department store which occupied the largest retail space in the centre. There is now potential to re-imagine the centre to secure resilience for the future, through development ranging from small scale reconfiguration of units up to large scale redevelopment for a mixed-use scheme, whilst capitalising on the waterside location.

Proposals on this site will be subject to Part A to Part E above and should also meet the requirements of Strategic Growth Site Policy 1w - Meadows Shopping Centre and Meadows Surface Car Park.

G. OPPORTUNITY CORRIDORS:

Certain areas linking the City Centre to the wider urban area are key corridors along which residents and visitors access the City Centre, contributing to how the City Centre is perceived overall, experienced and enjoyed.

In the opportunity corridors listed below and illustrated on Figure 15, the Council will:

- Encourage proposals which provide an opportunity for improvement in appearance, public realm quality, urban greening and accessibility
- Take a flexible approach to changes of use which may otherwise constrain development which create positive activity and encourage innovation and investment in line with the function of those opportunity corridors.

The opportunity corridors are:

- New Street to Anglia Ruskin University (Knowledge and Learning)
- Chelmer Waterside to the City Centre (Living and Leisure)
- Southern access to the City Centre via Central Park (Recreation and Greenspace)
- West End to the City Centre (Culture and Travel)
- Waterhouse Lane to Parkway (High-tech and Regeneration)

The Council proposes to prepare a detailed City Centre strategy to guide development, informed by consultation and backed by evidence. This will be vital to bring focus to identifying and building opportunities for diversification, start-ups and community activity.

Protected Characteristic:	Age	Disability	Gender re-assignment	Marriage & Civil Partnership	Pregnancy & Maternity	Race	Religion or Belief	Sex	Sexual Orientation
Assessment	+	+	?	?	+	+	+	+	?
<p>Commentary</p> <p>The following groups have been identified as benefitting from this Strategic Policy through the protection and provision of community facilities which are meeting their needs in diverse and specialised ways: age, disability, pregnancy/maternity, race, religion and sex. Other protected groups could also benefit but these effects are not clear at this stage and could be subject to further research.</p>									

Table I23 EqlA of Policy S13 Monitoring and Review

Strategic Policy S13 Monitoring and Review									
The Council will monitor the implementation of the policies and proposals of the Local Plan using the key indicators and targets set out in the Local Plan Monitoring Framework. A full or focused formal review of the Local Plan will commence two years after its adoption.									
Protected Characteristic:	Age	Disability	Gender re-assignment	Marriage & Civil Partnership	Pregnancy & Maternity	Race	Religion or Belief	Sex	Sexual Orientation
Assessment	+	+	+	+	+	+	+	+	+
<p>Commentary</p> <p>The commitment to the ongoing monitoring and review of the Local Plan provides the opportunity to identify where policies and proposals are benefitting those with protected characteristics identified in this EqlA and also where unintended disadvantage may be arising as a result of policy implementation. The predicted effects of this EqlA can be used as a benchmark for this activity and links with wider Council programmes aimed at ensuring and improving inclusion and opportunity in all its forms.</p>									

Table I24 EQIA of Growth and Special Area Policies

Policies	EQIA Protected Groups									Commentary
	Age	Disability	Gender re-assignment	Marriage & Civil Partnership	Pregnancy & Maternity	Race	Religion or Belief	Sex	Sexual Orientation	
Growth Policies for Central and Urban Chelmsford	+	+	n/a	n/a	n/a	n/a	n/a	n/a	n/a	<p>The policies propose a number of site allocations to deliver new housing, employment and associated infrastructure in the central and urban Chelmsford area. The policies/ allocations are likely to benefit protected groups which require starter homes or specialist accommodation, both facilitated through policy implementation.</p> <p>Similarly, these protected groups will benefit from the delivery of new well-connected homes. opportunities for employment and active travel as well as provision of or contribution to health, education, recreational facilities and multi-functional and accessible green infrastructure and open spaces.</p>
Growth Policies for West Chelmsford	+	+	n/a	n/a	n/a	n/a	n/a	n/a	n/a	<p>The policy proposes the delivery of a new neighbourhood in the West Chelmsford area, comprising the delivery of 880 new homes, a neighbourhood centre, a new primary school and nursery. Alongside this the policy also requires the delivery of improvements to the local and strategic road network, appropriate sustainable modes of transport and the provision of/ financial contribution to recreational and healthcare facilities. As part of such a relatively large-scale, integrated development, there will be opportunities to deliver</p>

Policies	EQIA Protected Groups									Commentary
	Age	Disability	Gender re-assignment	Marriage & Civil Partnership	Pregnancy & Maternity	Race	Religion or Belief	Sex	Sexual Orientation	
										homes which meet the needs of those who require starter homes or specialist accommodation.
Growth Policies for East of Chelmsford	+	+	n/a	n/a	n/a	n/a	n/a	n/a	n/a	The four policies propose new housing, employment and associated infrastructure in East Chelmsford, including the delivery of a new Country Park, wider green infrastructure and open space, new and enhanced active travel routes, financial contributions to education and health services. As part of such a relatively large-scale, integrated development, there will be opportunities to deliver homes which meet the needs of those who require starter homes or specialist accommodation.
Growth Policies for Galleywood	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	The policy proposes the delivery of approximately 24 new affordable homes at Galleywood, a Key Service Settlement. It also proposes a number of site development principles and infrastructure requirements that include new and enhanced cycle routes and footpaths, financial contributions towards education and early years childcare provision and recreational facilities. The size of the development is unlikely to have a bearing on the interests of the identified protected groups.
Growth Policies for Writtle	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	The policy proposes the delivery of approximately 25 new homes at Writtle, a Key Service Settlement. It also proposes a number of site development principles and infrastructure requirements that include new and enhanced cycle routes and footpaths, financial contributions towards education and early years childcare as well as health provision and recreational facilities. The size of the

Policies	EQIA Protected Groups									Commentary
	Age	Disability	Gender re-assignment	Marriage & Civil Partnership	Pregnancy & Maternity	Race	Religion or Belief	Sex	Sexual Orientation	
										development is unlikely to have a bearing on the interests of the identified protected groups.
Growth Area Policies for North Chelmsford	+	+	n/a	n/a	n/a	n/a	n/a	n/a	n/a	This growth area includes nine policies proposing allocations in five different locations. The largest of these is North East Chelmsford (Strategic Growth Site Policy 6) proposing the delivery of a new garden community consisting of approx. 5,569 new homes, 9ha of employment land and associated infrastructure. This includes a new Country Park, four new mixed use village centres, new education facilities (three new primary schools, a new all-through school and two nurseries) and community space and significant new multi-functional green infrastructure. Other strategic housing site policies include the delivery of 750 new homes (Strategic Growth Site Policy 7a), 250 new homes (Strategic Growth Site Policy 7b), 100 new homes (Strategic Growth Site Policy 7c), 512 new homes (Strategic Growth Site Policy 8) and associated infrastructure. As part of such a relatively large-scale, integrated development, there will be opportunities to deliver homes which meet the needs of those who require starter homes or specialist accommodation. There is also a small residential site allocation for 20 homes (Growth Site Policies 14b) and two employment site allocations for 3,500sqm B2/B8 (Growth Site 9a) and 6,000sqm B2/B8 (Strategic Growth Site 15).
Growth Area Policies for South and East Chelmsford	+	+	n/a	n/a	n/a	n/a	n/a	n/a	n/a	There are nine site allocation policies relating to proposed development in six locations, East Chelmsford, land adjacent to A12 junction 18, north of south Woodham Ferrers, Bicknacre, East Hanningfield and Danbury. Strategic Growth Policy 16a East Chelmsford proposes the largest scale of

Policies	EQIA Protected Groups									Commentary
	Age	Disability	Gender re-assignment	Marriage & Civil Partnership	Pregnancy & Maternity	Race	Religion or Belief	Sex	Sexual Orientation	
										growth with 3,000 homes (and 1,500 homes post 2041) and 43,000sqm of new employment floorspace, a Country Park, neighbourhood centres and schools. Strategic Growth Policy 16b will also deliver 43,000sqm new employment floorspace by junction 18 of the A12. Strategic Growth Policy 10 will deliver 1,220 new homes, employment and associated infrastructure (including a potential new primary school and a neighbourhood centre) north of south Woodham Ferrers. As part of such a relatively large-scale, integrated development, there will be opportunities to deliver homes which meet the needs of those who require starter homes or specialist accommodation. Smaller residential allocations include three sites at Bicknacre for 20, 20 and 32 homes respectively (Growth Sites 11b, 11c and 12), two sites in East Hanningfield for 11 and 20 homes respectively (Growth Sites 17a and b) and Danbury (100 homes, Growth Site 13).
Special Policy Areas	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	There are six policies that designate Special Policy Areas (SPA), which lie outside the built-up areas, where ordinarily policy would constrain new development. The SPA designation enables the operational and functional requirements of these facilities or institutions to be planned in a strategic and phased manner. No direct connection between the policies and the identified protected groups can be identified.

Table I25 EQIA of Development Management Policies

Policies	EQIA Protected Groups									Commentary
	Age	Disability	Gender re-assignment	Marriage & Civil Partnership	Pregnancy & Maternity	Race	Religion or Belief	Sex	Sexual Orientation	
Policy DM1 - Size and type of housing	+	+	n/a	n/a	n/a	n/a	n/a	n/a	n/a	The policy requires an appropriate mix of dwelling types and sizes, that they are constructed to be accessible and adaptable and that a proportion of affordable homes are built for wheelchair users. This is likely to meet the needs of those who require starter homes or specialist accommodation.
Policy DM2 - Affordable housing and rural exception sites	+	+	n/a	n/a	n/a	n/a	n/a	n/a	n/a	The policy sets out the requirement for the delivery of affordable homes, including the delivery of a suitable mix, size and type of affordable homes. This will help to deliver homes which meet the needs of those who require starter homes or specialist accommodation.
Policy DM3 - Gypsy, Traveller & Travelling Showpeople Sites	n/a	n/a	n/a	n/a	n/a	+	n/a	n/a	n/a	The policy sets out the requirements for any proposals to deliver accommodation for Gypsy, Traveller or Travelling Showpeople. It requires that sites are within reasonable travelling distance from community services and facilities and there is no significant risk of flooding. It is assumed that

Policies	EQIA Protected Groups									Commentary
	Age	Disability	Gender re-assignment	Marriage & Civil Partnership	Pregnancy & Maternity	Race	Religion or Belief	Sex	Sexual Orientation	
										community services and facilities also include healthcare, education and recreational areas, although this is not specifically stated in the policy. The policy will directly address the accommodation needs of the Gypsy, Traveller or Travelling Showpeople community.
Policy DM4 - Employment Areas and Rural Employment Areas	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	The policy sets out the requirements for proposing a change of use of employment. No direct connection between the policies and the identified protected groups can be identified.
Policy DM5 - Designated Centres	+	+	n/a	n/a	n/a	n/a	n/a	n/a	n/a	The policy identifies the various centres and seeks to enhance and retain retail uses where possible. Those protected groups who are more likely to be dependent on local retail facilities should directly benefit.
Policy DM6 - New Development in the Green Belt	+	+	n/a	n/a	n/a	n/a	n/a	n/a	n/a	This policy relates to development in the Green Belt and allows development to deliver limited affordable housing to meet local needs, the provision of recreational facilities and buildings to support growth of existing agriculture or forestry businesses. This will help to deliver homes which meet the needs of those who require starter homes or specialist accommodation.
Policy DM7 - New Buildings and Structures in the Green Wedge	+	+	n/a	n/a	n/a	n/a	n/a	n/a	n/a	The policy relates to the granting of planning permission for new buildings in the Green Wedge and allows for the delivery of limited affordable housing, local community and recreational facilities, active travel and buildings associated with existing agriculture or forestry businesses. This will help to

Policies	EQIA Protected Groups									Commentary
	Age	Disability	Gender re-assignment	Marriage & Civil Partnership	Pregnancy & Maternity	Race	Religion or Belief	Sex	Sexual Orientation	
										deliver homes which meet the needs of those who require starter homes or specialist accommodation.
Policy DM8 - New Buildings and Structures in the Rural Area	+	+	n/a	n/a	n/a	n/a	n/a	n/a	n/a	The policy relates to the granting of planning permission for new buildings in the rural area. This will help to deliver homes which meet the needs of those who require starter homes or specialist accommodation.
Policy DM9 - Infilling in the Green Belt, Green Wedge and Rural Area	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	The policy is not considered likely to progress or hinder any of the objectives as it relates to infilling in the Green Belt, Green Wedge and Rural Area.
Policy DM10 - Change of Use (Land and Buildings) and Engineering Options	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	The policy relates to the granting of planning permission for the change of use of buildings in the Green Belt, Green Wedge and Rural Area. The policy is not likely to progress or hinder any of the objectives.
Policy DM11 - Extensions to Existing Buildings	+	+	n/a	n/a	n/a	n/a	n/a	n/a	n/a	The extension of buildings in the Green Belt, Green Wedge and Rural Area will help to deliver homes which meet the needs of those who require starter homes or specialist accommodation.
Policy DM12 - Rural and Agricultural/ Forestry Workers' Dwellings	+	+	n/a	n/a	n/a	n/a	n/a	n/a	n/a	The policy allows for the delivery of dwellings for agricultural and forestry workers subject to a number of conditions will help to deliver homes which meet the needs of those who require starter homes or specialist accommodation.

Policies	EQIA Protected Groups									Commentary
	Age	Disability	Gender re-assignment	Marriage & Civil Partnership	Pregnancy & Maternity	Race	Religion or Belief	Sex	Sexual Orientation	
Policy DM13 - Designated Heritage Assets	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	This policy specifically relates to the protection of designated heritage assets. No direct connection between the policies and the identified protected groups can be identified.
Policy DM14 - Non-Designated Heritage Assets	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	This policy specifically relates to the protection of non-designated heritage assets. No direct connection between the policies and the identified protected groups can be identified.
Policy DM15 - Archaeology	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	This policy specifically relates to the protection of heritage assets. No direct connection between the policies and the identified protected groups can be identified.
Policy DM16 - Protection and Promotion of Ecology, Nature and Biodiversity	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	This policy specifically relates to the protection of biodiversity assets. No direct connection between the policies and the identified protected groups can be identified.
Policy DM17 - Trees, Woodland and Landscape Features	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	The policy seeks to protect trees/ woodland and other landscape features. It also requires the planting of three new trees for each new dwelling delivered and a significant number of new trees for all new strategic scale employment and infrastructure development. No direct connection between the policies and the identified protected groups can be identified.
Policy DM18 - Flooding/ SuDS	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	The policy allows development where it can be demonstrated that the site is safe from all types of flooding and does not worsen flooding elsewhere. It

Policies	EQIA Protected Groups									Commentary
	Age	Disability	Gender re-assignment	Marriage & Civil Partnership	Pregnancy & Maternity	Race	Religion or Belief	Sex	Sexual Orientation	
										also requires all new development to incorporate sustainable drainage systems. No direct connection between the policies and the identified protected groups can be identified.
Policy DM19 - Renewable and Low Carbon Energy	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	The policy supports the delivery of renewable and low carbon energy subject to a number of conditions. No direct connection between the policies and the identified protected groups can be identified.
Policy DM20 - Delivering Community Facilities	+	+	n/a	n/a	+	n/a	+	n/a	n/a	The policy relates to planning permission for new or extensions to existing community facilities and services to support the local community. Protected groups which rely on community facilities close to their home and of a specialist nature are likely to benefit from this policy.
Policy DM21 - Protecting Community Facilities	+	+	n/a	n/a	+	n/a	+	n/a	n/a	The policy seeks to protect existing community facilities. Protected groups which rely on community facilities close to their home and of a specialist nature are likely to benefit from this policy.
Policy DM22 - Education Establishments	+	+	n/a	n/a	n/a	n/a	n/a	n/a	n/a	The policy seeks to protect existing education establishments from change of uses and supports their extension or expansion subject to other criteria in the Local Plan. Protected groups which rely on community facilities close to their home and of a specialist nature are likely to benefit from this policy.
Policy DM23 - High Quality and Inclusive Design	+	+	n/a	n/a	+	n/a	n/a	n/a	n/a	The policy sets out criteria for the design of new development and will benefit protected groups with specific needs such as accessibility.

Policies	EQIA Protected Groups									Commentary
	Age	Disability	Gender re-assignment	Marriage & Civil Partnership	Pregnancy & Maternity	Race	Religion or Belief	Sex	Sexual Orientation	
Policy DM24 - Design and Place Shaping Principles in Major Developments	+	+	n/a	n/a	+	n/a	n/a	n/a	n/a	The policy requires all new major development to be of high quality built form and urban design and sets out a number of principles. This includes: creating well-connected places that prioritise the needs of pedestrians, cyclists and public transport; encourages building design that minimises energy consumption and resilience to climate change; provides public open space and green infrastructure and promotes healthy living and improved health and wellbeing. This policy will benefit protected groups with specific needs such as accessibility.
Policy DM25 - Sustainable Buildings	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	The policy expects all new buildings to incorporate sustainable design to reduce emissions and the use of natural resources. No direct connection between the policies and the identified protected groups can be identified.
Policy DM31 - Net Zero Carbon Development (in Operation)	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	This policy seeks to advance the aspiration for securing net zero carbon in new development through challenging requirements on building construction and operation. No direct connection between the policies and the identified protected groups can be identified and it is not expected to impinge upon protected characteristics.
Policy DM26 - Design Specification for Dwellings	+	+	n/a	n/a	n/a	n/a	n/a	n/a	n/a	The policy requires all new dwellings to achieve suitable privacy and living environment as well as sufficient private amenity space. This will meet the needs of those who require starter homes or specialist accommodation.

Policies	EQIA Protected Groups									Commentary
	Age	Disability	Gender re-assignment	Marriage & Civil Partnership	Pregnancy & Maternity	Race	Religion or Belief	Sex	Sexual Orientation	
Policy DM27 - Parking Standards	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	The policy relates to parking standards. No direct connection between the policies and the identified protected groups can be identified.
Policy DM28 - Tall Buildings	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	The policy relates to tall buildings, particularly their impact on the landscape, townscape and views. No direct connection between the policies and the identified protected groups can be identified.
Policy DM29 - Protecting Living and Working Environments	+	+	n/a	n/a	n/a	n/a	n/a	n/a	n/a	The policy seeks to safeguard the living environment for existing communities, ensuring new development is compatible with neighbouring uses, not overlooking/ overshadowing existing buildings and does not result in excessive noise, activity and vehicle movements. This will meet the needs of those who require starter homes or specialist accommodation.
Policy DM30 - Contamination and Pollution	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	The policy relates to planning permission for development on or near to contaminated land or an Air Quality Management Area. No direct connection between the policies and the identified protected groups can be identified.

APPENDIX J – HEALTH IMPACT ASSESSMENT

Introduction

Chelmsford City Council is undertaking an Integrated Impact Assessment (IIA) of the Review of the Adopted Local Plan. The IIA is being carried out to ensure that the Review maximises its ability to result in improvements to the Adopted Local Plan. The Review is currently at the Pre-Submission stage. In undertaking the IIA, the Council is applying a process that incorporates Sustainability Appraisal (SA), Strategic Environmental Assessment (SEA), Habitats Regulations Assessment (HRA), Health Impact Assessment (HIA) and Equalities Impact Assessment (EqIA).

This appendix sets out the findings of the HIA and is structured as follows:

- Scoping
- Assessment
- Monitoring

Scoping

Baseline information

In order to undertake the HIA, the following assessment criteria are taken from the Essex Healthier Places Guidance (Essex County Council) at: [Health Impact Assessments | Essex Design Guide](#) and the Livewell Development Accreditation (Essex Planning Officers Association, at: <https://www.essexdesignguide.co.uk/media/2275/eldp1024-livewell-accred-scheme-award-doc-a4-28pp-v7.pdf>). The assessment framework was consulted upon as part of the Review of the Adopted Local Plan IIA Scoping Report.

Core Standard 1: Design of homes and spaces

Health Related Evidence: Living in good quality and affordable housing is associated with numerous positive health outcomes for the general population and those from vulnerable groups. The design of the built environment plays a significant role in influencing health-related behaviours such as nutrition and physical activity. On the other hand, poor design can have significant adverse environmental, social, and economic effects. Poor housing factors can affect an individual's mental and physical health, through factors such as air quality, lighting, design, and housing tenure. Poor design can undermine an individual's health and increase the risk of social isolation, disrupt community cohesion, and reinforce social inequity. However, a well-designed environment can overcome many health and wellbeing issues. The provision of multi-

functional greenspace¹⁵⁶ with affordable housing can reduce social isolation and fear of crime and enhance social cohesion. Adaptable housing meanwhile can meet varying needs of children, families and older people, while the provision of energy-efficient homes can reduce fuel poverty and any associated poor health outcomes.

- Accessible Outdoor Space
- Good quality and affordable homes
- Homes Standard

Core Standard 2: Active environment and connectivity

Health Related Evidence: According to Public Health England (PHE), one in two women and a third of men in England are damaging their health through a lack of physical activity. Physical inactivity is the fourth-largest cause of disease and disability in the UK and a wealth of evidence makes it evident that an active lifestyle is essential for physical and mental health and wellbeing. The way land is used and creating the right spaces has an immense impact on the public's health. Evidence suggests strategies that increase mixed land use and investing in infrastructure that supports walking and cycling and reducing the time in the car can increase levels of physical activity among all age groups and be effective as health interventions. Building in more physical activity into normal day to day routines such as commuting to work or school involves creating environments that are supportive of active living. National Institute for Health and Care Excellence (NICE) guideline (NG90) also identifies the way to improve the physical environment in order to increase the general population's physical activity levels.

- Connected walking and cycling
- Provision of public transport
- Travel Planning
- Active Street Design

¹⁵⁶ See Essex County Council (June 2022) Essex Green Infrastructure Standards-Technical-Guidance (including Essex Healthy Places Advice - Notes for planners developers and designers). Available at: [Essex Green Infrastructure Standards | Essex Design Guide](#)

Core Standard 3: Environmental Sustainability

Health Related Evidence: Environments that are safe, environmentally sustainable and have good environmental infrastructure¹⁵⁷ to protect against extreme weather events, have good air quality and are not overly exposed to noise nuisance, are those which can be regarded as healthy. An increase in growth can lead to increased traffic and subsequently have an impact on air quality. Air pollution can give rise to significant adverse human health effects and long-term exposure could have an even greater impact. According to the World Health Organisation (WHO), transport-related air pollution is linked to numerous ill-health conditions such as cancer, cardiovascular disease, and adverse pregnancy and birth outcomes. On the other hand, living in an energy-efficient property can improve general health outcomes and improve mental health. In addition, dwellings that incorporate high levels of natural light and ventilation can help limit confusion and anxiety for people with dementia and help the partially sighted or blind to navigate around the home.

- Air quality
- Sustainable and energy efficient development
- Responsibly sourced materials

Core Standard 4: Supporting Communities

Health Related Evidence: Social and community networks are essential for health and wellbeing. Evidence shows that neighbourhood characteristics can have an impact on health, with worse general health and poorer mental wellbeing relatively associated with disadvantaged and deprived neighbourhoods. The built environment can have a significant impact on whether a person becomes socially isolated. For example, neighbourhoods with antisocial behaviour can increase isolation and community fear. Perceptions of an unsafe neighbourhood can have negative health outcomes and prevent people from using the built and natural environment to undertake exercise. It is recognised that health assets exist at the community level and they help build resilient communities and reduce social isolation and loneliness. The provision of local amenities can also help improve social engagement and mobility. Mixed developments with access to schools, recreational centres and social amenities can increase physical activity among children, adolescents and older adults. Environmental improvements also have the potential to contribute to the reduction of fear of crime such as implementing natural surveillance measures. It is essential to ensure that new developments can support and build environments that promote social and community participation.

¹⁵⁷ Environmental infrastructure covers assets such as formal and informal playspaces, greenspaces, biodiversity resources, rights of way and open access

- Provision of community facilities
- Reducing social isolation through design
- Personal safety and crime/fear of crime
- Engagement and consultation with local community

Core Standard 5: Access to sustainable and healthier food environments

Health Related Evidence: Deprivation, excess weight and levels of obesity are significantly associated with living within close proximity of fast food takeaway outlets. The food environment plays an important role in promoting a healthy diet; this, however, is influenced and determined by several factors. Access to healthier food choices can have a direct and indirect impact on the determinants of health. Evidence shows that vulnerable groups including those on a low income, children and those of certain ethnicities, are less likely to achieve a healthy and balanced diet. Evidence also shows that increasing the provision of, and access to, low-cost healthier food, could be an effective intervention. Promoting access to healthy and locally sourced food and increasing opportunities for food growing not only helps tackle food poverty but also contributes to increasing active lifestyles and wider environmental and social benefits.

- Provision of and access to allotments and adequate garden space
- Decreased exposure to unhealthy food environments

Core Standard 6: Improving access to education, skills and employment

Health Related Evidence: Access to education and employment are part of the wider determinants of health and wellbeing. A lack of access to these services can have a negative impact on health and wellbeing, with unemployment significantly linked to deprivation, health inequalities and poorer health outcomes. It is essential to create environments that can support and promote education and employment for people at different life stages and with different needs, supporting good health and wellbeing, producing a productive workforce and attracting and retaining businesses. It is also essential to ensure access to these services is increased to support social mobility, ensuring that there are good opportunities for all.

- Access to educational and employment areas
- Training during construction

Table J1 assembles Standards 1 – 6 and applies assessment criteria/mitigation measures by which policies and proposals are measured in this HIA.

Table J1 Summary of HIA-Related Objectives and Criteria for the Assessment of Policies and Proposals in the Review of the Local Development Plan¹⁵⁸

Guidance Objectives	Assessment Criteria/Mitigation Measures
<p>1: Design of homes and spaces</p> <ul style="list-style-type: none"> • Accessible and Attractive Outdoor Space • Good quality and affordable homes • Homes Standard 	<ul style="list-style-type: none"> • Increase access to interesting and stimulating open spaces and natural environments to encourage people to be physically active • Ensure developments embody the principles of lifetime neighbourhoods and promote independent living • Create a safe and accessible built environment with well-designed public spaces that encourage community participation and designing out crime measures • Provide opportunities for recreation and physical activity for all population groups e.g. outdoor gyms or circular walks and safe play areas • Provide attractive and landscaped developments – views of green space have a positive impact on health and wellbeing of communities • Provide communal spaces to support social cohesion
<p>2: Active environment and connectivity</p> <ul style="list-style-type: none"> • Connected walking and cycling • Provision of public transport • Travel Planning 	<ul style="list-style-type: none"> • Encourage active travel through the promotion of walking and cycling and measures to reduce reliance on motorised transport • Link cycle and pedestrian paths with wider networks to ensure that people can use them to access facilities and community hubs • Ensure that people in new developments are well connected e.g. provide bus routes to ensure that elderly and less able can freely travel and access amenities • Providing parking facilities at reduced cost outside of the city centre/a short distance away from facilities

¹⁵⁸ Adapted from: https://www.worcestershire.gov.uk/downloads/file/6948/health_impact_assessment_in_planning_toolkit and [Health Impact Assessments | Essex Design Guide](#)

Guidance Objectives	Assessment Criteria/Mitigation Measures
<ul style="list-style-type: none"> Active Street Design 	
<p>3: Environmental Sustainability</p> <ul style="list-style-type: none"> Air quality Noise Sustainable and energy efficient development Responsibly sourced materials Climate change 	<ul style="list-style-type: none"> Address environmental sustainability including future-proofing measures and best practice energy efficiency and energy generation measures Provide flood mitigation measures e.g. sustainable drainage Ensure that all developments provide green infrastructure for air quality enhancement, shading and well-being Minimise sources of noise and dust pollution Set standards for the sustainable use of construction materials
<p>4: Supporting Communities</p> <ul style="list-style-type: none"> Provision of community facilities Reducing social isolation through design Personal safety and crime/fear of crime Engagement and consultation with the local community 	<ul style="list-style-type: none"> Promote best practice design (including safe communal spaces, traffic calming measures, segregated walking and cycling routes, dropped curbs and safe access to buildings) Provide appropriate access to healthcare services and opportunities for self-care Ensure that new developments are located in sustainable locations with access to healthcare services such as doctors' surgeries, education establishments and social infrastructure such as churches, community centres and local food shops Ensure that amenities are accessible by walking and cycling Provide access for all population groups Ensure that new developments do not reduce the accessibility of amenities for existing communities
<p>5: Access to sustainable and healthier food environments</p> <ul style="list-style-type: none"> Provision of and access to allotments and adequate garden space Decreased exposure to unhealthy food environments 	<ul style="list-style-type: none"> Promote better access to healthy and locally sourced food Provide communal and individual food growing opportunities e.g. allotments, community orchards Ensure the provision and easy access to local food shops Limit access to hot food takeaways e.g. limits on distances from schools or limits on the proportion within town and city centres
<p>6: Improving access to education, skills and employment</p>	<ul style="list-style-type: none"> Promote access to education, skills, training and employment opportunities for local people Ensure that people can access work places through a variety of transport modes including walking, cycling and public transport

Guidance Objectives	Assessment Criteria/Mitigation Measures
<ul style="list-style-type: none"> Access to educational and employment areas Training during construction 	<ul style="list-style-type: none"> Ensure that employment sites maintain a high standard of design e.g. provision of green spaces and sustainability standards to benefit the surrounding communities and employees

HIA Methodology

The Pre-Submission Local Plan document has been reviewed to consider the likely impacts of the pre-submission policies and the site allocations on each of the six HIA objectives listed above. A colour coded scoring system has been used to show the effects that the Local Plan Pre-Submission document is likely to have on each protected characteristic, as shown below.

Score	Description	Symbol
Significant Positive Effect	The approach contributes significantly to the achievement of the objective.	++
Minor Positive Effect	The approach contributes to the achievement of the objective but not significantly.	+
Neutral	The approach does not have any effect on the achievement of the objective	0
Minor Negative Effect	The approach detracts from the achievement of the objective but not significantly.	-
Significant Negative Effect	The approach detracts significantly from the achievement of the objective.	--
No Relationship	There is no clear relationship between the approach and the achievement of the objective or the relationship is negligible.	~
Uncertain	The approach has an uncertain relationship to the objective or the relationship is dependent on the way in which the aspect is managed. In addition, insufficient information may be available to enable an assessment to be made.	?

The results of the Assessment of policies are set out in **Tables J2 – J6**.

Policy Assessment

Table J2 HIA of Strategic Policies

Policies	HIA Objectives						Commentary
	1: Design of homes and spaces	2: Active environment and connectivity	3: Environmental Sustainability	4: Supporting Communities	5: Access to sustainable and healthier food environments	6: Improving access to education, skills and employment	
Strategic Policy S1 - Spatial Principles	+	++	+	+	?	+	The policy requires new development to be located at well-connected and sustainable locations as well as to be served by and effectively use existing and planned infrastructure. Further to this it requires development to avoid or manage flood risk and reduce carbon emissions. This will help to progress objectives relating to the provision of accessible/ well-connected and sustainable development and environmental sustainability.
Strategic Policy S2 – Addressing Climate Change and Flood Risk	+	+	++	+	?	+	The policy relates to climate change mitigation and adaptation to address the move to a net zero carbon future for Chelmsford. This will significantly progress the environmental sustainability objective through reducing greenhouse gas emissions, encouraging opportunities for renewable energy generation and minimising flood risk. It is also likely to benefit other objectives through seeking development that reduces the need to travel and provides for active and sustainable transport modes.
Strategic Policy S14 - Health and Wellbeing	++	++	++	++	++	++	The policy is likely to significantly progress all of the objectives as it directly relates to health and wellbeing. There is the potential to strengthen the policy in relation to the environmental sustainability objective through reference to noise impacts.
Strategic Policy S15 - Creating Successful Places	++	+	+	+	0	++	The policy supports development that is designed to be attractive, high quality, accessible, inclusive and safe. This is likely to significantly progress the objectives relating to the design and accessibility of new homes and employment and progress the majority of other objectives.
Strategic Policy S3 – Conserving and Enhancing	0	0	0	0	0	0	The policy seeks to conserve and enhance the historic environment and does not currently directly progress any of the objectives. There is the potential to strengthen the policy and help to

Policies	HIA Objectives						Commentary
	1: Design of homes and spaces	2: Active environment and connectivity	3: Environmental Sustainability	4: Supporting Communities	5: Access to sustainable and healthier food environments	6: Improving access to education, skills and employment	
the Historic Environment							progress the objectives through seeking improved access to the historic environment, which could have a positive effect on the wellbeing of communities.
Strategic Policy S4 – Conserving and Enhancing the Natural Environment	+	0	+	0	0	+	The policy seeks to conserve and enhance the natural environment, seeking to plan for a well-connected multifunctional network of green and blue infrastructure which protects, enhances and restores ecosystems. The delivery of a well-connected multifunctional network of green and blue infrastructure will progress objectives relating to design, accessibility and environmental sustainability.
Strategic Policy S5 – Protecting and Enhancing Community Assets	+	+	0	++	+	+	The policy protects and enhances community assets, seeking to ensure that new or extended facilities are accessible to the communities they serve and by a range of active and sustainable transport modes. It also seeks to protect existing community assets from inappropriate changes of use or redevelopment. The policy will significantly progress the objective for supporting communities.
Strategic Policy S6 - Housing and Employment I Requirements	+	0	+/-	+	0	+	The policy sets out the housing and employment land requirement for the period 2022 - 2041. It will help to progress a number of the objectives through the delivery of new homes (including affordable homes), employment opportunities and community infrastructure. The delivery of homes, employment and associated infrastructure has the potential to have impacts on the health and wellbeing of communities through increased disturbance and the potential loss of green infrastructure. The other policies in the plan should help to mitigate these impacts so they are not significant.
Strategic Policy S7 – The Spatial Strategy	+	0	?	+	0	+	This policy sets out the spatial strategy for how the housing and employment land requirements will be delivered. It is likely to progress or hinder the objectives in a similar way to the housing and employment land requirement policy above.
Strategic Policy S8 – Delivering	0	0	+/-	0	0	++	This policy relates to the delivery of economic growth. It is likely to significantly progress objective 6 through improving access to employment opportunities and seeking to improve local skills. It is also likely to progress objective 3 as it seeks to encourage the growing clean energy economy. Conversely, the delivery of new employment and associated infrastructure has the potential to

Policies	HIA Objectives						Commentary
	1: Design of homes and spaces	2: Active environment and connectivity	3: Environmental Sustainability	4: Supporting Communities	5: Access to sustainable and healthier food environments	6: Improving access to education, skills and employment	
Economic Growth							have impacts on the health and wellbeing of communities through increased vehicle movements, associated congestion and consequent effects on air quality,
Strategic Policy S16 - Connectivity and Travel	+	++	+	+	0	+	This policy will help to significantly progress the objective relating to an active environment and connectivity. It requires development to be designed to prioritise and maximise opportunities for active and sustainable transport and movement. This is also likely to benefit objectives 1 and 6 as well as indirectly objective 3 through improvements to air quality by encouraging the use of active and sustainable transport modes.
Strategic Policy S9 - Infrastructure Requirements	+	+	+	+	0	+	The policy helps to progress the majority of objectives through improving accessibility to infrastructure, services and facilities. It requires new development to be supported by active and sustainable transport modes, address flood risk and provide new community facilities.
Strategic Policy S10 - Securing Infrastructure and Impact Mitigation	+	+	+	+	0	+	The policy relates to the timing of infrastructure delivery and financing. It is closely linked to the policy above and is therefore considered to have a similar impact in terms of progressing objectives.
Strategic Policy S11 – The Role of the Countryside	0	0	0	0	0	0	The policy is unlikely to progress or hinder any of the objectives as it relates to the determination of development within the countryside.
Strategic Policy S12 - Role of City, Town and Neighbourhood Centres	0	+	0	+	0	+	The policy sets out the role of city, town and neighbourhood centres. It will help to protect existing centres and the facilities on offer to communities helping to progress objectives 2, 4 and 6.

Policies	HIA Objectives						Commentary
	1: Design of homes and spaces	2: Active environment and connectivity	3: Environmental Sustainability	4: Supporting Communities	5: Access to sustainable and healthier food environments	6: Improving access to education, skills and employment	
Strategic Policy S17 - Future of Chelmsford City Centre	+	+	+	+	0	+	The policy sets out the principles for any new city centre development. This includes improving business links to the university and education sector; the provision of new multi-functional open space and green infrastructure and demonstrating how active and sustainable will be promoted. This will help to progress the majority of objectives.
Strategic Policy S13 - Monitoring and Review	-	-	-	-	-	-	The policy relates to the monitoring and review of the plan and will not progress or hinder any of the objectives.
<p>Summary:</p> <p>Overall, the strategic policies will help to support and progress the HIA objectives by improving access to new homes, employment opportunities and associated infrastructure. The policies encourage high quality design and active and sustainable travel, the protection and enhancement of the environment, community facilities and the delivery of multi-functional open spaces and green infrastructure. Strategic Policy S14 (Health and Wellbeing) is likely to significantly progress all of the objectives as it directly relates to health and wellbeing. It sets out a commitment to improving the health and wellbeing of residents and communities, promoting more active and healthier lifestyles, creating healthy living environments and reducing health inequalities through high-quality placemaking. The delivery of the new infrastructure can have temporary negative effects on the health and well-being of existing communities; through increased disturbance (noise), reduced local air quality as a result of increased traffic emissions and dust and the loss of existing open/ green spaces. The strategic policies in conjunction with other Local Plan policies provide sufficient mitigation to ensure that there are no residual significant negative effects on the HIA objectives.</p>							

Table J3 HIA of Growth and Special Area Policies

Policies	HIA Objectives						Commentary
	1: Design of homes and spaces	2: Active environment and connectivity	3: Environmental Sustainability	4: Supporting Communities	5: Access to sustainable and healthier food environments	6: Improving access to education, skills and employment	
Growth Area 1 - Central & Urban Chelmsford	++	++	+/-	++	?	++	<p>Strategic Growth Site Policy 2 proposes the delivery of a new neighbourhood in the West Chelmsford area. It is comprised of the delivery of 880 new homes, a neighbourhood centre, a new primary school and nursery. Alongside this the policy also requires the delivery of improvements to the local and strategic road network, appropriate sustainable modes of transport and the provision of/ financial contribution to recreational and healthcare facilities. This will help to progress the majority of objectives. The proposed scale of development in conjunction with other Local Plan policies is likely to significantly progress objectives 1, 2, 4 and 6.</p> <p>(Strategic Growth Site Policies 3a-3c and Growth Site Policy 3c) proposes a delivery of a new Country Park, wider green infrastructure and open space, new and enhanced active travel routes, and financial contributions to education and health services are likely to progress the majority of objectives. The proposed scale of development in conjunction with other Local Plan policies is likely to significantly progress objectives 1, 2, 4 and 6.</p> <p>Growth Site Policy 4 proposes the delivery of 24 new affordable homes at Galleywood, a Key Service Settlement. It also proposes a number of site development principles and infrastructure requirements that include safe and convenient pedestrian and cycle connections, financial contributions towards education and early years childcare provision and recreational facilities. The proposed development in conjunction with other Local Plan policies is likely to progress objectives 1, 2, 3, 4 and 6. Given the scale of proposed development there is less likely to be negative impacts associated with construction on existing communities in relation to environmental sustainability.</p> <p>Growth Site Policy 5 proposes the delivery of around 25 new homes at Writtle, a Key Service Settlement. It also proposes a number of site development principles and infrastructure requirements that include new and enhanced cycle routes and footpaths, financial contributions towards education and early years childcare as well as health provision and recreational facilities. The proposed development in conjunction with other Local Plan policies is likely to progress objectives 1, 2, 3, 4 and 6. Given the scale of proposed development there is less likely to be</p>

Policies	HIA Objectives						Commentary
	1: Design of homes and spaces	2: Active environment and connectivity	3: Environmental Sustainability	4: Supporting Communities	5: Access to sustainable and healthier food environments	6: Improving access to education, skills and employment	
							<p>negative impacts associated with construction on existing communities in relation to environmental sustainability.</p> <p>The policies in this growth area propose a number of site allocations to deliver new housing, employment and associated infrastructure in the central and urban Chelmsford area. The policies/allocations are likely to positively progress the majority of objectives through the delivery of new well-connected homes (including affordable homes), opportunities for employment and active travel as well as provision of or contribution to health, education, recreational facilities and multi-functional and accessible green infrastructure and open spaces. The proposed scale of development in conjunction with other Local Plan policies is likely to significantly progress objectives 1, 2, 4 and 6.</p> <p>The delivery of the new infrastructure could have temporary negative effects on the health and well-being of existing communities through increased disturbance (noise) and reduced local air quality as a result of increased traffic emissions and dust. There is also the potential for the loss of existing open and green spaces. However, it is considered that there is suitable mitigation available, including the phasing of development, standard construction related mitigation as well as the delivery of multi-functional open, green and recreational space, to ensure that these impacts are not significant.</p>
Growth Area 2 - North Chelmsford	++	++	+/-	++	?	++	<p>This growth area includes eight policies proposing allocations in six different locations. The largest of these is North East Chelmsford (Strategic Growth Site Policy 6) proposing the delivery of a new garden community consisting of approx. 6,250 new homes, 9ha of employment land and associated infrastructure. This includes a new Country Park, four new mixed use village centres, new education facilities (up to three new primary schools, a new all-through school and up to four nurseries) and community space and significant new multi-functional green infrastructure. Other strategic housing site policies include the delivery of 750 new homes (Strategic Growth Site Policy 7a), 250 new homes (Strategic Growth Site Policy 7b), 100 new homes (Strategic Growth Site Policy 7c), 512 new homes (Strategic Growth Site Policy 8) and associated infrastructure. As part of such a relatively large-scale, integrated development, there will be opportunities to deliver homes which meet the needs of those who require starter homes or specialist accommodation. There is also one small residential site allocation for 20 homes (Growth Site Policy 14b) and two</p>

Policies	HIA Objectives						Commentary
	1: Design of homes and spaces	2: Active environment and connectivity	3: Environmental Sustainability	4: Supporting Communities	5: Access to sustainable and healthier food environments	6: Improving access to education, skills and employment	
							<p>employment site allocations for 3,500sqm B2/B8 (Growth Site 9a) and 6,000sqm B2/B8 (Strategic Growth Site 15).</p> <p>The proposed scale of development in conjunction with other Local Plan policies is likely to significantly progress objectives 1, 2, 4 and 6. The delivery of the new infrastructure could have temporary negative effects on the health and well-being of existing communities through increased disturbance (noise) and reduced local air quality as a result of increased traffic emissions and dust. There is also the potential for the loss of existing open and green spaces. However, it is considered that there is suitable mitigation available, including standard construction related mitigation and the policy requirement for the delivery of a new Country Park, to ensure that these impacts are not significant.</p>
Growth Area 3 - South and East Chelmsford	++	++	+/-	++	?	++	<p>There are nine site allocation policies relating to proposed development in six locations, East Chelmsford, land adjacent to A12 junction 18, north of south Woodham Ferrers, Bicknacre, East Hanningfield and Danbury. Strategic Growth Policy 16a East Chelmsford proposes the largest scale of growth with 3,000 homes and 43,000sqm of new employment floorspace, a Country Park, mixed use centres, a secondary school and three primary schools. Strategic Growth Policy 16b will also deliver 43,000sqm new employment floorspace by junction 18 of the A12. Strategic Growth Policy 10 will deliver 1,220 new homes, employment and associated infrastructure (including a potential new primary school and a neighbourhood centre) north of south Woodham Ferrers. As part of such a relatively large-scale, integrated development, there will be opportunities to deliver homes which meet the needs of those who require starter homes or specialist accommodation. Smaller residential allocations include three sites at Bicknacre for 20, 20 and 32 homes respectively (Growth Sites 11b, 11c and 12), two sites in East Hanningfield for 11 and 20 homes respectively (Growth Sites 17a and b) and Danbury (100 homes, Growth Site 13).</p> <p>The proposed scale of development in conjunction with other Local Plan policies is likely to significantly progress objectives 1, 2, 4 and 6. The delivery of the new infrastructure could have temporary negative effects on the health and well-being of existing communities through increased disturbance (noise) and reduced local air quality as a result of increased traffic emissions and dust. There is also the potential for the loss of existing open and green spaces. However, it is considered that there is suitable mitigation available, including standard construction related</p>

Policies	HIA Objectives						Commentary
	1: Design of homes and spaces	2: Active environment and connectivity	3: Environmental Sustainability	4: Supporting Communities	5: Access to sustainable and healthier food environments	6: Improving access to education, skills and employment	
							mitigation and other policy and wider plan policy mitigation, to ensure that these impacts are not significant.
Special Policy Areas	0	+	0	+	0	+	There are six policies that designate Special Policy Areas (SPA), which lie outside the built-up areas, where ordinarily policy would constrain new development. The SPA designation enables the operational and functional requirements of these facilities or institutions to be planned in a strategic and phased manner. Of particular relevance is Policy SPA1 which supports the role, function and operation of Broomfield Hospital. Overall, the policies support objectives 2, 4 and 6 and are not likely to support or hinder the other objectives.
<p>Summary:</p> <p>The growth area policies propose the delivery of housing, employment and associated infrastructure across a number of sites. The delivery of strategic scale infrastructure will significantly progress the HIA objectives through improved access to good quality homes (including affordable homes), employment opportunities, community facilities (including education and health services) and greater opportunities for active and sustainable travel. The policies also require the provision of accessible and multi-functional open/ green spaces and the provision or contributions to new or enhanced recreational facilities. The delivery of the new infrastructure can have temporary negative effects on the health and well-being of existing communities; through increased disturbance (noise), reduced local air quality as a result of increased traffic emissions and dust and the loss of existing open/ green spaces. The growth area policies in conjunction with other Local Plan policies provide sufficient mitigation to ensure that there are no residual significant negative effects on the HIA objectives. There is the opportunity to strengthen the strategic growth policies in relation to HIA objective 5, through the requirement for the delivery of communal food growing opportunities in strategic scale development, such as allotments or community orchards. The policies relating to Special Policy Areas (SPA) are likely to progress HIA objectives 2, 4 and 6 as they allow for the continued operation and function of key facilities, including Broomfield Hospital.</p>							

Table J4 HIA of Development Management Policies

Policies	HIA Objectives						Commentary
	1: Design of homes and spaces	2: Active environment and connectivity	3: Environmental Sustainability	4: Supporting Communities	5: Access to sustainable and healthier food environments	6: Improving access to education, skills and employment	
Policy DM1 - Size and type of housing	++	0	0	0	0	0	The policy requires an appropriate mix of dwelling types and sizes, that they are constructed to be accessible and adaptable and that a proportion of affordable homes are built for wheelchair users. This is likely to significantly progress objective 1 and is not likely to progress or hinder the other objectives.
Policy DM2 - Affordable Housing and Rural Exception Sites	++	0	0	0	0	0	The policy sets out the requirement for the delivery of affordable homes, including the delivery of a suitable mix, size and type of affordable homes. This is likely to significantly progress objective 1 and is not likely to progress or hinder the other objectives.
Policy DM3 - Gypsy, Traveller & Travelling Showpeople Sites	+	+	+/?	+	?	?	The policy sets out the requirements for proposals delivering accommodation for Gypsy, Traveller or Travelling Showpeople. It requires that sites are a reasonable travelling distance from community services and facilities and that there is no significant risk of flooding. It is assumed that community services and facilities also include healthcare, education and recreational areas, although this is not specifically stated in the policy. This is likely to progress objectives 1 to 4 with uncertainty in relation to objectives 5 and 6 as there is no reference to the provision of allotments or access to employment.
Policy DM4 - Employment Areas and Rural Employment Areas	0	0	0	0	0	0	The policy sets out the requirements for change of use proposals. It will progress objective 6 as it seeks to retain employment uses where possible. It is not likely to progress or hinder the other objectives.
Policy DM5 - Designated Centres	0	0	?	+	0	0	The policy identifies the various centres and seeks to enhance and retain retail uses where possible. This will help to progress objective 4 and is not likely to progress or hinder the other objectives.

Policies	HIA Objectives						Commentary
	1: Design of homes and spaces	2: Active environment and connectivity	3: Environmental Sustainability	4: Supporting Communities	5: Access to sustainable and healthier food environments	6: Improving access to education, skills and employment	
Policy DM6 - New Development in the Green Belt	+	0	?	0	0	+	This policy relates to development in the Green Belt and allows development to deliver limited affordable housing to meet local needs, the provision of recreational facilities and buildings to support growth of existing agriculture or forestry businesses. This is likely to progress objective 1 and 6 and is not likely to progress or hinder the other objectives.
Policy DM7 - New Buildings and Structures in the Green Wedge	+	+	?	+	0	+	The policy relates to the granting of planning permission for new buildings in the Green Wedge and allows for the delivery of limited affordable housing, local community and recreational facilities, active and sustainable travel and buildings associated with existing agriculture or forestry businesses. Policy is likely to progress objectives 1, 2, 4 and 6.
Policy DM8 - New Buildings and Structures in the Rural Area	+	+	?	+	0	+	The policy relates to the granting of planning permission for new buildings in the rural area. It is likely to progress the objectives in a similar way to the policy above.
Policy DM9 - Infilling in the Green Belt, Green Wedge and Rural Area	0	0	0	0	0	0	The policy is not considered likely to progress or hinder any of the objectives as it relates to infilling in the Green Belt, Green Wedge and Rural Area.
Policy DM10 - Change of Use (Land and Buildings) and Engineering Operations	0	0	0	0	0	0	The policy relates to the granting of planning permission for the change of use of buildings in the Green Belt, Green Wedge and Rural Area. The policy is not likely to progress or hinder any of the objectives.

Policies	HIA Objectives						Commentary
	1: Design of homes and spaces	2: Active environment and connectivity	3: Environmental Sustainability	4: Supporting Communities	5: Access to sustainable and healthier food environments	6: Improving access to education, skills and employment	
Policy DM11 - Extensions to Existing Buildings within the Green Belt, Green Wedge and Rural Area	0	0	0	0	0	0	The extension of buildings in the Green Belt, Green Wedge and Rural Area is not likely to progress or hinder any of the objectives.
Policy DM12 - Rural and Agricultural/ Forestry Workers' Dwellings	+	0	0	0	0	0	The policy allows for the delivery of dwellings for agricultural and forestry workers subject to a number of conditions. This will help to progress objective 1 but will not progress or hinder any of the other objectives.
Policy DM13 - Designated Heritage Assets	0	0	0	0	0	0	This policy is not likely to progress or hinder the objectives as it specifically relates to the protection of designated heritage assets.
Policy DM14 - Non-Designated Heritage Assets	0	0	0	0	0	0	This policy is not likely to progress or hinder the objectives as it specifically relates to the protection of non-designated heritage assets.
Policy DM15 - Archaeology	0	0	0	0	0	0	This policy is not likely to progress or hinder the objectives as it specifically relates to the protection of archaeology.
Policy DM16 - Protection and Promotion of	0	0	0	0	0	0	This policy is not likely to progress or hinder the objectives as it specifically relates to the protection and enhancement of biodiversity.

Policies	HIA Objectives						Commentary
	1: Design of homes and spaces	2: Active environment and connectivity	3: Environmental Sustainability	4: Supporting Communities	5: Access to sustainable and healthier food environments	6: Improving access to education, skills and employment	
Ecology, Nature and Biodiversity							
Policy DM17 - Trees, Woodland and Landscape Features	0	0	+	0	0	0	The policy seeks to protect trees/ woodland and other landscape features. It also requires the planting of three new trees for each new dwelling delivered and a significant number of new trees for all new strategic scale employment and infrastructure development. This could help to progress the environmental sustainability objective and is not likely to affect the other objectives.
Policy DM18 - Flooding/ SuDS	0	0	+	0	0	0	The policy allows development where it can be demonstrated that the site is safe from all types of flooding and does not worsen flooding elsewhere. It also requires all new development to incorporate sustainable drainage systems. This could help to progress the environmental sustainability objective and is not likely to affect the other objectives.
Policy DM19 - Renewable and Low Carbon Energy	0	0	+	0	0	0	The policy supports the delivery of renewable and low carbon energy subject to a number of conditions. This could help to progress the environmental sustainability objective and is not likely to affect the other objectives.
Policy DM20 - Delivering Community Facilities	0	0	0	+	0	0	The policy relates to planning permission for new or extensions to existing community facilities and services to support the local community. This is likely to support objective 4 through the provision of community facilities. It is not likely to progress or hinder the other objectives.
Policy DM21 - Protecting Community Facilities	0	0	0	+	0	0	The policy seeks to protect existing community facilities and is therefore likely to progress objective 4. It is not likely to progress or hinder any other objectives.

Policies	HIA Objectives						Commentary
	1: Design of homes and spaces	2: Active environment and connectivity	3: Environmental Sustainability	4: Supporting Communities	5: Access to sustainable and healthier food environments	6: Improving access to education, skills and employment	
Policy DM22 - Education Establishments	0	0	0	0	0	+	The policy seeks to protect existing education establishments from change of uses and supports their extension or expansion subject to other criteria in the Local Plan. This is likely to progress objective 6 and is not likely to progress or hinder the other objectives.
Policy DM23 - High Quality and Inclusive Design	+	0	0	0	0	0	The policy sets out criteria for the design of new development and is likely to progress objective 1. It is not likely to progress or hinder any other objectives.
Policy DM24 - Design and Place Shaping Principles in Major Developments	++	+	+	+	0	0	The policy requires all new major development to be of high quality built form and urban design and sets out a number of principles. This includes: creating well-connected places that prioritise the needs of pedestrians, cyclists and public transport; encourages building design that minimises energy consumption and resilience to climate change; provides public open space and green infrastructure and promotes healthy living and improved health and wellbeing. This will positively progress a number of the objectives, in particular objective 1 which relates to design.
Policy DM25 - Sustainable Buildings	+	0	+	0	0	0	The policy expects all new buildings to incorporate sustainable design features to reduce emissions and the use of natural resources. This has potential to progress objective 1 relating to design and objective 3 relating to environmental sustainability. The policy is not likely to progress or hinder any of the other objectives.
Policy DM31 – Net Zero Carbon (in Operation)	+	0	+	0	0	0	The policy relates to the standards expected of new development in helping to deliver the aspiration for net zero carbon. This is likely to progress the objectives relating to the design of homes and environmental sustainability.
Policy DM26 - Design Specification for Dwellings	+	0	0	0	0	0	The policy requires all new dwellings to achieve suitable privacy and living environment as well as sufficient private amenity space. This is important for the health and wellbeing of future residents and is likely to progress objective 1. It is not likely to impact the other objectives.

Policies	HIA Objectives						Commentary
	1: Design of homes and spaces	2: Active environment and connectivity	3: Environmental Sustainability	4: Supporting Communities	5: Access to sustainable and healthier food environments	6: Improving access to education, skills and employment	
Policy DM27 - Parking Standards	0	0	0	0	0	0	The policy relates to parking standards and is not likely to impact any of the objectives.
Policy DM28 - Tall Buildings	0	0	0	0	0	0	The policy relates to tall buildings, particularly their impact on the landscape, townscape and views. It is not likely to impact on any of the objectives.
Policy DM29 - Protecting Living and Working Environments	0	0	+	0	0	0	The policy seeks to safeguard the living environment for existing communities, ensuring new development is compatible with neighbouring uses, not overlooking/ overshadowing existing buildings and does not result in excessive noise, activity and vehicle movements. This is likely to progress the objective relating to environmental sustainability.
Policy DM30 - Contamination and Pollution	0	0	+	0	0	0	The policy relates to planning permission for development on or near to contaminated land or an Air Quality Management Area. This is likely to progress the objective relating to environmental sustainability.
<p>Summary:</p> <p>The development management policies often relate to a specific issue and therefore progress a particular HIA objective. In general, the majority of them are not likely to progress or hinder the HIA objectives given the nature of the policies. Policies DM1, DM2, DM24 and DM31 are likely to significantly progress HIA objective 1 relating to design of homes. The policies require an appropriate mix of dwelling types and sizes, the delivery of affordable homes and high quality built form and urban design. None of the policies were identified as having the potential to have significant negative effects on the HIA objectives.</p>							

APPENDIX K – APPRAISAL OF ALTERNATIVE SPATIAL APPROACHES

Key to Assessment

Score	Description	Symbol
Significant Positive Effect	The approach contributes significantly to the achievement of the objective.	++
Minor Positive Effect	The approach contributes to the achievement of the objective but not significantly.	+
Neutral	The approach does not have any effect on the achievement of the objective	0
Minor Negative Effect	The approach detracts from the achievement of the objective but not significantly.	-
Significant Negative Effect	The approach detracts significantly from the achievement of the objective.	--
No Relationship	There is no clear relationship between the approach and the achievement of the objective or the relationship is negligible.	~
Uncertain	The approach has an uncertain relationship to the objective or the relationship is dependent on the way in which the aspect is managed. In addition, insufficient information may be available to enable an assessment to be made.	?

NB: where more than one symbol/colour is presented in a box it indicates that the assessment has identified both positive and negative effects. Where a box is coloured but also contains a '?', this indicates uncertainty over whether the effect could be a minor or significant effect although a professional judgement is expressed in the colour used. A conclusion of uncertainty arises where there is insufficient evidence for expert judgement to conclude an effect.

Note: Reflecting the review of the Adopted Local Plan, many of the mitigation measures recommended are already reflected in policy. As such, the recommendations act as a checklist against which the policies and proposals of the Review of the Adopted Local Plan can be assessed.

Assessment Objective	Approach A: Growing Existing Strategy	Approach B: Growth in Urban Areas	Approach C: Wider Strategy	Approach D: Growth Along Transport Corridors	Approach E: New Settlement
<p>1. Biodiversity and Geodiversity: To conserve and enhance biodiversity and geodiversity and promote improvements to the multifunctional green infrastructure network.</p>	<p>Likely Significant Effects</p> <p>The Crouch and Roach Estuaries (Mid-Essex Coast Phase 3) Special Protection Area (SPA), Ramsar and Site of Special Scientific Interest (SSSI) and the Essex Estuaries Special Area of Conservation (SAC) extend around three sides of South Woodham Ferrers. There are also a number of SSSIs to the east and west of the Chelmsford Urban Area (including Newney Green Pit to the west and Blake's Wood & Lingwood Common, Woodham Walter Common and Danbury Common to the east) and to the south of Great Leighs (the River Ter SSSI). In addition to these European and nationally designated sites, there are a number of Local Nature Reserves (LNRs), Essex Wildlife Trust Nature Reserves and Wildlife Sites within and adjacent to the settlements including a Wildlife Site to the north of South Woodham Ferrers. Whilst it is assumed that new development would not be located on land designated for nature conservation, there is the potential for indirect adverse effects on these sites (for</p>	<p>Likely Significant Effects</p> <p>The Crouch and Roach Estuaries (Mid-Essex Coast Phase 3) Special Protection Area (SPA), Ramsar and Site of Special Scientific Interest (SSSI) and the Essex Estuaries Special Area of Conservation (SAC) extend around three sides of South Woodham Ferrers. There are also a number of SSSIs to the east and west of the Chelmsford Urban Area (including Newney Green Pit to the west and Blake's Wood & Lingwood Common, Woodham Walter Common and Danbury Common to the east). In addition to these European and nationally designated sites, there are a number of Local Nature Reserves (LNRs), Essex Wildlife Trust Nature Reserves and Wildlife Sites within and adjacent to the settlements including a Wildlife Site to the north of South Woodham Ferrers. Whilst it is assumed that new development would not be located on land designated for nature conservation, there is the potential for indirect adverse effects on these sites (for example, due to disturbance arising from increased recreational activity and wild bird</p>	<p>Likely Significant Effects</p> <p>Approach C would result in reduced growth at locations adjacent or close to the Chelmsford Urban Area and the towns of South Woodham Ferrers and Braintree (Great Leighs) with the remaining development being directed to the key villages. There would be the potential for indirect effects on European and nationally designated conservation sites. By directing additional development across a wider area, this approach could place additional pressure on wildlife sites such as Danbury Common, Blake's Wood & Lingwood Common, Woodham Walter Common and Danbury Common SSSIs. However, this would be dependent on the exact location of future development, the proximity of the development to the designated sites and the ease of access to the sites, which is currently unknown.</p> <p>This approach would also support brownfield development in the urban area. However, a substantial area of greenfield land would still be required to accommodate growth. Allied with infrastructure development,</p>	<p>Likely Significant Effects</p> <p>Under this approach there would be the potential for development to result in indirect adverse effects on designated nature conservation sites. Additionally, directing growth along transport corridors (such as at Rettendon) may place further pressure on the Crouch and Roach Estuaries (Mid-Essex Coast Phase 3) SPA, Ramsar and SSSI and the Essex Estuaries Special Area of Conservation (SAC). However, this would be dependent on the exact location of future development, the proximity of the development to the designated sites and the ease of access to the sites, which is currently unknown.</p> <p>This approach would also support brownfield development in the urban area. However, a substantial area of greenfield land would still be required to accommodate growth. Allied with infrastructure development, this will have a negative effect in relation to this objective (e.g. due to the direct loss of habitat or adverse impacts such as noise and emissions associated with the construction and</p>	<p>Likely Significant Effects</p> <p>There are a number of SSSIs to the east and west of the Chelmsford Urban Area (including Newney Green Pit to the west and Blake's Wood & Lingwood Common, Woodham Walter Common and Danbury Common to the east). In addition to these European and nationally designated sites, there are a number of Local Nature Reserves (LNRs), Essex Wildlife Trust Nature Reserves and Wildlife Sites within and adjacent to the settlements Blake's Wood and Lingwood Common SSSI which lies to the east of Hammonds Farm. Whilst it is assumed that new development would not be located on land designated for nature conservation, there is the potential for indirect adverse effects on these sites (for example, due to disturbance arising from increased recreational activity and wild bird and mammal loss from cat predation).</p> <p>The approach would support the redevelopment of brownfield sites in the Chelmsford Urban Area. Whilst brownfield land can have significant biodiversity</p>

Assessment Objective	Approach A: Growing Existing Strategy	Approach B: Growth in Urban Areas	Approach C: Wider Strategy	Approach D: Growth Along Transport Corridors	Approach E: New Settlement
	<p>example, due to disturbance arising from increased recreational activity and wild bird and mammal loss from cat predation).</p> <p>The approach would support the redevelopment of brownfield sites in the Chelmsford Urban Area. Whilst brownfield land can have significant biodiversity value, it is considered that, on balance, development of brownfield sites will help minimise the risk of both direct (e.g. the loss of habitat) and indirect (e.g. noise and emissions) impacts on habitats and species. Notwithstanding the above, development requirements and the limited number of brownfield sites that have not already been earmarked for future development in the Chelmsford City Area means that greenfield land adjacent to the urban areas of Chelmsford will be required (it is also noted that new development in other locations to meet local needs and Plan-wide needs. Associated infrastructure development will have a negative effect in relation to this objective (e.g. due to the direct loss of habitat or adverse impacts such as noise and emissions associated with the construction and operation of new development). The magnitude of any negative effects in this regard will be</p>	<p>and mammal loss from cat predation).</p> <p>The approach would support the redevelopment of brownfield sites in the Chelmsford Urban Area. Whilst brownfield land can have significant biodiversity value although it is considered that, on balance, development of brownfield sites will help minimise the risk of both direct (e.g. the loss of habitat) and indirect (e.g. noise and emissions) impacts on habitats and species. Notwithstanding the above, development requirements and the limited number of brownfield sites that have not already been earmarked for future development in the Chelmsford City Area means that greenfield land adjacent to the urban areas of Chelmsford will be required (it is also noted that new development in other locations to meet local needs and Plan-wide needs. Associated infrastructure development will have a negative effect in relation to this objective (e.g. due to the direct loss of habitat or adverse impacts such as noise and emissions associated with the construction and operation of new development). The magnitude of any negative effects in this regard will be dependent on the existing biodiversity value of sites.</p>	<p>this will have a negative effect in relation to this objective (e.g. due to the direct loss of habitat or adverse impacts such as noise and emissions associated with the construction and occupation of new development). Whilst there is the potential for adverse effects in this regard to be increased (given the more rural location of likely development sites), the magnitude of any negative effects will be dependent on the scale of greenfield land lost to development and the existing biodiversity value of sites.</p> <p>The Green Wedge within the City Area and the potential for new green buffers could help to both minimise adverse effects on biodiversity associated with new development and deliver enhancements by extending the City Area's green infrastructure network.</p> <p>Overall, Approach C has been assessed as having a mixed positive and negative effect on this objective. However, due to the potential for adverse effects on designated sites and expected scale of greenfield land required to support growth, the magnitude of negative effect on this objective is uncertain at this stage.</p> <p>Mitigation</p> <ul style="list-style-type: none"> Local Plan policies should continue to prompt good 	<p>occupation of new development). Whilst there is the potential for adverse effects in this regard to be increased (given the more rural location of likely development sites), the magnitude of any negative effects will be dependent on the scale of greenfield land lost to development and the existing biodiversity value of sites.</p> <p>Overall, Approach D has been assessed as having a mixed positive and negative effect on this objective. However, due to the potential for adverse effects on designated sites and the expected scale of greenfield land required to support growth, the magnitude of negative effect on this objective is uncertain at this stage.</p> <p>Mitigation</p> <ul style="list-style-type: none"> Local Plan policies should continue to prompt good design principles as a fundamental part of new development. Local Plan policies and proposals should seek to avoid negative effects on the City Area's biodiversity assets and identify opportunities for enhancing their quality where appropriate. Careful consideration should be given to appropriate mitigation to 	<p>value although it is considered that, on balance, development of brownfield sites will help minimise the risk of both direct (e.g. the loss of habitat) and indirect (e.g. noise and emissions) impacts on habitats and species. Notwithstanding the above, development requirements and the limited number of brownfield sites that have not already been earmarked for future development in the Chelmsford City Area means that greenfield land adjacent to the urban areas of Chelmsford will be required (it is also noted that new development in other locations to meet local needs and Plan-wide needs. Associated infrastructure development will have a negative effect in relation to this objective (e.g. due to the direct loss of habitat or adverse impacts such as noise and emissions associated with the construction and operation of new development). The magnitude of any negative effects in this regard will be dependent on the existing biodiversity value of sites.</p> <p>The maintenance of the existing Green Wedge within the City Area along with well-designed new developments will help to minimise adverse effects on biodiversity associated with new development and deliver enhancements by extending the</p>

Assessment Objective	Approach A: Growing Existing Strategy	Approach B: Growth in Urban Areas	Approach C: Wider Strategy	Approach D: Growth Along Transport Corridors	Approach E: New Settlement
	<p>dependent on the existing biodiversity value of sites.</p> <p>The maintenance of the existing Green Wedge within the City Area along with well-designed new developments will help to minimise adverse effects on biodiversity associated with new development and deliver enhancements by extending the City Area's green infrastructure network.</p> <p>Overall, the approach has been assessed as having a mixed positive and negative effect on this objective. However, due to the potential for adverse effects on designated sites and the expected scale of greenfield land required to support growth, the magnitude of negative effect on this objective is uncertain.</p> <p>Mitigation</p> <ul style="list-style-type: none"> Local Plan policies should continue to prompt good design principles as a fundamental part of new development. Local Plan policies and proposals should seek to avoid negative effects on the City Area's biodiversity assets and identify opportunities for enhancing their quality where appropriate. Careful consideration should be given to appropriate mitigation to 	<p>The maintenance of the existing Green Wedge within the City Area along with well-designed new developments will help to minimise adverse effects on biodiversity associated with new development and deliver enhancements by extending the City Area's green infrastructure network.</p> <p>Overall, the approach has been assessed as having a mixed positive and negative effect on this objective. However, due to the potential for adverse effects on designated sites and the expected scale of greenfield land required to support growth, the magnitude of negative effect on this objective is uncertain.</p> <p>Mitigation</p> <ul style="list-style-type: none"> Local Plan policies should continue to prompt good design principles as a fundamental part of new development. Local Plan policies and proposals should seek to avoid negative effects on the City Area's biodiversity assets and identify opportunities for enhancing their quality where appropriate. Careful consideration should be given to appropriate mitigation to avoid adverse impacts on designated sites. 	<p>design principles as a fundamental part of new development.</p> <ul style="list-style-type: none"> Local Plan policies and proposals should seek to avoid negative effects on the City Area's biodiversity assets and identify opportunities for enhancing their quality where appropriate. Careful consideration should be given to appropriate mitigation to avoid adverse impacts on designated sites. Local Plan policies should continue to promote a network of green infrastructure assets, closely linked with existing and new development. Mitigation initiatives such as the Essex Coast RAMS should be supported. <p>Assumptions</p> <ul style="list-style-type: none"> It is assumed that new development would not be located on land designated for nature conservation. It is assumed that, on balance, the biodiversity value of brownfield sites is less than that of greenfield land. It is assumed that strategic developments will be based on accepted principles of good design. <p>Uncertainties</p> <ul style="list-style-type: none"> The exact location of future development at each settlement is unknown at this stage. 	<p>avoid adverse impacts on designated sites.</p> <ul style="list-style-type: none"> Local Plan policies should continue to promote a network of green infrastructure assets, closely linked with existing and new development. Mitigation initiatives such as the Essex Coast RAMS should be supported. <p>Assumptions</p> <ul style="list-style-type: none"> It is assumed that new development would not be located on land designated for nature conservation. It is assumed that, on balance, the biodiversity value of brownfield sites is less than that of greenfield land. It is assumed that strategic developments will be based on accepted principles of good design. <p>Uncertainties</p> <ul style="list-style-type: none"> The exact location of future development at each settlement is unknown at this stage. 	<p>City Area's green infrastructure network.</p> <p>Overall, the approach has been assessed as having a mixed positive and negative effect on this objective. However, due to the potential for adverse effects on designated sites and the expected scale of greenfield land required to support growth, the magnitude of negative effect on this objective is uncertain.</p> <p>Mitigation</p> <ul style="list-style-type: none"> Local Plan policies should continue to prompt good design principles as a fundamental part of new development. Local Plan policies and proposals should seek to avoid negative effects on the City Area's biodiversity assets and identify opportunities for enhancing their quality where appropriate. Careful consideration should be given to appropriate mitigation to avoid adverse impacts on designated sites. Local Plan policies should continue to promote a network of green infrastructure assets, closely linked with existing and new development.

APPENDIX K – APPRAISAL OF ALTERNATIVE SPATIAL APPROACHES

Assessment Objective	Approach A: Growing Existing Strategy	Approach B: Growth in Urban Areas	Approach C: Wider Strategy	Approach D: Growth Along Transport Corridors	Approach E: New Settlement
	<p>avoid adverse impacts on designated sites.</p> <ul style="list-style-type: none"> Local Plan policies should continue to promote a network of green infrastructure assets, closely linked with existing and new development. Mitigation initiatives such as the Essex Coast RAMS should be supported. <p>Assumptions</p> <ul style="list-style-type: none"> It is assumed that new development would not be located on land designated for nature conservation. It is assumed that, on balance, the biodiversity value of brownfield sites is less than that of greenfield land. It is assumed that strategic developments will be based on accepted principles of good design. <p>Uncertainties</p> <p>The exact location of future development at each settlement is unknown at this stage.</p>	<ul style="list-style-type: none"> Local Plan policies should continue to promote a network of green infrastructure assets, closely linked with existing and new development. Mitigation initiatives such as the Essex Coast RAMS should be supported. <p>Assumptions</p> <ul style="list-style-type: none"> It is assumed that new development would not be located on land designated for nature conservation. It is assumed that, on balance, the biodiversity value of brownfield sites is less than that of greenfield land. It is assumed that strategic developments will be based on accepted principles of good design. <p>Uncertainties</p> <p>The exact location of future development at each settlement is unknown at this stage.</p>	<p>on accepted principles of good design.</p> <p>Uncertainties</p> <ul style="list-style-type: none"> The exact location of future development at each settlement is unknown at this stage. 		<ul style="list-style-type: none"> Mitigation initiatives such as the Essex Coast RAMS should be supported. <p>Assumptions</p> <ul style="list-style-type: none"> It is assumed that new development would not be located on land designated for nature conservation. It is assumed that, on balance, the biodiversity value of brownfield sites is less than that of greenfield land. It is assumed that strategic developments will be based on accepted principles of good design. <p>Uncertainties</p> <p>The exact location of future development at each settlement is unknown at this stage.</p>
2. Housing: To meet the housing needs of the Chelmsford City Area and deliver decent homes.	<p>Likely Significant Effects</p> <p>This approach is capable of delivering the identified housing requirement through its spatial approach, including a range of</p> <p style="text-align: center;">++</p>	<p>Likely Significant Effects</p> <p>This approach is capable of delivering the identified housing requirement through its spatial approach, although directing</p> <p style="text-align: center;">++/?</p>	<p>Likely Significant Effects</p> <p>This approach is capable of delivering the identified housing requirement through its spatial approach.</p> <p style="text-align: center;">++</p>	<p>Likely Significant Effects</p> <p>This approach is capable of delivering the identified housing requirement through its spatial approach, although directing</p> <p style="text-align: center;">++/?</p>	<p>Likely Significant Effects</p> <p>This approach is capable of delivering the identified housing requirement through its spatial approach. However, the</p> <p style="text-align: center;">++/?</p>

APPENDIX K – APPRAISAL OF ALTERNATIVE SPATIAL APPROACHES

Assessment Objective	Approach A: Growing Existing Strategy	Approach B: Growth in Urban Areas	Approach C: Wider Strategy	Approach D: Growth Along Transport Corridors	Approach E: New Settlement
	<p>strategic and locally-focused sites.</p> <p>Overall, this approach has been assessed as having a significant positive effect on this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> None identified. <p>Assumptions</p> <ul style="list-style-type: none"> None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> None identified. 	<p>development to urban areas could inhibit growth in smaller settlements across the City Area.</p> <p>Focusing development in urban areas may mean housing needs in some larger settlements are not met.</p> <p>Overall, this approach has been assessed as having a significant, uncertain positive effect on this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> None identified. <p>Assumptions</p> <ul style="list-style-type: none"> None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> The extent to which local needs in settlements across the City Area will be met. 	<p>Local development can be allocated through relevant Neighbourhood Plans where appropriate and justified.</p> <p>Opportunities for small-scale rural exception sites providing affordable homes to meet identified local needs will also be supported.</p> <p>Overall, this approach has been assessed as having a significant positive effect on this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> None identified. <p>Assumptions</p> <ul style="list-style-type: none"> None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> None identified. 	<p>development to transport corridor settlements could inhibit growth in smaller settlements across the City Area</p> <p>Overall, this approach has been assessed as having a significant, uncertain positive effect on this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> None identified. <p>Assumptions</p> <ul style="list-style-type: none"> None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> The extent to which local needs in settlements across the City Area will be met. 	<p>concentration of development in large developments could inhibit growth in smaller settlements across the City Area</p> <p>Overall, this approach has been assessed as having a significant, uncertain positive effect on this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> None identified. <p>Assumptions</p> <ul style="list-style-type: none"> None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> The extent to which local needs in settlements across the City Area will be met.
<p>3. Economy, Skills and Employment: To achieve a strong and stable economy which offers rewarding and well located employment opportunities to everyone.</p>	<p>Likely Significant Effects</p> <p>Focusing employment growth within and on the edge of/in close proximity to the Chelmsford Urban Area and South Woodham Ferrers is expected to help ensure that the new employment opportunities created by employment development, as well as existing opportunities in the City Centre, town and London, are physically accessible to existing and</p> <p style="text-align: center;">++/-</p>	<p>Likely Significant Effects</p> <p>This approach would focus employment growth (including retail provision) within the Chelmsford Urban Area as well as at strategic employment sites adjacent to the north eastern boundary of the Urban Area and</p> <p style="text-align: center;">++</p>	<p>Likely Significant Effects</p> <p>Under this approach residential development would be more dispersed throughout the City Area and including at settlements without major employers and which are less accessible to the City Centre. In consequence, prospective residents in these settlements would be likely to have poorer accessibility to employment opportunities,</p> <p style="text-align: center;">+</p>	<p>Likely Significant Effects</p> <p>Additional opportunities for employment-related development at along transport corridors and at key junctions is likely to result in enhanced business and employment opportunities, benefitting the economic strength of the City as a whole.</p> <p>Mitigation</p> <p style="text-align: center;">++</p>	<p>Likely Significant Effects</p> <p>Employment land provision (including for high tech uses), residential development and the delivery of supporting infrastructure within and adjacent to the Chelmsford Urban Area should ensure that the City continues to be a major driver of growth within the Heart of Essex sub-region.</p> <p style="text-align: center;">++/?</p>

Assessment Objective	Approach A: Growing Existing Strategy	Approach B: Growth in Urban Areas	Approach C: Wider Strategy	Approach D: Growth Along Transport Corridors	Approach E: New Settlement
	<p>prospective residents. However, the extent to which job creation is locally significant will depend on the type of jobs created in the context of the local labour market and the recruitment policies of prospective employers, in turn reflecting existing transport links in these settlements and the size of the resident populations.</p> <p>Employment land provision (including for high tech uses), residential development and the delivery of supporting infrastructure within and adjacent to the Chelmsford Urban Area should ensure that the City continues to be a major driver of growth within the Heart of Essex sub-region.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • None identified. <p>Assumptions</p> <ul style="list-style-type: none"> • None identified. <p>Uncertainties</p> <p>The extent to which job creation is locally significant will depend on the type of jobs created (in the context of the local labour market) and the recruitment policies of prospective employers.</p>	<p>to the north of South Woodham Ferrers.</p> <p>Focusing employment growth within and on the edge of the Chelmsford Urban Area and South Woodham Ferrers is expected to help ensure that the new employment opportunities created by employment development, as well as existing opportunities in the City Centre and town and London, are physically accessible to existing and prospective residents (although the extent to which job creation is locally significant will depend on the type of jobs created (in the context of the local labour market and the recruitment policies of prospective employers). This reflects the existing transport links in these settlements and the size of the resident populations.</p> <p>Employment land provision (including for high tech uses), residential development and the delivery of supporting infrastructure within and adjacent to the Chelmsford Urban Area should ensure that the City continues to be a major driver of growth within the Heart of Essex sub-region.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • None identified. <p>Assumptions</p> <ul style="list-style-type: none"> • None identified. 	<p>notwithstanding the presence of some major employers in some locations, such as Broomfield.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • None identified. <p>Assumptions</p> <ul style="list-style-type: none"> • None identified. <p>Uncertainties</p> <p>The extent to which job creation is locally significant will depend on the type of jobs created (in the context of the local labour market) and the recruitment policies of prospective employers.</p>	<ul style="list-style-type: none"> • None identified. <p>Assumptions</p> <ul style="list-style-type: none"> • None identified. <p>Uncertainties</p> <p>The extent to which job creation is locally significant will depend on the type of jobs created (in the context of the local labour market) and the recruitment policies of prospective employers.</p>	<p>Additional provision of employment opportunities at a new settlement would provide mixed use development resulting in benefits such as employment opportunities beyond the settlement itself.</p> <p>However, accessibility to employment opportunities may be restricted, reflecting the detached physical nature of a new settlement.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • None identified. <p>Assumptions</p> <ul style="list-style-type: none"> • None identified. <p>Uncertainties</p> <p>The extent to which job creation is locally significant will depend on the type of jobs created (in the context of the local labour market) and the recruitment policies of prospective employers.</p>

Assessment Objective	Approach A: Growing Existing Strategy	Approach B: Growth in Urban Areas	Approach C: Wider Strategy	Approach D: Growth Along Transport Corridors	Approach E: New Settlement
		<p>Uncertainties</p> <p>The extent to which job creation is locally significant will depend on the type of jobs created (in the context of the local labour market) and the recruitment policies of prospective employers.</p>			
<p>4. Sustainable Living and Revitalisation: To promote urban renaissance and support the vitality of rural centres, tackle deprivation and promote sustainable living.</p>	<p>Likely Significant Effects</p> <p>Focusing the majority of new residential and employment development in and adjacent to the Chelmsford Urban Area, to the north of South Woodham Ferrers and at key service settlements should ensure that prospective residents and workers have good access to key services and facilities by virtue of the wide range of services and facilities these settlements provide and their good transport links. There is a risk that growth could place pressure on existing community facilities and services.</p> <p>There are pockets of deprivation across the Chelmsford City Area, predominantly focused within the Chelmsford Urban Area. By focusing development within and adjacent to the Chelmsford Urban Area the regeneration of brownfield sites and promotion of an urban</p>	<p>Likely Significant Effects</p> <p>Focusing the majority of new residential and employment development in and adjacent to the Chelmsford Urban Area and to the north of South Woodham Ferrers should ensure that prospective residents and workers have good access to key services and facilities by virtue of the wide range of services and facilities these settlements provide and their good transport links.</p> <p>There is a risk that growth could place pressure on existing community facilities and services, However, the viability of existing shops, services and facilities could increase, commensurate with an increased local population. There are pockets of deprivation across the Chelmsford City Area, predominantly focused within the Chelmsford Urban Area. By focusing development</p>	<p>Likely Significant Effects</p> <p>A more dispersed approach, where the quantum of new development delivered within and adjacent to urban areas would be reduced, would lessen the potential benefits of growth to communities in urban areas. However, this approach would support a wider distribution of investment across the City Area and which would support those aspects of the objective that relate to the vitality of rural centres.</p> <p>Whilst growth would be distributed to the City Area's larger villages which offer existing services and facilities, the accessibility of prospective residents to services and facilities is expected to be less under this approach with additional pressure on existing services and facilities. However, supporting infrastructure would be delivered including schools</p>	<p>Likely Significant Effects</p> <p>New residential and employment development in and adjacent to the Chelmsford Urban Area, to the north of South Woodham Ferrers should ensure that prospective residents and workers have good access to key services and facilities by virtue of the wide range of services and facilities these settlements provide and their good transport links. However, this approach would direct some development to transport corridors, potentially reducing the benefits associated with focusing development within and adjacent to urban areas along with uncertainties over whether there can be adequate service provision in transport corridor-related development.</p> <p>Mitigation</p> <ul style="list-style-type: none"> Local Plan policies should ensure that new 	<p>Likely Significant Effects</p> <p>New residential and employment development in and adjacent to the Chelmsford Urban Area and at key service settlements should ensure that prospective residents and workers have good access to key services and facilities by virtue of the wide range of services and facilities these settlements provide and their good transport links. A new settlement at Hammonds Farm could, however, mean that benefits in this regard are reduced as a large proportion of new development would be at greater distance from key services and facilities. However, a new settlement presents an opportunity to deliver a new sustainable neighbourhood with associated services and facilities.</p> <p>By focusing some development within and adjacent to the Chelmsford Urban Area, this</p>

Assessment Objective	Approach A: Growing Existing Strategy	Approach B: Growth in Urban Areas	Approach C: Wider Strategy	Approach D: Growth Along Transport Corridors	Approach E: New Settlement
	<p>renaissance, although this will be dependent on the exact location of development and the extent to which it supports wider regeneration initiatives and meets local needs.</p> <p>More broadly, it is anticipated that, in directing growth and investment towards/adjacent to urban areas, the approach will enhance the City Centre (including the public realm) and the vitality and viability of South Woodham Ferrers town centre. However, there is the potential for the approach to result in a lack of investment in other settlements including service settlements.</p> <p>Mitigation</p> <ul style="list-style-type: none"> Local Plan policies should ensure that new development supports specific regeneration opportunities where possible. Developer contributions towards key services and facilities should be sought where appropriate. <p>Assumptions</p> <ul style="list-style-type: none"> It is assumed that larger strategic developments will take place in with good design principles. <p>Uncertainties</p> <ul style="list-style-type: none"> Ensuring the scale, type and continuity of service 	<p>within and adjacent to the Chelmsford Urban Area the regeneration of brownfield sites and promotion of an urban renaissance, although this will be dependent on the exact location of development and the extent to which it supports wider regeneration initiatives and meets local needs.</p> <p>More broadly, it is anticipated that, in directing growth and investment towards/adjacent to urban areas, this approach will enhance the City Centre (including the public realm) and the vitality and viability of South Woodham Ferrers town centre. However, this approach may result in a lack of investment in other settlements including secondary local centres and service villages and so in particular would not be consistent with those aspects of the objective that seek to support rural vitality.</p> <p>Mitigation</p> <ul style="list-style-type: none"> Local Plan policies should ensure that new development supports specific regeneration opportunities where possible. Developer contributions towards key services and facilities should be sought where appropriate. <p>Assumptions</p>	<p>and healthcare facilities. This would be expected to help address increased demand arising from new development and could also benefit existing residents.</p> <p>Mitigation</p> <ul style="list-style-type: none"> Local Plan policies should ensure that new development supports specific regeneration opportunities where possible. Developer contributions towards key services and facilities should be sought where appropriate. <p>Assumptions</p> <ul style="list-style-type: none"> None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> None at this stage. 	<p>development supports specific regeneration opportunities where possible.</p> <ul style="list-style-type: none"> Developer contributions towards key services and facilities should be sought where appropriate. <p>Assumptions</p> <ul style="list-style-type: none"> None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> The effects of diverting investment away from areas needing, and would indirectly benefit from, regeneration. 	<p>approach will help to promote the regeneration of brownfield sites, and address deprivation in these wards, although this will be dependent on the exact location of development and the extent to which it supports wider regeneration initiatives.</p> <p>There is the potential for this approach to result in a lack of investment in other settlements including service settlements,. Further, the delivery of a new settlement could provide a new hub for rural areas, serving villages to the south east of Chelmsford and reducing reliance on services and facilities in the Chelmsford Urban Area, in turn reducing the effectiveness of regeneration initiatives.</p> <p>Mitigation</p> <ul style="list-style-type: none"> Local Plan policies should ensure that new development supports specific regeneration opportunities where possible. Developer contributions towards key services and facilities should be sought where appropriate. <p>Assumptions</p> <ul style="list-style-type: none"> None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> None at this stage.

Assessment Objective	Approach A: Growing Existing Strategy	Approach B: Growth in Urban Areas	Approach C: Wider Strategy	Approach D: Growth Along Transport Corridors	Approach E: New Settlement
	provision, particularly for new communities.	<ul style="list-style-type: none"> None identified. Uncertainties <ul style="list-style-type: none"> None at this stage. 			
5. Health and Wellbeing: To improve the health and well being of those living and working in the Chelmsford City area.	<p>Likely Significant Effects</p> <p>Provision of new housing will meet help to meet housing requirements across all sections of society, meeting City-wide and settlement-specific demand, thereby contributing to health and well-being.</p> <p>Focusing the majority of new residential and employment development in and adjacent to the Chelmsford Urban Area and to the north of South Woodham Ferrers, promoting mixed used schemes and the adoption of good design principles are together likely to reduce the need to travel by car and encourage walking/cycling as services and employment opportunities would be more physically accessible. This is expected to generate a positive effect in relation to the promotion of healthy lifestyles and could help to reduce emissions to air associated with car use.</p> <p>New open space and recreational facilities would be delivered alongside residential development as part of the proposed urban extensions. Together with the protection of</p>	<p>Likely Significant Effects</p> <p>Provision of new housing will meet help to meet housing requirements across all sections of society, meeting City-wide and settlement-specific demand, thereby contributing to health and well-being.</p> <p>Focusing the majority of new residential and employment development in and adjacent to the Chelmsford Urban Area and to the north of South Woodham Ferrers, and promoting mixed used schemes, are together likely to reduce the need to travel by car and encourage walking/cycling as services and employment opportunities would be more physically accessible. This is expected to generate a positive effect in relation to the promotion of healthy lifestyles and could help to reduce emissions to air associated with car use.</p> <p>New open space and recreational facilities would be delivered alongside residential development as part of the proposed urban extensions. Together with the extension of the green wedge, this could help</p>	<p>Likely Significant Effects</p> <p>Provision of new housing will meet help to meet housing requirements across all sections of society, meeting City-wide and settlement-specific demand, thereby contributing to health and well-being.</p> <p>There may be adverse effects on health arising from, in particular, emissions to air associated with increased traffic movements. This is likely to be exacerbated through a strategy which includes more dispersed development.</p> <p>New open space and recreational facilities would be delivered alongside residential development as part of the proposed urban extensions. Together with the protection of the existing Green Wedge, this could help to address these deficiencies and provide new opportunities, supporting the health and wellbeing of existing and prospective residents.</p> <p>A more dispersed strategy could result in poorer accessibility to key services such as healthcare.</p>	<p>Likely Significant Effects</p> <p>Provision of new housing will meet help to meet housing requirements across all sections of society, meeting City-wide and settlement-specific demand, thereby contributing to health and well-being.</p> <p>There may be adverse effects on health arising from, in particular, emissions to air associated with increased traffic movements. This is likely to be exacerbated through a strategy which includes more dispersed development.</p> <p>New open space and recreational facilities would be delivered alongside residential development as part of the proposed urban extensions. Together with the protection of the existing Green Wedge, this could help to address these deficiencies and provide new opportunities, supporting the health and wellbeing of existing and prospective residents.</p> <p>There is a risk that demand arising from new residents may undermine the quality of existing services and facilities, although</p>	<p>Likely Significant Effects</p> <p>Provision of new housing will meet help to meet housing requirements across all sections of society, meeting City-wide and settlement-specific demand, thereby contributing to health and well-being.</p> <p>The promotion of mixed use schemes, are together likely to reduce the need to travel by car and encourage walking/cycling as services and employment opportunities would be more physically accessible. Allied with proposed improvements to highway circulation, public transport and walking and cycling is expected to generate a positive effect in relation to the promotion of healthy lifestyles and could help to reduce emissions to air associated with car use.</p> <p>Whilst investment in service provision would be expected as part of new development, there is a risk that demand arising from new residents may not be met within a new settlement, in turn generating additional traffic movements.</p>

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	<p>the existing Green Wedge, this could help to address these deficiencies and provide new opportunities, supporting the health and wellbeing of existing and prospective residents.</p> <p>The concentration of residential development within and adjacent to urban areas should help to ensure that prospective residents have easy access to health care facilities (by virtue of the close proximity of new development to these facilities or through public transport connections). There is a risk that demand arising from new residents may undermine the quality of existing services and facilities. Additional investment in primary healthcare facilities including the provision of new facilities as part of the proposed larger urban extensions would be required.</p> <p>Mitigation</p> <ul style="list-style-type: none"> Local Plan policies should ensure that open space and/or health facilities are provided on and off-site to ensure quality and equality of access. Local Plan policies should consider if/how accessibility to the countryside can be promoted as part of new development. New development should be located in reasonable 	<p>to address these deficiencies and provide new opportunities, supporting the health and wellbeing of existing and prospective residents.</p> <p>The concentration of residential development within and adjacent to urban areas should help to ensure that prospective residents have easy access to health care facilities (by virtue of the close proximity of new development to these facilities or through public transport connections). There is a risk that demand arising from new residents may undermine the quality of existing services and facilities. Additional investment in primary healthcare facilities including the provision of new facilities as part of the proposed larger urban extensions would be required.</p> <p>Mitigation</p> <ul style="list-style-type: none"> Local Plan policies should ensure that open space and/or health facilities are provided on and off-site to ensure quality and equality of access. Local Plan policies should consider if/how accessibility to the countryside can be promoted as part of new development. New development should be located in reasonable 	<p>Mitigation</p> <ul style="list-style-type: none"> Local Plan policies should ensure that open space and/or health facilities are provided on and off-site to ensure quality and equality of access. Local Plan policies should consider if/how accessibility to the countryside can be promoted as part of new development. New development should be located in reasonable proximity to health care facilities. Existing open space and recreational facilities should be protected and new provision sought. <p>Assumptions</p> <ul style="list-style-type: none"> It is assumed that larger strategic developments will take place in accordance with good design principles. <p>Uncertainties</p> <p>None at this stage.</p>	<p>investment in service provision would be expected as part of development.</p> <p>Mitigation</p> <ul style="list-style-type: none"> Local Plan policies should ensure that open space and/or health facilities are provided on and off-site to ensure quality and equality of access. Local Plan policies should consider if/how accessibility to the countryside can be promoted as part of new development. New development should be located in reasonable proximity to health care facilities. Existing open space and recreational facilities should be protected and new provision sought. <p>Assumptions</p> <ul style="list-style-type: none"> It is assumed that larger strategic developments will take place in accordance with good design principles. <p>Uncertainties</p> <ul style="list-style-type: none"> None at this stage. 	<p>Mitigation</p> <ul style="list-style-type: none"> Local Plan policies should ensure that open space and/or health facilities are provided on and off-site to ensure quality and equality of access. Local Plan policies should consider if/how accessibility to the countryside can be promoted as part of new development. New development should be located in reasonable proximity to health care facilities. Existing open space and recreational facilities should be protected and new provision sought. <p>Assumptions</p> <ul style="list-style-type: none"> It is assumed that larger strategic developments will take place in accordance with good design principles. <p>Uncertainties</p> <p>None at this stage.</p>

Assessment Objective	Approach A: Growing Existing Strategy	Approach B: Growth in Urban Areas	Approach C: Wider Urban Strategy	Approach D: Growth Along Transport Corridors	Approach E: New Settlement	
	<p>proximity to health care facilities.</p> <ul style="list-style-type: none"> Existing open space and recreational facilities should be protected and new provision sought. <p>Assumptions</p> <ul style="list-style-type: none"> It is assumed that larger strategic developments will take place in accordance with good design principles. <p>Uncertainties</p> <p>None at this stage.</p>	<p>proximity to health care facilities.</p> <ul style="list-style-type: none"> Existing open space and recreational facilities should be protected and new provision sought. <p>Assumptions</p> <ul style="list-style-type: none"> It is assumed that larger strategic developments will take place in accordance with good design principles. <p>Uncertainties</p> <p>None at this stage.</p>				
6. Transport: To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	<p>Likely Significant Effects</p> <p>The concentration of new residential and employment development in and adjacent to urban areas, the promotion of mixed used urban extensions and the delivery of strategic improvements to the walking/ cycling network are all likely to reduce the need to travel by car and encourage walking/cycling (as services and employment opportunities would be physically accessible). The promotion of mixed use sustainable urban extensions is likely to maintain existing, and stimulate investment in, new public transport provision.</p> <p>Directing a proportion of the City Area's housing requirement to the key service settlements of Great Leighs, Broomfield,</p>	<p>Likely Significant Effects</p> <p>The concentration of new residential and employment development in and adjacent to urban areas, the promotion of mixed used urban extensions and the delivery of strategic improvements to the walking/ cycling network are all likely to reduce the need to travel by car and encourage walking/cycling (as services and employment opportunities would be physically accessible). New development should also</p> <p>be well connected to the existing public transport network.</p> <p>An increase in population and households within the</p>		<p>Likely Significant Effects</p> <p>Distributing a proportion of new development to the City Area's smaller settlements could help to reduce associated traffic volumes and congestion within and adjacent to the Chelmsford Urban Area. However, whilst these settlements do offer community facilities and services, the range is more limited (although investment supported by new development could help to enhance their sustainability and self-sufficiency). Noting the nature of the proposed additional infrastructure proposed and the more limited local employment opportunities in these smaller settlements, on balance, it is considered that a more</p>	<p>Likely Significant Effects</p> <p>The concentration of new residential and employment development in and adjacent to urban areas, the promotion of mixed used urban extensions and developments is likely to both reduce the need to travel and promote investment in transport infrastructure.</p> <p>Development along and around the strategic road network is likely to generate more transport movements. Based on current trends, these movements are expected to be by car. This could result in increased pressure on the road network.</p> <p>Mitigation</p>	<p>Likely Significant Effects</p> <p>New residential and employment development in and adjacent to urban areas, the promotion of mixed use sustainable urban extensions and a new settlement is likely to maintain existing, and stimulate investment in, new public transport provision.</p> <p>A stand-alone settlement could result in increased movements/car use as accessibility to key services and facilities as well as employment opportunities in the City/at the settlement itself may be reduced, although there is an opportunity to deliver a new sustainable neighbourhood with associated services and facilities and employment opportunities which could help support the</p>

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	<p>Bicknacre, Boreham and Danbury. could result in increased car use given the existing size of the settlements and the more limited range of services and jobs they provide. However, new development does present an opportunity to enhance the sustainability of these settlements by supporting investment in community facilities and services, developing their existing strengths which in some cases include key employers and good public transport infrastructure..</p> <p>Mitigation</p> <ul style="list-style-type: none"> Local Plan policies should encourage the preparation of green travel plans as part of new development proposals. Local Plan policies should positively promote walking and cycling as part of new developments. <p>Assumptions</p> <ul style="list-style-type: none"> It is assumed that large strategic developments will take place in accordance with good design principles. <p>Uncertainties</p> <p>None at this stage.</p>	<p>Chelmsford Urban Area could result in increased pressure on the road network.</p> <p>Mitigation</p> <ul style="list-style-type: none"> Local Plan policies should encourage the preparation of green travel plans as part of new development proposals. Local Plan policies should positively promote walking and cycling as part of new developments. <p>Assumptions</p> <ul style="list-style-type: none"> It is assumed that large strategic developments will take place in accordance with good design principles. <p>Uncertainties</p> <ul style="list-style-type: none"> None at this stage. 	<p>dispersed approach to development is likely to increase the need to travel. This could increase in-commuting to the City Centre with related congestion on the strategic and local road network. The promotion of mixed use sustainable urban extensions is likely to maintain existing, and stimulate investment in, new public transport provision.</p> <p>Mitigation</p> <ul style="list-style-type: none"> Local Plan policies should encourage the preparation of green travel plans as part of new development proposals. Local Plan policies should positively promote walking and cycling as part of new developments. <p>Assumptions</p> <ul style="list-style-type: none"> It is assumed that large strategic developments will take place in accordance with good design principles. <p>Uncertainties</p> <ul style="list-style-type: none"> None at this stage. 	<ul style="list-style-type: none"> Local Plan policies should encourage the preparation of green travel plans as part of new development proposals. Local Plan policies should positively promote walking and cycling as part of new developments. <p>Assumptions</p> <ul style="list-style-type: none"> It is assumed that large strategic developments will take place in accordance with good design principles. <p>Uncertainties</p> <ul style="list-style-type: none"> None at this stage. 	<p>creation of a relatively self-contained neighbourhood.</p> <p>Mitigation</p> <ul style="list-style-type: none"> Local Plan policies should encourage the preparation of green travel plans as part of new development proposals. Local Plan policies should positively promote walking and cycling as part of new developments. <p>Assumptions</p> <ul style="list-style-type: none"> It is assumed that large strategic developments will take place in accordance with good design principles. <p>Uncertainties</p> <p>The deliverability of transport improvements to support a new settlement.</p>

Assessment Objective	Approach A: Growing Existing Strategy	Approach B: Growth in Urban Areas	Approach C: Wider Strategy	Approach D: Growth Along Transport Corridors	Approach E: New Settlement
7. Land Use and Soils: To encourage the efficient use of land and conserve and enhance soils.	<p>Likely Significant Effects</p> <p>The limited number of brownfield sites that have not already been earmarked for future development in the City Area mean that greenfield land adjacent to the urban areas of Chelmsford would be required, which over the plan period is expected to be significant.</p> <p>The quality of agricultural land around the settlements is mixed. Outside of the urban area of Chelmsford, the north west is classified as Grade 2 ('Very Good') agricultural land whilst land adjacent to the River Chelmer that runs east from Chelmsford is classified as being of Grade 4 ('Poor') quality. The remainder of the land around Chelmsford is predominantly Grade 3 ('Good/Moderate'). The land around South Woodham Ferrers is also classified as being of predominantly Grade 3 quality whilst Great Leighs is a mix of Grade 2 and Grade 3 land. Development under the Spatial Approach therefore has the potential to result in the loss of best and most versatile agricultural land.</p> <p>Mitigation</p> <ul style="list-style-type: none"> Local Plan policies should encourage the effective use of land by re-using land that 	<p>Likely Significant Effects</p> <p>The limited number of brownfield sites that have not already been earmarked for future development in the City Area mean that greenfield land adjacent to the urban areas of Chelmsford would be required, which over the plan period is expected to be significant.</p> <p>The quality of agricultural land around the settlements is mixed. Outside of the urban area of Chelmsford, the north west is classified as Grade 2 ('Very Good') agricultural land whilst land adjacent to the River Chelmer that runs east from Chelmsford is classified as being of Grade 4 ('Poor') quality. The remainder of the land around Chelmsford is predominantly Grade 3 ('Good/Moderate'). The land around South Woodham Ferrers is also classified as being of predominantly Grade 3 quality whilst Great Leighs is a mix of Grade 2 and Grade 3 land. Development under the Spatial Approach therefore has the potential to result in the loss of best and most versatile agricultural land.</p> <p>Mitigation</p> <ul style="list-style-type: none"> Local Plan policies should encourage the effective use of land by re-using land that 	<p>Likely Significant Effects</p> <p>The limited number of brownfield sites that have not already been earmarked for future development in the City Area mean that greenfield land adjacent to the urban areas of Chelmsford would be required, which over the plan period is expected to be significant.</p> <p>The quality of agricultural land around the settlements is mixed. Outside of the urban area of Chelmsford, the north west is classified as Grade 2 ('Very Good') agricultural land whilst land adjacent to the River Chelmer that runs east from Chelmsford is classified as being of Grade 4 ('Poor') quality. The remainder of the land around Chelmsford is predominantly Grade 3 ('Good/Moderate'). The land around South Woodham Ferrers is also classified as being of predominantly Grade 3 quality whilst Great Leighs is a mix of Grade 2 and Grade 3 land. Development under the Spatial Approach therefore has the potential to result in the loss of best and most versatile agricultural land.</p> <p>Mitigation</p> <ul style="list-style-type: none"> Local Plan policies should encourage the effective use of land by re-using land that 	<p>Likely Significant Effects</p> <p>The limited number of brownfield sites that have not already been earmarked for future development in the City Area mean that greenfield land adjacent to the urban areas of Chelmsford would be required, which over the plan period is expected to be significant.</p> <p>The quality of agricultural land around the settlements is mixed. Outside of the urban area of Chelmsford, the north west is classified as Grade 2 ('Very Good') agricultural land whilst land adjacent to the River Chelmer that runs east from Chelmsford is classified as being of Grade 4 ('Poor') quality. The remainder of the land around Chelmsford is predominantly Grade 3 ('Good/Moderate'). The land around South Woodham Ferrers is also classified as being of predominantly Grade 3 quality. Development under the Spatial Approach therefore has the potential to result in the loss of best and most versatile agricultural land.</p> <p>Mitigation</p> <ul style="list-style-type: none"> Local Plan policies should encourage the effective use of land by re-using land that has been previously developed (brownfield 	<p>Likely Significant Effects</p> <p>The limited number of brownfield sites that have not already been earmarked for future development in the City Area mean that greenfield land adjacent to the urban areas of Chelmsford would be required, which over the plan period is expected to be significant.</p> <p>The quality of agricultural land around the settlements is mixed. Outside of the urban area of Chelmsford, the north west is classified as Grade 2 ('Very Good') agricultural land whilst land adjacent to the River Chelmer that runs east from Chelmsford is classified as being of Grade 4 ('Poor') quality. The remainder of the land around Chelmsford is predominantly Grade 3 ('Good/Moderate'). Development under the Spatial Approach therefore has the potential to result in the loss of best and most versatile agricultural land.</p> <p>Mitigation</p> <ul style="list-style-type: none"> Local Plan policies should encourage the effective use of land by re-using land that has been previously developed (brownfield

Assessment Objective	Approach A: Growing Existing Strategy	Approach B: Growth in Urban Areas	Approach C: Wider Strategy	Approach D: Growth Along Transport Corridors	Approach E: New Settlement
	<p>has been previously developed (brownfield land). Local Plan policies should prioritise the development of brownfield over greenfield land where possible.</p> <ul style="list-style-type: none"> Local Plan policies should resist the development of best and most versatile agricultural land. Local Plan policies should encourage the management of soils on development sites. <p>Assumptions</p> <ul style="list-style-type: none"> None identified. <p>Uncertainties</p> <p>None identified.</p>	<p>has been previously developed (brownfield land). Local Plan policies should prioritise the development of brownfield over greenfield land where possible.</p> <ul style="list-style-type: none"> Local Plan policies should resist the development of best and most versatile agricultural land. Local Plan policies should encourage the management of soils on development sites. <p>Assumptions</p> <ul style="list-style-type: none"> None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> None identified. 	<p>has been previously developed (brownfield land). Local Plan policies should prioritise the development of brownfield over greenfield land where possible.</p> <ul style="list-style-type: none"> Local Plan policies should resist the development of best and most versatile agricultural land. Local Plan policies should encourage the management of soils on development sites. <p>Assumptions</p> <ul style="list-style-type: none"> None identified. <p>Uncertainties</p> <p>None identified.</p>	<p>land). Local Plan policies should prioritise the development of brownfield over greenfield land where possible.</p> <ul style="list-style-type: none"> Local Plan policies should resist the development of best and most versatile agricultural land. Local Plan policies should encourage the management of soils on development sites. <p>Assumptions</p> <ul style="list-style-type: none"> None identified. <p>Uncertainties</p> <p>None identified.</p>	<p>over greenfield land where possible.</p> <ul style="list-style-type: none"> Local Plan policies should resist the development of best and most versatile agricultural land. Local Plan policies should encourage the management of soils on development sites. <p>Assumptions</p> <ul style="list-style-type: none"> None identified. <p>Uncertainties</p> <p>None identified.</p>
8. Water: To conserve and enhance water quality and resources.	<p>Likely Significant Effects</p> <p>The Water Cycle Study Update (2018) concludes that overall there are no constraints with respect to water service infrastructure and the water environment to deliver development, on the basis that strategic water resource options and wastewater solutions are developed in advance of development coming forward. (note: the Water Cycle Study will be updated for the Review of the Adopted Local Plan.)</p> <p style="text-align: center;">+/-</p>	<p>Likely Significant Effects</p> <p>The Water Cycle Study Update (2018) concludes that overall there are no constraints with respect to water service infrastructure and the water environment to deliver development, on the basis that strategic water resource options and wastewater solutions are developed in advance of development coming forward. (note: the Water Cycle Study will be updated for the Review of the Adopted Local Plan.)</p> <p style="text-align: center;">+/-</p>	<p>Likely Significant Effects</p> <p>The Water Cycle Study Update (2018) concludes that overall there are no constraints with respect to water service infrastructure and the water environment to deliver development, on the basis that strategic water resource options and wastewater solutions are developed in advance of development coming forward. (note: the Water Cycle Study will be updated for the Review of the Adopted Local Plan.)</p> <p style="text-align: center;">+/-</p>	<p>Likely Significant Effects</p> <p>The Water Cycle Study Update (2018) concludes that overall there are no constraints with respect to water service infrastructure and the water environment to deliver development, on the basis that strategic water resource options and wastewater solutions are developed in advance of development coming forward. (note: the Water Cycle Study will be updated for the Review of the Adopted Local Plan.)</p> <p style="text-align: center;">+/-</p>	<p>Likely Significant Effects</p> <p>The Water Cycle Study Update (2018) concludes that overall there are no constraints with respect to water service infrastructure and the water environment to deliver development, on the basis that strategic water resource options and wastewater solutions are developed in advance of development coming forward. (note: the Water Cycle Study will be updated for the Review of the Adopted Local Plan.)</p> <p style="text-align: center;">+/-</p>

Assessment Objective	Approach A: Growing Existing Strategy	Approach B: Growth in Urban Areas	Approach C: Wider Strategy	Approach D: Growth Along Transport Corridors	Approach E: New Settlement
	<p>Mitigation</p> <ul style="list-style-type: none"> It is recommended that the Local Plan includes policies that promote water attenuation systems due to the underlying geology of the area. <p>Assumptions</p> <ul style="list-style-type: none"> New development will increase water resource use within the City Area in both the short term during construction and in the longer term once development is complete. It is assumed that the Council will liaise with Essex and Suffolk Water with regard to infrastructure requirements for future development. Measures contained in the Essex and Suffolk Water Resources Management Plan would be expected to help ensure that future water resource demands are met. There will be no development that will require diversion or modification of existing watercourses. However, if such measures are required, this could affect local water quality. <p>Uncertainties</p> <p>None identified.</p>	<p>Mitigation</p> <ul style="list-style-type: none"> It is recommended that the Local Plan includes policies that promote water attenuation systems due to the underlying geology of the area. <p>Assumptions</p> <ul style="list-style-type: none"> New development will increase water resource use within the City Area in both the short term during construction and in the longer term once development is complete. It is assumed that the Council will liaise with Essex and Suffolk Water with regard to infrastructure requirements for future development. Measures contained in the Essex and Suffolk Water Resources Management Plan would be expected to help ensure that future water resource demands are met. There will be no development that will require diversion or modification of existing watercourses. However, if such measures are required, this could affect local water quality. <p>Uncertainties</p> <p>None identified.</p>	<p>Mitigation</p> <ul style="list-style-type: none"> It is recommended that the Local Plan includes policies that promote water attenuation systems due to the underlying geology of the area. <p>Assumptions</p> <ul style="list-style-type: none"> New development will increase water resource use within the City Area in both the short term during construction and in the longer term once development is complete. It is assumed that the Council will liaise with Essex and Suffolk Water with regard to infrastructure requirements for future development. Measures contained in the Essex and Suffolk Water Resources Management Plan would be expected to help ensure that future water resource demands are met. There will be no development that will require diversion or modification of existing watercourses. However, if such measures are required, this could affect local water quality. <p>Uncertainties</p> <p>None identified.</p>	<p>Mitigation</p> <ul style="list-style-type: none"> It is recommended that the Local Plan includes policies that promote water attenuation systems due to the underlying geology of the area. <p>Assumptions</p> <ul style="list-style-type: none"> New development will increase water resource use within the City Area in both the short term during construction and in the longer term once development is complete. It is assumed that the Council will liaise with Essex and Suffolk Water with regard to infrastructure requirements for future development. Measures contained in the Essex and Suffolk Water Resources Management Plan would be expected to help ensure that future water resource demands are met. There will be no development that will require diversion or modification of existing watercourses. However, if such measures are required, this could affect local water quality. <p>Uncertainties</p> <p>None identified.</p>	<p>Mitigation</p> <ul style="list-style-type: none"> It is recommended that the Local Plan includes policies that promote water attenuation systems due to the underlying geology of the area. <p>Assumptions</p> <ul style="list-style-type: none"> New development will increase water resource use within the City Area in both the short term during construction and in the longer term once development is complete. It is assumed that the Council will liaise with Essex and Suffolk Water with regard to infrastructure requirements for future development. Measures contained in the Essex and Suffolk Water Resources Management Plan would be expected to help ensure that future water resource demands are met. There will be no development that will require diversion or modification of existing watercourses. However, if such measures are required, this could affect local water quality. <p>Uncertainties</p> <p>None identified.</p>

Assessment Objective	Approach A: Growing Existing Strategy	Approach B: Growth in Urban Areas	Approach C: Wider Strategy	Approach D: Growth Along Transport Corridors	Approach E: New Settlement
<p>9. Flood Risk: To reduce the risk of flooding to people and property, taking into account the effects of climate change.</p>	<p>Likely Significant Effects</p> <p>Flood risk is a potentially significant constraint to future development in the City Area with large parts of the Chelmsford Urban Area in particular being at risk of fluvial flooding. However, given requirements for proposals to be accompanied by a Flood Risk Assessment (FRA) where appropriate, it is considered unlikely that new development would be at significant risk of flooding, although this is dependent on the exact location of development.</p> <p>Environment Agency flood maps indicate that surface water flooding is a potential constraint within the main urban areas of Chelmsford and South Woodham Ferrers. However, it can be reasonably assumed that new development proposals which may result in an increase in flood risk will be accompanied by an FRA and incorporate suitable flood alleviation measures (thereby minimising the risk of flooding).</p> <p>Mitigation</p> <ul style="list-style-type: none"> Local Plan policies should avoid development in areas of flood risk (i.e. Flood Zones 2 and 3). 	<p>Likely Significant Effects</p> <p>Flood risk is a potentially significant constraint to future development in the City Area with large parts of the Chelmsford Urban Area in particular being at risk of fluvial flooding. However, given requirements for proposals to be accompanied by a Flood Risk Assessment (FRA) where appropriate, it is considered unlikely that new development would be at significant risk of flooding, although this is dependent on the exact location of development.</p> <p>Environment Agency flood maps indicate that surface water flooding is a potential constraint within the main urban areas of Chelmsford and South Woodham Ferrers. However, it can be reasonably assumed that new development proposals which may result in an increase in flood risk will be accompanied by an FRA and incorporate suitable flood alleviation measures (thereby minimising the risk of flooding).</p> <p>Mitigation</p> <ul style="list-style-type: none"> Local Plan policies should avoid development in areas of flood risk (i.e. Flood Zones 2 and 3). 	<p>Likely Significant Effects</p> <p>Flood risk is a potentially significant constraint to future development in the City Area with large parts of the Chelmsford Urban Area in particular being at risk of fluvial flooding. However, given requirements for proposals to be accompanied by a Flood Risk Assessment (FRA) where appropriate, it is considered unlikely that new development would be at significant risk of flooding, although this is dependent on the exact location of development.</p> <p>Environment Agency flood maps indicate that surface water flooding is a potential constraint within the main urban areas of Chelmsford and South Woodham Ferrers. However, it can be reasonably assumed that new development proposals which may result in an increase in flood risk will be accompanied by an FRA and incorporate suitable flood alleviation measures (thereby minimising the risk of flooding).</p> <p>Mitigation</p> <ul style="list-style-type: none"> Local Plan policies should avoid development in areas of flood risk (i.e. Flood Zones 2 and 3). 	<p>Likely Significant Effects</p> <p>Flood risk is a potentially significant constraint to future development in the City Area with large parts of the Chelmsford Urban Area in particular being at risk of fluvial flooding. However, given requirements for proposals to be accompanied by a Flood Risk Assessment (FRA) where appropriate, it is considered unlikely that new development would be at significant risk of flooding, although this is dependent on the exact location of development.</p> <p>Environment Agency flood maps indicate that surface water flooding is a potential constraint within the main urban areas of Chelmsford and South Woodham Ferrers. However, it can be reasonably assumed that new development proposals which may result in an increase in flood risk will be accompanied by an FRA and incorporate suitable flood alleviation measures (thereby minimising the risk of flooding).</p> <p>Mitigation</p> <ul style="list-style-type: none"> Local Plan policies should avoid development in areas of flood risk (i.e. Flood Zones 2 and 3). 	<p>Likely Significant Effects</p> <p>Flood risk is a potentially significant constraint to future development in the City Area with large parts of the Chelmsford Urban Area in particular being at risk of fluvial flooding. However, given requirements for proposals to be accompanied by a Flood Risk Assessment (FRA) where appropriate, it is considered unlikely that new development would be at significant risk of flooding, although this is dependent on the exact location of development.</p> <p>Environment Agency flood maps indicate that surface water flooding is a potential constraint within the main urban areas of Chelmsford and South Woodham Ferrers. However, it can be reasonably assumed that new development proposals which may result in an increase in flood risk will be accompanied by an FRA and incorporate suitable flood alleviation measures (thereby minimising the risk of flooding).</p> <p>Mitigation</p> <ul style="list-style-type: none"> Local Plan policies should avoid development in areas of flood risk (i.e. Flood Zones 2 and 3).

APPENDIX K – APPRAISAL OF ALTERNATIVE SPATIAL APPROACHES

Assessment Objective	Approach A: Growing Existing Strategy	Approach B: Growth in Urban Areas	Approach C: Wider Strategy	Approach D: Growth Along Transport Corridors	Approach E: New Settlement
	<ul style="list-style-type: none"> Local Plan policies should ensure that any new development avoids increasing the risk of existing development flooding. Local Plan policies should plan for a network of green infrastructure assets to provide opportunities for flood storage where appropriate. Local Plan policies should seek to promote as close to greenfield runoff rates as possible. <p>Assumptions</p> <ul style="list-style-type: none"> It is assumed that, where appropriate, development proposals would be accompanied by a FRA and that suitable flood alleviation measures would be incorporated into the design of new development where necessary to minimise flood risk. The Local Planning Authority will apply a sequential risk-based approach, including the application of the ‘exception test,’ consistent with the NPPF. <p>Uncertainties</p> <p>None identified.</p>	<ul style="list-style-type: none"> Local Plan policies should ensure that any new development avoids increasing the risk of existing development flooding. Local Plan policies should plan for a network of green infrastructure assets to provide opportunities for flood storage where appropriate. Local Plan policies should seek to promote as close to greenfield runoff rates as possible. <p>Assumptions</p> <ul style="list-style-type: none"> It is assumed that, where appropriate, development proposals would be accompanied by a FRA and that suitable flood alleviation measures would be incorporated into the design of new development where necessary to minimise flood risk. The Local Planning Authority will apply a sequential risk-based approach, including the application of the ‘exception test,’ consistent with the NPPF. <p>Uncertainties</p> <p>None identified.</p>	<ul style="list-style-type: none"> Local Plan policies should ensure that any new development avoids increasing the risk of existing development flooding. Local Plan policies should plan for a network of green infrastructure assets to provide opportunities for flood storage where appropriate. Local Plan policies should seek to promote as close to greenfield runoff rates as possible. <p>Assumptions</p> <ul style="list-style-type: none"> It is assumed that, where appropriate, development proposals would be accompanied by a FRA and that suitable flood alleviation measures would be incorporated into the design of new development where necessary to minimise flood risk. The Local Planning Authority will apply a sequential risk-based approach, including the application of the ‘exception test,’ consistent with the NPPF. <p>Uncertainties</p> <ul style="list-style-type: none"> None identified. 	<ul style="list-style-type: none"> Local Plan policies should ensure that any new development avoids increasing the risk of existing development flooding. Local Plan policies should plan for a network of green infrastructure assets to provide opportunities for flood storage where appropriate. Local Plan policies should seek to promote as close to greenfield runoff rates as possible. <p>Assumptions</p> <ul style="list-style-type: none"> It is assumed that, where appropriate, development proposals would be accompanied by a FRA and that suitable flood alleviation measures would be incorporated into the design of new development where necessary to minimise flood risk. The Local Planning Authority will apply a sequential risk-based approach, including the application of the ‘exception test,’ consistent with the NPPF. <p>Uncertainties</p> <p>None identified.</p>	<ul style="list-style-type: none"> Local Plan policies should ensure that any new development avoids increasing the risk of existing development flooding. Local Plan policies should plan for a network of green infrastructure assets to provide opportunities for flood storage where appropriate. Local Plan policies should seek to promote as close to greenfield runoff rates as possible. <p>Assumptions</p> <ul style="list-style-type: none"> It is assumed that, where appropriate, development proposals would be accompanied by a FRA and that suitable flood alleviation measures would be incorporated into the design of new development where necessary to minimise flood risk. The Local Planning Authority will apply a sequential risk-based approach, including the application of the ‘exception test,’ consistent with the NPPF. <p>Uncertainties</p> <p>None identified.</p>

Assessment Objective	Approach A: Growing Existing Strategy	Approach B: Growth in Urban Areas	Approach C: Wider Urban Areas	Approach D: Growth Along Transport Corridors	Approach E: New Settlement			
10. Air: To improve air quality.	<p>Likely Significant Effects</p> <p>There is the potential for the construction and operation of new development to have negative effects on air quality due to emissions generated from plant and HGV movements during construction. In the longer term, once development is complete, the increase in population will in-turn generate additional transport movements and associated emissions to air, mitigated to a degree through the introduction of sustainable transport infrastructure.</p> <p>Directing a proportion of the City Area’s housing requirement to the key service settlements could result in increased car use given the existing size of the settlements and the more limited range of services and jobs they provide. However, new development does present an opportunity to enhance the sustainability (self-containment) of these settlements by supporting investment in community facilities and services.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • Policies contained within the Local Plan should seek to promote sustainable transport. 	+/-	<p>Likely Significant Effects</p> <p>There is the potential for the construction and operation of new development to have negative effects on air quality due to emissions generated from plant and HGV movements during construction. In the longer term, once development is complete, the increase in population will in-turn generate additional transport movements and associated emissions to air, mitigated to a degree through the introduction of sustainable transport infrastructure.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • Policies contained within the Local Plan should seek to promote sustainable transport. <p>Assumptions</p> <ul style="list-style-type: none"> • It is assumed that larger strategic developments will take place in accordance with good design principles. <p>Uncertainties</p> <p>None identified.</p>	+/-	<p>Likely Significant Effects</p> <p>There is the potential for the construction and operation of new development to have negative effects on air quality due to emissions generated from plant and HGV movements during construction. In the longer term, once development is complete, the increase in population will in-turn generate additional transport movements and associated emissions to air, mitigated to a degree through the introduction of sustainable transport infrastructure.</p> <p>Directing a proportion of the City Area’s housing requirement across a wider area could result in increased car use given the existing size of the settlements and the more limited range of services and jobs they provide. However, new development does present an opportunity to enhance the sustainability (self-containment) of these settlements by supporting investment in community facilities and services.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • Policies contained within the Local Plan should seek to promote sustainable transport. <p>Assumptions</p> <ul style="list-style-type: none"> • It is assumed that larger strategic developments will take place in accordance with good design principles. 	?	<p>Likely Significant Effects</p> <p>There is the potential for the construction and operation of new development to have negative effects on air quality due to emissions generated from plant and HGV movements during construction. In the longer term, once development is complete, the increase in population will in-turn generate additional transport movements and associated emissions to air, which could be mitigated to a degree through the introduction of sustainable transport infrastructure.</p> <p>Directing a proportion of the City Area’s housing requirement to a new settlement could help to support the creation of a relatively self-contained neighbourhood, although this is untested.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • Policies contained within the Local Plan should seek to promote sustainable transport. <p>Assumptions</p> <ul style="list-style-type: none"> • It is assumed that larger strategic developments will take place in accordance with good design principles. <p>Uncertainties</p>	+/-/?

APPENDIX K – APPRAISAL OF ALTERNATIVE SPATIAL APPROACHES

Assessment Objective	Approach A: Growing Existing Strategy	Approach B: Growth in Urban Areas	Approach C: Wider Strategy	Approach D: Growth Along Transport Corridors	Approach E: New Settlement					
	<p>Assumptions</p> <ul style="list-style-type: none"> It is assumed that larger strategic developments will take place in accordance with good design principles. <p>Uncertainties</p> <p>None identified.</p>		<ul style="list-style-type: none"> It is assumed that larger strategic developments will take place in accordance with good design principles. <p>Uncertainties</p> <p>None identified.</p>	<p>Uncertainties</p> <p>The extent to which air quality will be compromised by development directly associated with transport corridors.</p>	None identified.					
11. Climate Change: To minimise greenhouse gas emissions and adapt to the effects of climate change.	<p>Likely Significant Effects</p> <p>The volume of greenhouse gas emissions associated with Approach A are primarily influenced by the quantum of development to be accommodated.</p> <p>The promotion of mixed use sustainable urban extensions that reflect good design principles and the delivery of strategic improvements to the walking/cycling network are all likely to reduce the need to travel by car and associated emissions to air including greenhouse gases. New development should also be well connected to the existing public transport network. Development may also help to maintain existing, and stimulate investment in, new public transport provision.</p> <p>The delivery of urban extensions may present an opportunity to deliver district scale heating systems and which could</p>	+/-	<p>Likely Significant Effects</p> <p>The volume of greenhouse gas emissions associated with Approach B are primarily influenced by the quantum of development to be accommodated.</p> <p>The concentration of new residential and employment development in and adjacent to urban areas, could be associated with the potential to deliver strategic improvements to the walking/cycling network are all likely to reduce the need to travel by car and associated emissions to air including greenhouse gases. New development should also be well connected to the existing public transport network. Development may also help to maintain existing, and stimulate investment in, new public transport provision.</p> <p>The delivery of urban extensions may present an opportunity to deliver district scale heating</p>	+/?	<p>Likely Significant Effects</p> <p>The volume of greenhouse gas emissions associated with Approach C are primarily influenced by the quantum of development to be accommodated.</p> <p>the promotion of mixed use sustainable urban extensions that reflect good design principles and the delivery of strategic improvements to the walking/cycling network are all likely to reduce the need to travel by car and associated emissions to air including greenhouse gases. New development should also be well connected to the existing public transport network. Development may also help to maintain existing, and stimulate investment in, new public transport provision. .</p> <p>The delivery of urban extensions may present an opportunity to deliver district scale heating systems and which could</p>	+/-	<p>Likely Significant Effects</p> <p>The volume of greenhouse gas emissions associated with Approach D are primarily influenced by the quantum of development to be accommodated.</p> <p>The concentration of new residential and employment development in and adjacent to urban areas, the promotion of mixed use sustainable urban extensions that reflect good design principles and the delivery of strategic improvements to the walking/cycling network are all likely to reduce the need to travel by car and associated emissions to air including greenhouse gases. New development should also be well connected to the existing public transport network.</p> <p>However, focusing additional development on transport corridors could undermine efforts</p>	+/-	<p>Likely Significant Effects</p> <p>The volume of greenhouse gas emissions associated with Approach E are primarily influenced by the quantum of development to be accommodated.</p> <p>The concentration of new residential and employment development in and adjacent to urban areas, the promotion of mixed use sustainable urban extensions that reflect good design principles and the delivery of strategic improvements to the walking/cycling network are all likely to reduce the need to travel by car and associated emissions to air including greenhouse gases. New development should also be well connected to the existing public transport network. Development may also help to maintain existing, and stimulate investment in, new public transport provision.</p>	+/-

Assessment Objective	Approach A: Growing Existing Strategy	Approach B: Growth in Urban Areas	Approach C: Wider Strategy	Approach D: Growth Along Transport Corridors	Approach E: New Settlement
	<p>promote renewable energy generation in the City Area. However, this will be dependent on site specific proposals.</p> <p>Detailed Local Plan policies covering sustainable design as well as the scale of developments brought forward and competing priorities for developer contributions (relating to the viability of incorporating sustainable design techniques) will influence the scale of emissions.</p> <p>Mitigation</p> <ul style="list-style-type: none"> Local Plan policies should promote high standards of energy efficient design including, where appropriate, renewable energy provision. Opportunities to promote district scale heating networks should be sought as part of the delivery of sustainable urban extensions. <p>Assumptions</p> <ul style="list-style-type: none"> It is assumed that larger strategic developments will take place in accordance with good design principles, <p>Uncertainties</p> <ul style="list-style-type: none"> None identified. 	<p>systems. However, this will be dependent on site specific proposals and could be limited under this approach if there is incremental development to the urban area.</p> <p>Detailed Local Plan policies covering sustainable design as well as the scale of developments brought forward and competing priorities for developer contributions (relating to the viability of incorporating sustainable design techniques) will influence the scale of emissions.</p> <p>Mitigation</p> <ul style="list-style-type: none"> Local Plan policies should promote high standards of energy efficient design including, where appropriate, renewable energy provision. Opportunities to promote district scale heating networks should be sought as part of the delivery of sustainable urban extensions. <p>Assumptions</p> <ul style="list-style-type: none"> It is assumed that larger strategic developments will take place in accordance with good design principles, <p>Uncertainties</p> <ul style="list-style-type: none"> Implementation of measures such as district heating networks. 	<p>promote renewable energy generation in the City Area. However, this will be dependent on site specific proposals.</p> <p>Detailed Local Plan policies covering sustainable design as well as the scale of developments brought forward and competing priorities for developer contributions (relating to the viability of incorporating sustainable design techniques) will influence the scale of emissions.</p> <p>Mitigation</p> <ul style="list-style-type: none"> Local Plan policies should promote high standards of energy efficient design including, where appropriate, renewable energy provision. Opportunities to promote district scale heating networks should be sought as part of the delivery of sustainable urban extensions. <p>Assumptions</p> <ul style="list-style-type: none"> It is assumed that larger strategic developments will take place in accordance with good design principles, <p>Uncertainties</p> <p>None identified.</p>	<p>at self-containment and encourage car use.</p> <p>Detailed Local Plan policies covering sustainable design as well as the scale of developments brought forward and competing priorities for developer contributions (relating to the viability of incorporating sustainable design techniques) will influence the scale of emissions.</p> <p>Mitigation</p> <ul style="list-style-type: none"> Local Plan policies should promote high standards of energy efficient design including, where appropriate, renewable energy provision. Opportunities to promote district scale heating networks should be sought as part of the delivery of sustainable urban extensions. <p>Assumptions</p> <ul style="list-style-type: none"> It is assumed that larger strategic developments will take place in accordance with good design principles, <p>Uncertainties</p> <ul style="list-style-type: none"> Whether sustainable transport solutions can be implemented along growth corridors. 	<p>The degree of self-containment of a relatively small new settlement is untested in respect of travel reduction and the potential for measures such as district heating schemes .</p> <p>Detailed Local Plan policies covering sustainable design as well as the scale of developments brought forward and competing priorities for developer contributions (relating to the viability of incorporating sustainable design techniques) will influence the scale of emissions.</p> <p>Mitigation</p> <ul style="list-style-type: none"> Local Plan policies should promote high standards of energy efficient design including, where appropriate, renewable energy provision. Opportunities to promote district scale heating networks should be sought as part of the delivery of sustainable urban extensions. <p>Assumptions</p> <ul style="list-style-type: none"> It is assumed that larger strategic developments will take place in accordance with good design principles, <p>Uncertainties</p> <ul style="list-style-type: none"> Viability of district heating networks.

Assessment Objective	Approach A: Growing Existing Strategy	Approach B: Growth in Urban Areas	Approach C: Wider Strategy	Approach D: Growth Along Transport Corridors	Approach E: New Settlement
<p>12. Waste and Natural Resources: To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.</p>	<p>Likely Significant Effects</p> <p>New development will result in increased resource use and the generation of waste in both the short term during construction and in the longer term once development is complete. This will be considered as part of the appraisal of development requirements.</p> <p>Mitigation</p> <ul style="list-style-type: none"> None identified. <p>Assumptions</p> <ul style="list-style-type: none"> None identified. <p>Uncertainties</p> <p>None identified.</p>	<p>Likely Significant Effects</p> <p>New development will result in increased resource use and the generation of waste in both the short term during construction and in the longer term once development is complete. This will be considered as part of the appraisal of development requirements.</p> <p>Mitigation</p> <ul style="list-style-type: none"> None identified. <p>Assumptions</p> <ul style="list-style-type: none"> None identified. <p>Uncertainties</p> <p>None identified.</p>	<p>Likely Significant Effects</p> <p>New development will result in increased resource use and the generation of waste in both the short term during construction and in the longer term once development is complete. This will be considered as part of the appraisal of development requirements.</p> <p>Mitigation</p> <ul style="list-style-type: none"> None identified. <p>Assumptions</p> <ul style="list-style-type: none"> None identified. <p>Uncertainties</p> <p>None identified.</p>	<p>Likely Significant Effects</p> <p>New development will result in increased resource use and the generation of waste in both the short term during construction and in the longer term once development is complete. This will be considered as part of the appraisal of development requirements.</p> <p>Mitigation</p> <ul style="list-style-type: none"> None identified. <p>Assumptions</p> <ul style="list-style-type: none"> None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> None identified. 	<p>Likely Significant Effects</p> <p>New development will result in increased resource use and the generation of waste in both the short term during construction and in the longer term once development is complete. This will be considered as part of the appraisal of development requirements.</p> <p>Mitigation</p> <ul style="list-style-type: none"> None identified. <p>Assumptions</p> <ul style="list-style-type: none"> None identified. <p>Uncertainties</p> <p>None identified.</p>
<p>13. Cultural Heritage: To conserve and enhance the historic environment, cultural heritage, character and setting.</p>	<p>Likely Significant Effects</p> <p>There are a number of designated cultural heritage assets within and in close proximity to the Chelmsford Urban Area, South Woodham Ferrers and Great Leighs. These assets include scheduled monuments (such as Moulsham Bridge in the City of Chelmsford, a Medieval saltern adjacent to Hawbush Creek in South Woodham Ferrers and Gubbion's Hall moated site in</p>	<p>Likely Significant Effects</p> <p>There are a number of designated cultural heritage assets within and in close proximity to the Chelmsford Urban Area, South Woodham Ferrers and Great Leighs. These assets include scheduled monuments (such as Moulsham Bridge in the City of Chelmsford, a Medieval saltern adjacent to Hawbush Creek in South Woodham Ferrers and Gubbion's Hall moated site in</p>	<p>Likely Significant Effects</p> <p>Locating some development to the villages and service settlements of the City Area has the potential to affect a number of other designated cultural assets. These assets include scheduled monuments such as Bicknacre Priory Scheduled Monument in Bicknacre, three scheduled monuments in Danbury (including the Icehouse in Danbury Country Park, Danbury Camp Hill Fort and a</p>	<p>Likely Significant Effects</p> <p>There is the potential for the various cultural heritage assets, as well as other non-designated assets that contribute to the character of the settlements and the City Area as a whole, to be adversely affected by new development. Adverse effects may be encountered during construction and also in the longer term once development has been completed. Effects may be direct (where</p>	<p>Likely Significant Effects</p> <p>There is the potential for the various cultural heritage assets, as well as other non-designated assets that contribute to the character of the settlements and the City Area as a whole, to be adversely affected by new development. Adverse effects may be encountered during construction and also in the longer term once development has been completed. Effects may be direct (where</p>

APPENDIX K – APPRAISAL OF ALTERNATIVE SPATIAL APPROACHES

Assessment Objective	Approach A: Growing Existing Strategy	Approach B: Growth in Urban Areas	Approach C: Wider Strategy	Approach D: Growth Along Transport Corridors	Approach E: New Settlement
	<p>Great Leighs), eight conservation areas within the Chelmsford Urban Area (three of which are on Historic England's Heritage at Risk register), a number of listed buildings and registered parks and gardens to the north east and south west of the Chelmsford Urban Area such as (New Hall Grade I Listed Building). There is the potential for these assets, as well as other non-designated assets that contribute to the character of the settlements and buried assets, to be adversely affected by new development.</p> <p>Adverse effects may be encountered during construction and also in the longer term once development has been completed. Effects may be direct (where development involves the loss of, or alteration to, assets) or indirect (where elements which contribute to the significance of assets are harmed). However, the likelihood of these effects occurring and their magnitude will be dependent on the type, location and design of new development.</p> <p>Locating new development in close proximity to heritage assets may increase the accessibility of prospective residents to them, generating a positive effect on this objective. There may also be opportunities for heritage-led development which could serve to protect and</p>	<p>Great Leighs), eight conservation areas within the Chelmsford Urban Area (three of which are on Historic England's Heritage at Risk register), a number of listed buildings and registered parks and gardens to the north east and south west of the Chelmsford Urban Area such as (New Hall Grade I Listed Building). There is the potential for these assets, as well as other non-designated assets that contribute to the character of the settlements and buried assets, to be adversely affected by new development.</p> <p>Adverse effects may be encountered during construction and also in the longer term once development has been completed. Effects may be direct (where development involves the loss of, or alteration to, assets) or indirect (where elements which contribute to the significance of assets are harmed). However, the likelihood of these effects occurring and their magnitude will be dependent on the type, location and design of new development.</p> <p>Locating new development in close proximity to heritage assets may increase the accessibility of prospective residents to them, generating a positive effect on this objective. There may also be opportunities for heritage-led development which could serve to protect and</p>	<p>Medieval tile kiln) and, in Little Waltham, the Settlement site at Ash Tree Corner. In addition to the scheduled monuments noted above, there are a number of listed buildings within and adjacent to the villages and services settlements that may also be affected by new development as well as conservation areas within the villages of Boreham, Broomfield, East Hanningfield, Great Waltham, Little Waltham and Danbury. There are also two registered parks and gardens to the west of Danbury and one registered park in Great Waltham.</p> <p>Locating new development in close proximity to heritage assets may increase the accessibility of prospective residents to them, generating a positive effect on this objective. There may also be opportunities for heritage-led development which could serve to protect and enhance areas or buildings of historical, archaeological and cultural value and potentially enhance the setting of assets (for example, through the sensitive redevelopment of brownfield sites).</p> <p>Mitigation</p> <ul style="list-style-type: none"> • Policies contained within the Local Plan should seek to conserve and, where possible, enhance cultural heritage assets including by promoting heritage-led development. 	<p>development involves the loss of, or alteration to, assets) or indirect (where elements which contribute to the significance of assets are harmed). However, the likelihood of these effects occurring and their magnitude will be dependent on the type, location and design of new development.</p> <p>Locating new development in close proximity to heritage assets may increase the accessibility of prospective residents to them, generating a positive effect on this objective. There may also be opportunities for heritage-led development which could serve to protect and enhance areas or buildings of historical, archaeological and cultural value and potentially enhance the setting of assets (for example, through the sensitive redevelopment of brownfield sites).</p> <p>Mitigation</p> <ul style="list-style-type: none"> • Policies contained within the Local Plan should seek to conserve and, where possible, enhance cultural heritage assets including by promoting heritage-led development. • Policies within the Local Plan should promote high standards of architectural and urban design. • The Local Plan should set out a strategic framework to 	<p>development involves the loss of, or alteration to, assets) or indirect (where elements which contribute to the significance of assets are harmed). However, the likelihood of these effects occurring and their magnitude will be dependent on the type, location and design of new development.</p> <p>Locating new development in close proximity to heritage assets may increase the accessibility of prospective residents to them, generating a positive effect on this objective. There may also be opportunities for heritage-led development which could serve to protect and enhance areas or buildings of historical, archaeological and cultural value and potentially enhance the setting of assets (for example, through the sensitive redevelopment of brownfield sites).</p> <p>Mitigation</p> <ul style="list-style-type: none"> • Policies contained within the Local Plan should seek to conserve and, where possible, enhance cultural heritage assets including by promoting heritage-led development. • Policies within the Local Plan should promote high standards of architectural and urban design. • The Local Plan should set out a strategic framework to

Assessment Objective	Approach A: Growing Existing Strategy	Approach B: Growth in Urban Areas	Approach C: Wider Strategy	Approach D: Growth Along Transport Corridors	Approach E: New Settlement
	<p>enhance areas or buildings of historical, archaeological and cultural value and potentially enhance the setting of assets (for example, through the sensitive redevelopment of brownfield sites).</p> <p>Mitigation</p> <ul style="list-style-type: none"> • Policies contained within the Local Plan should seek to conserve and, where possible, enhance cultural heritage assets including by promoting heritage-led development. • Policies within the Local Plan should promote high standards of architectural and urban design. • The Local Plan should set out a strategic framework to preserve and enhance historic areas and promote high standards of new development. <p>Assumptions</p> <ul style="list-style-type: none"> • None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> • The form and function of any development will have the potential to enhance or detract from designated heritage and cultural assets and/or their settings. 	<p>enhance areas or buildings of historical, archaeological and cultural value and potentially enhance the setting of assets (for example, through the sensitive redevelopment of brownfield sites).</p> <p>Mitigation</p> <ul style="list-style-type: none"> • Policies contained within the Local Plan should seek to conserve and, where possible, enhance cultural heritage assets including by promoting heritage-led development. • Policies within the Local Plan should promote high standards of architectural and urban design. • The Local Plan should set out a strategic framework to preserve and enhance historic areas and promote high standards of new development. <p>Assumptions</p> <ul style="list-style-type: none"> • None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> • The form and function of any development will have the potential to enhance or detract from designated heritage and cultural assets and/or their settings. 	<p>promoting heritage-led development.</p> <ul style="list-style-type: none"> • Policies within the Local Plan should promote high standards of architectural and urban design. • The Local Plan should set out a strategic framework to preserve and enhance historic areas and promote high standards of new development. <p>Assumptions</p> <ul style="list-style-type: none"> • None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> • The form and function of any development will have the potential to enhance or detract from designated heritage and cultural assets and/or their settings. 	<p>preserve and enhance historic areas and promote high standards of new development.</p> <p>Assumptions</p> <ul style="list-style-type: none"> • None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> • The form and function of any development will have the potential to enhance or detract from designated heritage and cultural assets and/or their settings. 	<p>preserve and enhance historic areas and promote high standards of new development.</p> <p>Assumptions</p> <ul style="list-style-type: none"> • None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> • The form and function of any development will have the potential to enhance or detract from designated heritage and cultural assets and/or their settings.

Assessment Objective	Approach A: Growing Existing Strategy	Approach B: Growth in Urban Areas	Approach C: Wider Strategy	Approach D: Growth Along Transport Corridors	Approach E: New Settlement
14. Landscape and Townscape: To conserve and enhance landscape character and townscapes.	<p>Likely Significant Effects</p> <p>Development within and adjacent to the Chelmsford Urban Area could have negative effects although this would be dependent on the scale, height and design of new development. The redevelopment of brownfield sites presents an opportunity to enhance the quality of the built environment and to improve townscapes.</p> <p>Development requirements and the limited number of brownfield sites that have not already been earmarked for future development in the Chelmsford City Area means that greenfield land will be brought forward for development. The area of greenfield land required over the plan period is expected to be substantial. In consequence, there is the potential for significant negative effects on landscape character and visual amenity. However, the magnitude of adverse effects will be dependent on the exact location, density and design of new development in the context of the landscape sensitivity of the receiving environment.</p> <p>Maintaining the extent of the Green Wedge together with the adoption of good design principles to proposed urban</p>	<p>Likely Significant Effects</p> <p>Development within and adjacent to the Chelmsford Urban Area could have negative effects although this would be dependent on the scale, height and design of new development. The redevelopment of brownfield sites presents an opportunity to enhance the quality of the built environment and to improve townscapes.</p> <p>Development requirements and the limited number of brownfield sites that have not already been earmarked for future development in the Chelmsford City Area means that greenfield land will be brought forward for development. The area of greenfield land required over the plan period is expected to be substantial. In consequence, there is the potential for significant negative effects on landscape character and visual amenity. However, the magnitude of adverse effects will be dependent on the exact location, density and design of new development in the context of the landscape sensitivity of the receiving environment.</p> <p>Maintaining the extent of the Green Wedge together with the adoption of good design principles to proposed urban</p>	<p>Likely Significant Effects</p> <p>Development within and adjacent to the Chelmsford Urban Area could have negative effects although this would be dependent on the scale, height and design of new development. The redevelopment of brownfield sites presents an opportunity to enhance the quality of the built environment and to improve townscapes.</p> <p>Development requirements and the limited number of brownfield sites that have not already been earmarked for future development in the Chelmsford City Area means that greenfield land will be brought forward for development. The area of greenfield land required over the plan period is expected to be substantial. In consequence, there is the potential for significant negative effects on landscape character and visual amenity. However, the magnitude of adverse effects will be dependent on the exact location, density and design of new development in the context of the landscape sensitivity of the receiving environment. The character of smaller settlements could be adversely affected under this approach, although this will be dependent upon the</p>	<p>Likely Significant Effects</p> <p>Development within and adjacent to the Chelmsford Urban Area could have negative effects although this would be dependent on the scale, height and design of new development. The redevelopment of brownfield sites presents an opportunity to enhance the quality of the built environment and to improve townscapes.</p> <p>Development requirements and the limited number of brownfield sites that have not already been earmarked for future development in the Chelmsford City Area means that greenfield land will be brought forward for development. The area of greenfield land required over the plan period is expected to be substantial. In consequence, there is the potential for significant negative effects on landscape character and visual amenity. However, the magnitude of adverse effects will be dependent on the exact location, density and design of new development in the context of the landscape sensitivity of the receiving environment.</p> <p>Maintaining the extent of the Green Wedge together with the adoption of good design principles to proposed urban</p>	<p>Likely Significant Effects</p> <p>Development within and adjacent to the Chelmsford Urban Area could have negative effects although this would be dependent on the scale, height and design of new development. The redevelopment of brownfield sites presents an opportunity to enhance the quality of the built environment and to improve townscapes.</p> <p>Development requirements and the limited number of brownfield sites that have not already been earmarked for future development in the Chelmsford City Area means that greenfield land will be brought forward for development. The area of greenfield land required over the plan period is expected to be substantial. In consequence, there is the potential for significant negative effects on landscape character and visual amenity. However, the magnitude of adverse effects will be dependent on the exact location, density and design of new development in the context of the landscape sensitivity of the receiving environment.</p> <p>Maintaining the extent of the Green Wedge together with the adoption of good design principles to proposed urban</p>

APPENDIX K – APPRAISAL OF ALTERNATIVE SPATIAL APPROACHES

Assessment Objective	Approach A: Growing Existing Strategy	Approach B: Growth in Urban Areas	Approach C: Wider Strategy	Approach D: Growth Along Transport Corridors	Approach E: New Settlement
	<p>extensions would help mitigate adverse effects on landscape character arising from new development and maintain separation between built-up areas.</p> <p>Mitigation</p> <ul style="list-style-type: none"> Local Plan policies should encourage the effective use of land by re-using land that has been previously developed (brownfield land). Local Plan policies should prioritise the development of brownfield land where possible. Detailed policies on high quality design should be contained within the Local Plan. Policies within the Local Plan and proposals should seek to conserve and enhance the character and quality of the City Area's landscapes and townscapes. <p>Assumptions</p> <ul style="list-style-type: none"> It is assumed that larger strategic developments will take place in accordance with good design principles. <p>Uncertainties</p> <ul style="list-style-type: none"> The extent of landscape/ townscape impacts of specific developments, particularly where these are of a significant scale. 	<p>extensions would help mitigate adverse effects on landscape character arising from new development and maintain separation between built-up areas.</p> <p>Mitigation</p> <ul style="list-style-type: none"> Local Plan policies should encourage the effective use of land by re-using land that has been previously developed (brownfield land). Local Plan policies should prioritise the development of brownfield land where possible. Detailed policies on high quality design should be contained within the Local Plan. Policies within the Local Plan and proposals should seek to conserve and enhance the character and quality of the City Area's landscapes and townscapes. <p>Assumptions</p> <ul style="list-style-type: none"> It is assumed that larger strategic developments will take place in accordance with good design principles. <p>Uncertainties</p> <ul style="list-style-type: none"> The extent of landscape/ townscape impacts of specific developments, particularly where these are of a significant scale. 	<p>size and sensitivity of these settlements.</p> <p>Maintaining the extent of the Green Wedge together with the adoption of good design principles to proposed urban extensions would help mitigate adverse effects on landscape character arising from new development and maintain separation between built-up areas.</p> <p>Mitigation</p> <ul style="list-style-type: none"> Local Plan policies should encourage the effective use of land by re-using land that has been previously developed (brownfield land). Local Plan policies should prioritise the development of brownfield land where possible. Detailed policies on high quality design should be contained within the Local Plan. Policies within the Local Plan and proposals should seek to conserve and enhance the character and quality of the City Area's landscapes and townscapes. <p>Assumptions</p> <ul style="list-style-type: none"> It is assumed that larger strategic developments will take place in accordance with good design principles. 	<p>extensions would help mitigate adverse effects on landscape character arising from new development and maintain separation between built-up areas.</p> <p>Mitigation</p> <ul style="list-style-type: none"> Local Plan policies should encourage the effective use of land by re-using land that has been previously developed (brownfield land). Local Plan policies should prioritise the development of brownfield land where possible. Detailed policies on high quality design should be contained within the Local Plan. Policies within the Local Plan and proposals should seek to conserve and enhance the character and quality of the City Area's landscapes and townscapes. <p>Assumptions</p> <ul style="list-style-type: none"> It is assumed that larger strategic developments will take place in accordance with good design principles. <p>Uncertainties</p> <ul style="list-style-type: none"> The extent of landscape/ townscape impacts of specific developments, particularly where these are of a significant scale. 	<p>extensions would help mitigate adverse effects on landscape character arising from new development and maintain separation between built-up areas.</p> <p>It is noted that Hammonds Farm is located within the Lower Chelmer Valley which has a landscape character that has a high sensitivity to change (as per the 2006 Landscape Character Assessment). The 2017 Landscape Sensitivity and Capacity Assessment also confirms that the site has a high landscape sensitivity and that it has only low to medium capacity to accommodate new development. Development of a new settlement in this location would represent substantial development/encroachment into the open countryside beyond the A12. The creation of a new settlement in this location therefore has the potential to generate significant negative effects on landscape.</p> <p>Mitigation</p> <ul style="list-style-type: none"> Local Plan policies should encourage the effective use of land by re-using land that has been previously developed (brownfield land). Local Plan policies should prioritise the development of brownfield land where possible.

APPENDIX K – APPRAISAL OF ALTERNATIVE SPATIAL APPROACHES

Assessment Objective	Approach A: Growing Existing Strategy	Approach B: Growth in Urban Areas	Approach C: Wider Strategy	Approach D: Growth Along Transport Corridors	Approach E: New Settlement
			<p>Uncertainties</p> <ul style="list-style-type: none"> The extent of landscape/ townscape impacts of specific developments, particularly where these are of a significant scale. The effects on the character of smaller settlements which might be identified for growth. 		<ul style="list-style-type: none"> Detailed policies on high quality design should be contained within the Local Plan. Policies within the Local Plan and proposals should seek to conserve and enhance the character and quality of the City Area's landscapes and townscapes. <p>Assumptions</p> <ul style="list-style-type: none"> It is assumed that larger strategic developments will take place in accordance with good design principles. <p>Uncertainties</p> <ul style="list-style-type: none"> The extent of landscape/ townscape impacts of specific developments, particularly where these are of a significant scale.

APPENDIX L – PROPOSED IIA MONITORING INDICATORS

IIA Objective	Proposed Indicator(s)	Sources(s)
1. Biodiversity and Geodiversity: To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	Number of planning approvals that generated any adverse impacts on sites of acknowledged biodiversity importance.	Natural England/Chelmsford City Council
	Change in area of designated biodiversity sites.	Authority Monitoring Report (AMR)
	Number of TPO trees or woodland removed as a result of development permitted.	AMR
	Area of priority habitat delivered.	Natural England/Chelmsford City Council
	Number of major developments generating overall biodiversity enhancement.	Natural England/Chelmsford City Council
	Hectares of accessible open space per 1,000 population.	Chelmsford City Council
	Proportion of dwellings completed with access to natural greenspace within 400m.	Chelmsford City Council
2. Housing: To meet the housing needs of the Chelmsford City Area and deliver decent homes.	Net additional dwellings completed by size and type.	AMR
	Housing land available.	AMR
	Housing affordability ratio.	Ministry of Housing, Communities and Local Government
	Net affordable housing completions.	AMR
	Number of market homes provided on rural exception sites.	AMR
	Number of new Gypsy, Traveller and Travelling Showpeople pitches and plots approved.	AMR
	Number of existing Gypsy, Traveller and Travelling Showpeople pitches and plots approved for a change of use to other uses.	AMR
	Number of new dwellings achieving M4(2) of the Building Regulations 2015.	AMR
	Number of new dwellings achieving M4(3) of the Building Regulations 2015.	AMR

IIA Objective	Proposed Indicator(s)	Sources(s)
	Number of dwellings achieving the Nationally Described Space Standards 2024.	AMR
	Number of self-build homes achieved on developments of more than 100 dwellings.	AMR
	Number and type of specialist residential accommodation achieved on developments of more than 100 dwellings	AMR
3. Economy, Skills and Employment: To achieve a strong and stable economy which offers rewarding and well located employment opportunities to everyone.	Net additional employment floorspace completed including by type.	AMR
	Loss of employment floorspace by type.	AMR
	Employment land available by type.	AMR
	Location of large new office development.	AMR
	Number of businesses.	Nomis
	Jobs density.	Nomis
	Proportion of residents economically active/inactive.	Nomis
	Unemployment rates.	Nomis
	Employment by occupation.	Nomis
	Mean full time workers gross weekly pay.	Nomis
	The percentage of working age people with qualifications at, or equivalent to, NVQ Level 2 and above.	Nomis.
	School capacity/number of school places created.	Essex County Council
Tourist and visitor numbers and spend.	Chelmsford City Council.	
4. Sustainable Living and Revitalisation: To promote	Overall City Area ranking in English Indices of Deprivation.	Ministry of Housing, Communities and Local Government

IIA Objective	Proposed Indicator(s)	Sources(s)
urban renaissance and support the vitality of rural centres, tackle deprivation and promote sustainable living.	Ranking of Lower Super Output Areas (LSOAs) of deprivation in the City Area, out of the whole of England.	Ministry of Housing, Communities and Local Government
	Amount of retail floorspace completed.	AMR
	Loss of retail floorspace.	AMR
	New retail and leisure development in Chelmsford City Centre and South Woodham Ferrers Town Centre.	Chelmsford City Council
	Loss of retail floorspace in Chelmsford City Centre and South Woodham Ferrers Town Centre.	Chelmsford City Council
	Vacancy rates in Chelmsford City Centre and South Woodham Ferrers Town Centre.	Chelmsford City Council
	Number of applications permitted for new community facilities.	AMR
	Number of community facilities lost to other uses.	AMR
	Amount of new residential development within 30 minutes public transport time of: a GP; a hospital; a primary school; a secondary school; areas of employment; and major retail centres.	Chelmsford City Council
	Neighbourhood Plans and other community-led planning tools being put in place.	AMR
	Provision of key infrastructure.	AMR
	5. Health and Wellbeing: To improve the health and wellbeing of those living and working in the Chelmsford City Area.	Life expectancy at birth.
	Amount of eligible open spaces managed to Green Flag Award standard.	AMR
	Any planning permissions given contrary to Health and Safety Executive advice.	Chelmsford City Council
	Level of open space and sports facility provision.	AMR
	Average distance travelled to work.	Office for National Statistics

IIA Objective	Proposed Indicator(s)	Sources(s)
<p>6. Transport: To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.</p>	Commuting flows.	Office for National Statistics
	Car ownership - % of households owning one or more car/van.	Office for National Statistics
	Travel to work by different modes (e.g. bus, train, car, bike, foot).	Office for National Statistics
	Traffic volumes.	Department for Transport
	Amount of completed development complying with the most up-to-date adopted car-parking Standards.	Chelmsford City Council
	Bus and rail service provision.	Chelmsford City Council
	Park and ride provision.	Chelmsford City Council
	Residential development within 30 minutes public transport of: GP; hospital; primary school; a secondary school; and Chelmsford City Centre and/or South Woodham Ferrers Town Centre.	Chelmsford City Council
<p>7. Land Use and Soils: To encourage the efficient use of land and conserve and enhance soils.</p>	Net dwelling completions on previously developed land.	AMR
	Total amount of employment floorspace on previously developed land.	AMR
	New residential densities.	AMR
	Number of planning approvals leading the loss of 'best and most versatile' (BMV) agricultural land (i.e. that classified as Grades 1, 2 and 3a within the Agricultural Land Classification (ALC) system).	AMR
	Area of Grade 3a or above land lost to agricultural use as a result of all development.	AMR
<p>8. Water: To conserve and enhance water quality and resources.</p>	% of river stretches with good/very good biological water quality.	Environment Agency
	% of river stretches with good/very good chemical water quality.	Environment Agency

IIA Objective	Proposed Indicator(s)	Sources(s)
	Number of planning permissions granted contrary to the advice of the Environment Agency on water quality grounds.	AMR
	Number of dwellings not achieving DM25 Policy requirements for water efficiency of 90 litres/person/day.	AMR
9. Flood Risk and Coastal Erosion: To reduce the risk of flooding and coastal erosion to people and property, taking into account the effects of climate change.	Number of planning permissions granted contrary to the advice of the Environment Agency on flood defence grounds.	AMR
	Number of new major developments that incorporate SUDS and reduce water run-off.	AMR
10. Air: To improve air quality.	Air Quality Management Areas declared as a consequence of development.	Chelmsford City Council
11. Climate Change: To minimise greenhouse gas emissions and adapt to the effects of climate change.	Renewable energy capacity installed by type.	Chelmsford City Council
	Number of applications permitted for renewable and low carbon technologies.	Chelmsford City Council
	Reduction in carbon dioxide emissions above the requirements of current Building Regulations for non-residential developments of 1,000 sqm or more.	AMR
	Number of new non-residential buildings with a flood area in excess of 500 sqm achieving a minimum BREEAM rating of 'Very Good',	AMR
	CO ₂ emissions per capita.	Department for Business and Trade
	Energy consumption.	Department for Business and Trade

IIA Objective	Proposed Indicator(s)	Sources(s)
	Number of EV charging points for new residential dwellings and the percentage of EV charging points for non-residential buildings.	AMR
12. Waste and Natural Resources: To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	Volumes of municipal and commercial and industrial waste generated.	Essex County Council
13. Cultural Heritage: To conserve and enhance the historic environment, cultural heritage, character and setting.	Number of listed buildings demolished.	Chelmsford City Council
	Number of developments permitted leading to substantial harm or loss of significance of designated heritage assets.	Chelmsford City Council
	Number of developments permitted affecting non-designated heritage assets.	Chelmsford City Council
	Number of developments permitted affecting archaeological sites.	Essex County Council (and Chelmsford City Council)
	Number of heritage assets identified as being 'at risk'.	Historic England
	Number of developments permitted that are extensively harmful to archaeological sites.	Essex County Council (and Chelmsford City Council)
	Completion of Conservation Area Appraisals and Management Plans.	AMR
14. Landscape and Townscape: To conserve and enhance landscape character and townscapes.	Harm to non-protected landscape features.	Chelmsford City Council

APPENDIX M – ASSESSMENT OF SHELAA SITES: METHODOLOGY AND OUTPUTS

Methodology

In order to provide a reference point for the IIA, all sites which are captured within the SHELAA have been subject to GIS analysis against the fourteen IIA Objectives, such that the sustainability performance of all sites can be compared directly with one another. Criteria/distance thresholds have been identified (**Table M1**) against which site performance has been scored using a RAG approach with straight line distances calculated from the nearest edges of sites and selected features.

The outputs of the analysis are presented in **Tables M2 – M5**, with a webGIS platform used to help inform development and assessment of alternative spatial strategy options.

Table M1 Criteria/Distance Thresholds Applied to SHELAA Sites

Objective & Measure	Red	Amber	Green	Data source	Justification
1. Biodiversity and Geodiversity: To conserve and enhance biodiversity and geodiversity and promote improvements to the multifunctional green infrastructure network.					
Proximity to Local Nature Reserve	<100m	<800m	>800m	CCC data	
Proximity to National Nature Reserve	<100m	<800m	>800m	Natural England Open Data Geoportal	
Proximity to Priority Habitat Inventory	<100m	<800m	>800m	Natural England Open Data Geoportal	

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Objective & Measure	Red	Amber	Green	Data source	Justification
Proximity to Sites of Importance for Nature Conservation	<100m	<800m	>800m	Natural England Open Data Geoportal	
Proximity to SAC	<100m	<800m	>800m	Natural England Open Data Geoportal	
Proximity to SSSI	<100m	<800m	>800m	Natural England Open Data Geoportal	RTPI Strategic Env. Assessment Practice Advice 2018. It is recognised that distance is not a definitive guide to the likelihood or significance of effects on a SSSI.
Within SSSI impact risk zone	Exceeds residential limits	Within 10 dwellings of residential limits	No residential limits/under residential limit	https://naturalengland-defra.opendata.arcgis.com/datasets/sssi-impact-risk-zones-england/explore	https://naturalengland-defra.opendata.arcgis.com/datasets/sssi-impact-risk-zones-england/explore
Proximity to Local Wildlife Site	<100m	<800m	>800m		
Proximity to Marine Conservation Zone	<100m	<800m	>800m	Natural England Open Data Geoportal	
Proximity to SPA and RAMSAR Sites	<100m	<800m	>800m	Natural England Open Data Geoportal	
Ancient Woodland	<100m	<800m	>800m	Natural England Open Data Geoportal	
2. Housing: To meet the housing needs of the Chelmsford City Area and deliver decent homes.					

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Objective & Measure	Red	Amber	Green	Data source	Justification
IMD Barriers to housing (LSOA)	10%-20% most deprived	30-50% deprived	10-20% least deprived	English indices of deprivation 2019 - GOV.UK	
3. Economy, Skills and Employment: To achieve a strong and stable economy which offers rewarding and well-located employment opportunities to everyone.					
IMD Employment (LSOA)	10%-20% most deprived	30-50% deprived	10-20% least deprived	English indices of deprivation 2019 - GOV.UK	
IMD Income (LSOA)	10%-20% most deprived	30-50% deprived	10-20% least deprived	English indices of deprivation 2019 - GOV.UK	
Distance to Employment Area	>5km	1-5km	<1km	CCC data	
4. Sustainable Living and Revitalisation: To promote urban renaissance and support the vitality of rural centres, tackle deprivation and promote sustainable living.					
Distance to Primary Shopping Areas	>800m	400-800m	<400m	CCC data	CIHT Planning for Walking Guidelines, 2015
Distance to Principal Neighbourhood Shopping Area	>800m	400-800m	<400m	CCC data	CIHT Planning for Walking Guidelines, 2015
Distance to Local Neighbourhood Centre	>800m	400-800m	<400m	CCC data	CIHT Planning for Walking Guidelines, 2015
Distance to Primary School	>3.2km	1-3.2km	<1km	CCC data	Home to School Transport and Travel Guidance, 2014 (Department for Education, Home to School Travel and

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Objective & Measure	Red	Amber	Green	Data source	Justification
					Transport Guidance, Statutory Guidance for Local Authorities, July 2014)
Distance to Secondary School	>5km	1-5km	<1km	CCC data	Home to School Transport and Travel Guidance, 2014 (Department for Education, Home to School Travel and Transport Guidance, Statutory Guidance for Local Authorities, July 2014)
5. Health and Wellbeing: To improve the health and well being of those living and working in the Chelmsford City area.					
IMD Health (LSOA)	10%-20% most deprived	30-50% most deprived	10-20% least deprived	English indices of deprivation 2019 - GOV.UK	
Distance to GP Practice	>800m	400-800m	<400m	CCC data	CIHT Planning for Walking Guidelines, 2015
Distance to Allotments		>800m	<400m	CCC data	
Distance to Parks and open spaces	>800m	400-800m	<400m	CCC data	CIHT Planning for Walking Guidelines, 2015
Distance to Sports facilities	>800m	400-800m	<400m	CCC data	CIHT Planning for Walking Guidelines, 2015
6. Transport: To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.					
Distance to Bus Stop	>400m		<400m	CCC data	CIHT Planning for Walking Guidelines, 2015
Distance to Train Station	>800m		<800m	CCC data	CIHT Planning for Walking Guidelines, 2015

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Objective & Measure	Red	Amber	Green	Data source	Justification
Distance to Cycle routes	>800m	400-800m	<400m	CCC data	
Distance to Park and Ride	>800m		<800m	CCC data	
Distance to EV Charge Point	>400m		<400m	Map of electric charging points for electric cars UK: Zapmap	
7. Land Use and Soils: To encourage the efficient use of land and conserve and enhance soils.					
Presence of Brownfield land	No	Part	Yes	CCC data	
Agricultural Land Classification	Grades 1, 2 & 3a	Grades 3b & 4	Grade 5	Provisional Agricultural Land Classification (ALC) (England)	
Presence of Contaminated Land	Yes	Part	No	CCC data	
8. Water: To conserve and enhance water quality and resources.					
Distance to Rivers and streams	<10m	10-100m	>100m	CCC data	
Distance to Water bodies	<10m	10-100m	>100m	CCC data	
9. Flood Risk: To reduce the risk of flooding to people and property, taking into account the effects of climate change.					
Presence of Flood Zone	Flood Zones 3a & 3b	Flood Zone 2	Flood Zone 1	Flood map for planning - GOV.UK	

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Objective & Measure	Red	Amber	Green	Data source	Justification
Presence of Flood Risk Area	High	Medium	Low/Very Low	Flood Risk Areas - data.gov.uk	
10. Air: To improve air quality.					
NO2 concentration	>40µ/m3		<40µ/m3	UK Emissions Interactive Map	National air quality objectives (https://www.gov.uk/government/statistics/air-quality-statistics/nitrogen-dioxide)
PM10 concentration	>40µ/m3		<40µ/m3	UK Emissions Interactive Map	National air quality objectives (https://uk-air.defra.gov.uk/assets/documents/Air_Quality_Objectives_Update_20230403.pdf)
11. Climate Change: To minimise greenhouse gas emissions and adapt to the effects of climate change.					
Covered by IIA objectives 3, 4, 5, 5 & 9					
12. Waste and Natural Resources: To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.					
Distance to Waste management site	Within/adjacent		Outside	CCC data	
Presence of Mineral Safeguarded Areas	Within/adjacent		Outside	CCC data	
13. Cultural Heritage: To conserve and enhance the historic environment, cultural heritage, character and setting.					

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Objective & Measure	Red	Amber	Green	Data source	Justification
Distance to Registered Parks and Gardens	Within/ intersecting	0-50m	>50m	Download Listing Data - GIS Shapefiles Historic England	RTPI Practice Advice, 2019
Distance to Scheduled Monuments	Within/ intersecting	0-50m	>50m	Download Listing Data - GIS Shapefiles Historic England	RTPI Practice Advice, 2019
Distance to Heritage at Risk	Within/ intersecting	0-50m	>50m	Download Listing Data - GIS Shapefiles Historic England	RTPI Practice Advice, 2019
Distance to Conservation Areas	Within/ intersecting	0-50m	>50m	Download Listing Data - GIS Shapefiles Historic England	
Distance to Listed Buildings	Within/ intersecting	0-50m	>50m	Download Listing Data - GIS Shapefiles Historic England	RTPI Practice Advice, 2019
14. Landscape and Townscape: To conserve and enhance landscape character and townscapes.					
Green Belt designation	100% of site area	<100% site area	0% of site area	English local authority Green Belt dataset - data.gov.uk	
Green Wedge designation	100% of site area	<100% site area	0% of site area	CCC data	
Coastal Protection Belt designation	100% of site area	<100% site area	0% of site area	Coastal Protection Zone - Dataset - data.gov.uk	
Tree Preservation Orders	Within/ intersecting		Outside	CCC data	

Table M2 GIS Outputs - IIA Objective 1: Biodiversity and Geodiversity: To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network

OBJECTID	ADDRESS	NLUD REFERENCE	Obj1_Proximity_to_Local_Nature_Reserve_RAG	Obj1_Proximity_to_National_Nature_Reserve_Ag	Obj1_Proximity_to_Priority_Habitat_Inventory_RAG	Obj1_Proximity_to_Sites_of_Importance_for_Nature_Conservation_RA	Obj1_Proximity_to_SAC_RAG	Obj1_Proximity_to_SSSI_RAG	Obj1_Proximity_to_Local_Wildlife_Site_RAG	Obj1_Proximity_to_Marine_Conservation_Zone_RAG	Obj1_Proximity_to_SPA_and_RAMSAR_Sites_RAG	Obj1_Ancient_Woodland_RAG
1	Land South West Of 21, Seven Ash Green, Chelmsford, Essex	CFS25	AMBER	GREEN	AMBER	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN
2	Land North East Of Little Fields Danbury Chelmsford Essex	21SHELAA43	GREEN	GREEN	RED	GREEN	GREEN	AMBER	AMBER	GREEN	GREEN	AMBER
3	Land At Junction Of Woodhill Road And Hulls Lane Sandon Chelmsford Essex	CFS47	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN
4	Land South Of Petton Stock Road Stock Ingatestone Essex	CFS23	GREEN	GREEN	RED	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	AMBER
5	Kings Farm Main Road Ford End Chelmsford Essex CM3 1LN	CFS24	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
6	Land South East Of The Lion Inn Main Road Boreham Chelmsford Essex	CFS9	GREEN	GREEN	RED	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN
7	Barn At Little Longs Chatham Green Little Waltham Chelmsford Essex	CFS11	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	AMBER
8	Land South Of 1 Oak Cottages Chalk Street Rettendon Common Chelmsford Essex CM3 8DD	CFS5	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN
9	Land North Of Peach House Southlands Chase Sandon Chelmsford Essex	CFS6	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
10	Land North Of Meadowgate Stock Ingatestone Essex	21SHELAA23	GREEN	GREEN	RED	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	AMBER
11	Land North East Of Recreation Ground Chatham Green Little Waltham Chelmsford Essex	CFS12	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
12	Land South East Of Tyrells Cottages Main Road Boreham Chelmsford Essex	CFS13	GREEN	GREEN	RED	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN
13	Sutch And Searle Warehouse Highwood Road Writtle Chelmsford Essex CM1 3PT	CFS14	GREEN	GREEN	RED	GREEN	GREEN	GREEN	RED	GREEN	GREEN	RED

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14	Land At Fulltons Farm Lodge Road Bicknacre Chelmsford Essex	21SHELAA17	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
15	Land East Of Braintree Road Little Waltham Chelmsford	21SHELAA65	GREEN	GREEN	RED	GREEN	GREEN	AMBER	RED	GREEN	GREEN	AMBER
16	Argents Nurseries Highwood Road Edney Common Chelmsford Essex CM1 3PZ	CFS17	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	AMBER
17	Land North Of White Elm Cottage Hyde Lane Danbury Chelmsford Essex	CFS18	GREEN	GREEN	RED	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	AMBER
18	Land Adjacent The Gables Banters Lane Great Leighs Chelmsford	CFS19	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	AMBER
19	Land East Of Barn Mead Galleywood Chelmsford Essex	CFS20	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
20	Longcroft Maldon Road Margaretting Ingatestone Essex CM4 9JR	CFS22	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN
21	Land South of Writtle and North of the A414 Writtle Chelmsford Essex	CFS129	GREEN	GREEN	RED	GREEN	GREEN	GREEN	RED	GREEN	GREEN	GREEN
22	Land South East Of Glebe Farm Stock Road Galleywood Chelmsford Essex	CFS96	RED	GREEN	RED	GREEN	GREEN	GREEN	RED	GREEN	GREEN	AMBER
23	Land South East Of The Yard Old Bell Lane Rettendon Chelmsford Essex	CFS107	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN
24	Land East Of St Cleres Cottages Main Road Danbury Chelmsford	21SHELAA27	GREEN	GREEN	RED	GREEN	GREEN	GREEN	RED	GREEN	GREEN	AMBER
25	Land At Seven Ash Green Chelmsford Essex	CFS143	RED	GREEN	RED	GREEN	GREEN	GREEN	RED	GREEN	GREEN	GREEN
26	Land At Belsteads Farm Belsteads Farm Lane Little Waltham Chelmsford	CFS94	GREEN	GREEN	RED	GREEN	GREEN	GREEN	RED	GREEN	GREEN	AMBER
27	Land North West Of Mapletree Works Brook Lane Galleywood Chelmsford	CFS112	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN

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28	Land North Of Chickdene Farm Windsor Road Downham Billericay Essex	CFS41	GREEN	GREEN	RED	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	AMBER
29	Land North Of The Weir And West Of Brook Hill Little Waltham Chelmsford	CFS72	GREEN	GREEN	RED	GREEN	GREEN	GREEN	RED	GREEN	GREEN	GREEN
30	Land East and West of Beehive Lane Great Baddow Chelmsford Essex	CFS63	GREEN	GREEN	RED	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
31	Site At Fenn Roundabout Burnham Road South Woodham Ferrers Chelmsford	CFS88	GREEN	GREEN	RED	AMBER	AMBER	AMBER	RED	AMBER	AMBER	GREEN
32	Land South Of A12 And East Of Stock Road Galleywood Chelmsford Essex	CFS97	AMBER	GREEN	RED	GREEN	GREEN	GREEN	RED	GREEN	GREEN	AMBER
33	Land At 87 Main Road Great Leighs Chelmsford Essex	CFS90	GREEN	GREEN	RED	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	AMBER
34	Land East Of Drakes Farm Drakes Lane Little Waltham Chelmsford Essex	CFS91	GREEN	GREEN	RED	GREEN	GREEN	GREEN	RED	GREEN	GREEN	AMBER
35	Land South Of 4 Glenside Parsonage Lane Margaretting Ingatstone Essex	CFS92	GREEN	GREEN	RED	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN
36	Pondside Nursery And Yard Chatham Green Little Waltham Chelmsford Essex CM3 3LE	18SLAA3	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
37	BAE Works West Hanningfield Road Great Baddow Chelmsford	CFS117	GREEN	GREEN	RED	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN
38	Land Surrounding Highlands Farm East and West of Southend Road East Hanningfield Chelmsford Essex	CFS132	GREEN	GREEN	RED	GREEN	GREEN	GREEN	RED	GREEN	GREEN	GREEN
39	Land South Of Sheepcotes Roundabout Little Waltham Chelmsford Essex	CFS283	GREEN	GREEN	RED	GREEN	GREEN	GREEN	RED	GREEN	GREEN	RED
40	Land At And West Of 71 School Road Downham Billericay Essex	CFS147	GREEN	GREEN	RED	GREEN	GREEN	AMBER	RED	GREEN	GREEN	RED
41	Land South West Of Hillcroft Marigold Lane Stock Ingatstone Essex	CFS35	GREEN	GREEN	RED	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	AMBER

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42	Land North East Of Mole Cottage London Road Chelmsford Essex	CFS149	GREEN	GREEN	RED	GREEN	GREEN	GREEN	RED	GREEN	GREEN	AMBER
43	Land At Thrift Farm Moulsham Thrift Chelmsford Essex	CFS38	GREEN	GREEN	RED	GREEN	GREEN	GREEN	RED	GREEN	GREEN	RED
44	Land North West Of St Cleres Hall Main Road Danbury Chelmsford Essex	CFS39	GREEN	GREEN	RED	GREEN	GREEN	GREEN	RED	GREEN	GREEN	RED
45	Land East Of Four Gables And South Of Ongar Road Highwood Chelmsford Essex	CFS109	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	AMBER
46	Land West Of Red House Cooksmill Green Highwood Chelmsford Essex	CFS110	GREEN	GREEN	RED	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
47	Land North Of Hawkin Smiths Farmhouse Wydes Road Highwood Chelmsford Essex	CFS111	GREEN	GREEN	RED	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
48	Brookmans Farm Back Lane Stock Ingatestone CM4 9DD	CFS126	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	AMBER
49	Land East Of The Crescent Little Leighs Chelmsford Essex	CFS119	GREEN	GREEN	RED	GREEN	GREEN	GREEN	RED	GREEN	GREEN	GREEN
50	Land South Of Brookmans Farm Back Lane Stock Ingatestone	CFS127	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	AMBER
51	Land South and South East of East Hanningfield Village East Hanningfield Chelmsford Essex	CFS130	GREEN	GREEN	RED	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
52	Street Record Windsor Road Downham Billericay Essex	CFS40	GREEN	GREEN	RED	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	AMBER
53	New Barnes Farm Ingatestone Road Highwood Chelmsford Essex CM1 3RB	CFS42	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	AMBER
54	Land South Of 38 Chalklands Sandon Chelmsford Essex	CFS43	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
55	Land North Of Cranham Road Little Waltham Chelmsford Essex	CFS44	GREEN	GREEN	RED	GREEN	GREEN	GREEN	RED	GREEN	GREEN	AMBER

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56	Footpath Rear Of Quilp Drive Chelmsford Essex	18SLAA7	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	AMBER
57	Staceys School Lane Broomfield Chelmsford Essex CM1 7HF	CFS78	GREEN	GREEN	RED	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	AMBER
58	Montpelier Farm Blasford Hill Little Waltham Chelmsford Essex CM3 3PG	CFS79	GREEN	GREEN	RED	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	AMBER
59	Land At Chatham Green Yard Braintree Road Little Waltham Chelmsford	CFS27	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN
60	Land Opposite The Old Rectory Mashbury Road Chignal St James Chelmsford Essex	CFS28	GREEN	GREEN	RED	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
61	43 Dorset Avenue Great Baddow Chelmsford Essex CM2 9UA	CFS29	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
62	Land East Of The Willows East Hanningfield Road Rettendon Chelmsford Essex	CFS103	GREEN	GREEN	RED	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN
63	Land West Of Hands Farm Radley Green Road Highwood Ingatestone Essex	CFS31	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN
64	Allotment Gardens Seymour Street Chelmsford Essex	CFS32	RED	GREEN	RED	GREEN	GREEN	GREEN	RED	GREEN	GREEN	GREEN
65	Land North West Of 71 School Road Downham Billericay Essex	CFS33	GREEN	GREEN	RED	GREEN	GREEN	AMBER	AMBER	GREEN	GREEN	AMBER
66	Land Rear Of Rettendon Lodge Hayes Chase Battlesbridge Wickford Essex	CFS34	GREEN	GREEN	RED	AMBER	AMBER	AMBER	AMBER	AMBER	AMBER	GREEN
67	Land West of Back Lane and West of Playing Fields East of Ford End Ford End Chelmsford	CFS93	GREEN	GREEN	RED	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
68	Land West Of The Green Man And North Of Highwood Road Edney Common Chelmsford Essex	CFS108	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN	RED	GREEN	GREEN	AMBER
69	Southfields School Road Good Easter Chelmsford Essex CM1 4RT	CFS114	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN
70	Land East Of 1 - 15 Millfields Danbury Chelmsford Essex	CFS116	GREEN	GREEN	AMBER	GREEN	GREEN	AMBER	AMBER	GREEN	GREEN	AMBER



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71	Land North West Of Longlands Farm Boreham Road Great Leighs Chelmsford	CFS120	GREEN	GREEN	RED	GREEN	GREEN	GREEN	RED	GREEN	GREEN	RED
72	Land South West Of Rettendon Place Farm Main Road Rettendon Chelmsford Essex	CFS227	GREEN	GREEN	RED	GREEN	GREEN	GREEN	RED	GREEN	GREEN	RED
73	Land North West Of Rettendon Turnpike Rettendon Chelmsford Essex	CFS228	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	AMBER
74	Land East Of A130 And North West Of Runwell Road Runwell Essex	CFS229	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	AMBER
75	Land South East Of Rettendon Place Main Road Rettendon Chelmsford Essex	CFS233	GREEN	GREEN	RED	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	AMBER
76	Land North East Of Rettendon Turnpike Rettendon Chelmsford Essex	CFS234	GREEN	GREEN	RED	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	AMBER
77	Land South West Of Bethel Baptist Church Chignal Road Chignal Smealy Chelmsford Essex	CFS82	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	AMBER
78	Land South West Of 217 Chignal Road Chignal Smealy Chelmsford Essex	CFS80	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	AMBER
79	Ash Tree House Boyton Cross Roxwell Chelmsford Essex CM1 4LP	CFS121	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN
80	Land South East Of Springwood Mashbury Road Chignal St James Chelmsford Essex	CFS151	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
81	Land North Of Ash Tree House Boyton Cross Roxwell Chelmsford	CFS152	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN
82	Land East Of Broomfield Library 180 Main Road Broomfield Chelmsford Essex	CFS154	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN
83	Land South West Of 2 Scotts Green Hollow Lane Broomfield Chelmsford Essex	CFS156	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	AMBER
84	Land South Of Hunters Moon Whites Hill Stock Ingatstone Essex	CFS179	GREEN	GREEN	RED	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	AMBER

APPENDIX M – ASSESSMENT OF SHELAA SITES: METHODOLOGY AND OUTPUTS

OBJECTID	ADDRESS	NLUD REFERENCE	Obj1_Proximity_to_Local_Nature_Reserve_RAG	Obj1_Proximity_to_National_Nature_Reserve_RAG	Obj1_Proximity_to_Priority_Habitat_Inventory_RAG	Obj1_Proximity_to_Sites_of_Importance_for_Nature_Conservation_RA	Obj1_Proximity_to_SAC_RAG	Obj1_Proximity_to_SSSI_RAG	Obj1_Proximity_to_Local_Wildlife_Site_RAG	Obj1_Proximity_to_Marine_Conservation_Zone_RAG	Obj1_Proximity_to_SPA_and_RAMSAR_Sites_RAG	Obj1_Ancient_Woodland_RAG
85	Land West Of Byfield House Stock Road Stock Ingatestone Essex	CFS174	GREEN	GREEN	RED	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	AMBER
86	Land North West Of Montpelier Villa Main Road Little Waltham Chelmsford Essex	CFS189	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	AMBER
87	West Side Of Entrance To Wood Haven North Hill Little Baddow Chelmsford Essex	15SLAA22	GREEN	GREEN	RED	GREEN	GREEN	AMBER	RED	GREEN	GREEN	RED
88	Land South Of Southwood House Woodhouse Lane Little Waltham Chelmsford Essex	15SLAA32	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	AMBER
89	Hillview Meadow Lane Runwell Wickford Essex SS11 7DX	15SLAA35	GREEN	GREEN	RED	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	AMBER
90	Land East Of The Pumping Station Old Church Road East Hanningfield Chelmsford Essex	15SLAA36	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
91	Land South East Of 42 Church Hill Little Waltham Chelmsford Essex	CFS74	GREEN	GREEN	RED	GREEN	GREEN	GREEN	RED	GREEN	GREEN	AMBER
92	Land South East Of 148 Mill Road Stock Ingatestone	15SLAA38	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	AMBER
93	Land North West Of Park And Ride Terminus Woodhill Road Sandon Chelmsford Essex	CFS101	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN
94	Horseshoe Farm Main Road Bicknacre Chelmsford Essex CM3 4EX	CFS104	GREEN	GREEN	RED	GREEN	GREEN	AMBER	AMBER	GREEN	GREEN	AMBER
95	Land North East Of Skeggs Farm Chelmsford Road Writtle Chelmsford Essex	CFS113	RED	GREEN	RED	GREEN	GREEN	GREEN	RED	GREEN	GREEN	GREEN
96	Old Chase Farm Hyde Lane Danbury Chelmsford Essex CM3 4LP	15SLAA46	GREEN	GREEN	RED	GREEN	GREEN	GREEN	RED	GREEN	GREEN	RED
97	Land East Of Two Wishes Lynfords Drive Runwell Wickford Essex	CFS84	GREEN	GREEN	RED	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	AMBER
98	Land North Of Greenacres Runwell Chase Runwell Wickford Essex	CFS85	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN

APPENDIX M – ASSESSMENT OF SHELAA SITES: METHODOLOGY AND OUTPUTS

OBJECTID	ADDRESS	NLUD REFERENCE	Obj1_Proximity_to_Local_Nature_Reserve_RAG	Obj1_Proximity_to_National_Nature_Reserve_RAG	Obj1_Proximity_to_Priority_Habitat_Inventory_RAG	Obj1_Proximity_to_Sites_of_Importance_for_Nature_Conservation_RA	Obj1_Proximity_to_SAC_RAG	Obj1_Proximity_to_SSSI_RAG	Obj1_Proximity_to_Local_Wildlife_Site_RAG	Obj1_Proximity_to_Marine_Conservation_Zone_RAG	Obj1_Proximity_to_SPA_and_RAMSAR_Sites_RAG	Obj1_Ancient_Woodland_RAG
99	Land North West Of Lammas Cottage High Street Stock Ingatestone Essex	CFS142	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	AMBER
100	Land North Of Cuton Hall Lane Chelmer Village Way Springfield Chelmsford Essex	CFS148	GREEN	GREEN	RED	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN
101	Land South West Of 52 Maldon Road Danbury Chelmsford	21SHELAA67	GREEN	GREEN	RED	GREEN	GREEN	RED	RED	GREEN	GREEN	AMBER
102	Land North East Of Berwyn Maldon Road Margarettng Ingatestone Essex	CFS150	GREEN	GREEN	RED	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN
103	Land North And South Of Peverels Farm Domsey Lane Little Waltham Chelmsford Essex	21SHELAA60	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN
104	Land North West Of Bowfield Farmbridge End Road Roxwell Chelmsford Essex	21SHELAA48	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
105	Redes Farm Cottage Main Road Great Waltham Chelmsford Essex CM3 1LL	CFS281	GREEN	GREEN	RED	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN
106	Site South of Woodhouse Lane and East of North Court Road Little Waltham Chelmsford Essex	CFS98	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	AMBER
107	Land West of Greenfield Highwood Road Edney Common Chelmsford Essex	CFS221	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	AMBER
108	Land East Of Little Fields And North Of Maldon Road Danbury Chelmsford Essex	CFS58	GREEN	GREEN	RED	GREEN	GREEN	AMBER	AMBER	GREEN	GREEN	AMBER
109	Field Adjacent Lionfield Cottages Main Road Boreham Chelmsford Essex	CFS59	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN
110	Field At Junction Of Main Road And Hoe Lane Rettendon Chelmsford Essex	CFS64	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	AMBER
111	Land North Of Nurses Cottage North Hill Little Baddow Chelmsford Essex	CFS155	GREEN	GREEN	RED	GREEN	GREEN	AMBER	RED	GREEN	GREEN	RED
112	Field South Of Jubilee Rise Danbury Chelmsford Essex	CFS159	GREEN	GREEN	RED	GREEN	GREEN	RED	RED	GREEN	GREEN	GREEN

APPENDIX M – ASSESSMENT OF SHELAA SITES: METHODOLOGY AND OUTPUTS

OBJECTID	ADDRESS	NLUD REFERENCE	Obj1_Proximity_to_Local_Nature_Reserve_RAG	Obj1_Proximity_to_National_Nature_Reserve_RAG	Obj1_Proximity_to_Priority_Habitat_Inventory_RAG	Obj1_Proximity_to_Sites_of_Importance_for_Nature_Conservation_RA	Obj1_Proximity_to_SAC_RAG	Obj1_Proximity_to_SSSI_RAG	Obj1_Proximity_to_Local_Wildlife_Site_RAG	Obj1_Proximity_to_Marine_Conservation_Zone_RAG	Obj1_Proximity_to_SPA_and_RAMSAR_Sites_RAG	Obj1_Ancient_Woodland_RAG
113	Land North West Of Woodlands And Rose Marie BanTERS Lane Great Leighs Chelmsford	15SLAA25	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	AMBER
114	Land Adjacent Sandpit Cottage Holybread Lane Little Baddow Chelmsford Essex	CFS162	GREEN	GREEN	RED	GREEN	GREEN	AMBER	RED	GREEN	GREEN	RED
115	Land North Side Of Ladywell Lane Sandon Chelmsford Essex	CFS163	GREEN	GREEN	RED	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN
116	Land South Of The Old Rectory Mashbury Road Chignal St James Chelmsford Essex	CFS239	GREEN	GREEN	RED	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
117	Land South East Of Ilgars Farm Cottages And North Of Burnham Road South Woodham Ferrers Chelmsford	CFS280	GREEN	GREEN	AMBER	AMBER	AMBER	AMBER	AMBER	AMBER	AMBER	GREEN
118	Land North East Of Telephone Exchange Burnham Road South Woodham Ferrers Chelmsford	15SLAA23	GREEN	GREEN	RED	AMBER	AMBER	AMBER	RED	GREEN	AMBER	AMBER
119	Land North West Of Blatch Cote White Elm Road Bicknacre Chelmsford Essex	15SLAA29	GREEN	GREEN	RED	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	AMBER
120	Land South Of Woodlands East Hanningfield Road Sandon Chelmsford Essex	15SLAA33	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN
121	Sports Centre Partridge Green Broomfield Chelmsford Essex CM1 7EY	15SLAA47	GREEN	GREEN	RED	GREEN	GREEN	GREEN	RED	GREEN	GREEN	RED
122	Land South Of Rough Hill Complex The Tye East Hanningfield Chelmsford Essex	15SLAA48	GREEN	GREEN	RED	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
123	Land At Boreham Interchange Colchester Road Boreham Chelmsford Essex	CFS54	GREEN	GREEN	RED	GREEN	GREEN	GREEN	RED	GREEN	GREEN	GREEN
124	Land Northwest Of Wheelers Hill Roundabout Wheelers Hill Little Waltham Chelmsford Essex	CFS122	GREEN	GREEN	RED	GREEN	GREEN	GREEN	RED	GREEN	GREEN	AMBER
125	Land South East Of Little Belsteads Back Lane Little Waltham Chelmsford	CFS123	GREEN	GREEN	RED	GREEN	GREEN	GREEN	RED	GREEN	GREEN	GREEN
126	Boreham Airfield Waltham Road Boreham Chelmsford	CFS139	GREEN	GREEN	RED	GREEN	GREEN	GREEN	RED	GREEN	GREEN	AMBER

APPENDIX M – ASSESSMENT OF SHELAA SITES: METHODOLOGY AND OUTPUTS

OBJECTID	ADDRESS	NLUD REFERENCE	Obj1_Proximity_to_Local_Nature_Reserve_RAG	Obj1_Proximity_to_National_Nature_Reserve_RAG	Obj1_Proximity_to_Priority_Habitat_Inventory_RAG	Obj1_Proximity_to_Sites_of_Importance_for_Nature_Conservation_RA	Obj1_Proximity_to_SAC_RAG	Obj1_Proximity_to_SSSI_RAG	Obj1_Proximity_to_Local_Wildlife_Site_RAG	Obj1_Proximity_to_Marine_Conservation_Zone_RAG	Obj1_Proximity_to_SPA_and_RAMSAR_Sites_RAG	Obj1_Ancient_Woodland_RAG
127	Land South Of 720 Galleywood Road Chelmsford Essex	CFS133	AMBER	GREEN	AMBER	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN
128	Land Around Sewage Works Goodmans Lane Great Leighs Chelmsford Essex	17SLAA24	GREEN	GREEN	RED	GREEN	GREEN	AMBER	AMBER	GREEN	GREEN	GREEN
129	Hills Yard Beachs Drive Chelmsford CM1 2NJ	CFS168	RED	GREEN	AMBER	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN
130	Land South East Of Sandpit Cottage Holybread Lane Little Baddow Chelmsford Essex	CFS206	GREEN	GREEN	RED	GREEN	GREEN	AMBER	RED	GREEN	GREEN	RED
131	Land East and West of A1114 and North and South of the A12 Great Baddow and Galleywood Chelmsford Essex	CFS73	GREEN	GREEN	RED	GREEN	GREEN	GREEN	RED	GREEN	GREEN	GREEN
132	Land At Sturgeons Farm Cow Watering Lane Writtle Chelmsford Essex	CFS199	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN	RED	GREEN	GREEN	GREEN
133	Land East Of Little Rye Fields Little Rye Fields Chelmsford	21SHELAA89	GREEN	GREEN	RED	GREEN	GREEN	GREEN	RED	GREEN	GREEN	RED
134	Land East and West of Beaumont Otes Chignal Road Chignal Smealy Chelmsford Essex	CFS209	GREEN	GREEN	RED	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	AMBER
135	Site Huts Chelmer Viaduct Development Site Chelmer Road Chelmsford Essex	21SHELAA92	GREEN	GREEN	RED	GREEN	GREEN	GREEN	RED	GREEN	GREEN	GREEN
136	Land North East Of Spread Eagle Church Lane Great Waltham Chelmsford Essex	CFS215	GREEN	GREEN	RED	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN
137	Land East Of 118 To 124 Plantation Road Boreham Chelmsford Essex	21SHELAA64	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN
138	Land At Green Lane Roxwell Chelmsford Essex	CFS70	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
139	Land North Of Paulk Hall Lane Great Leighs Chelmsford Essex	17SLAA23	GREEN	GREEN	AMBER	GREEN	GREEN	AMBER	AMBER	GREEN	GREEN	AMBER
140	Land South Of Church Of England Primary School Main Road Ford End Chelmsford Essex	CFS216	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN

APPENDIX M – ASSESSMENT OF SHELAA SITES: METHODOLOGY AND OUTPUTS

OBJECTID	ADDRESS	NLUD REFERENCE	Obj1_Proximity_to_Local_Nature_Reserve_RAG	Obj1_Proximity_to_National_Nature_Reserve_RAG	Obj1_Proximity_to_Priority_Habitat_Inventory_RAG	Obj1_Proximity_to_Sites_of_Importance_for_Nature_Conservation_RA	Obj1_Proximity_to_SAC_RAG	Obj1_Proximity_to_SSSI_RAG	Obj1_Proximity_to_Local_Wildlife_Site_RAG	Obj1_Proximity_to_Marine_Conservation_Zone_RAG	Obj1_Proximity_to_SPA_and_RAMSAR_Sites_RAG	Obj1_Ancient_Woodland_RAG
141	Land East Of Home Pastures Main Road Ford End Chelmsford Essex	CFS217	GREEN	GREEN	RED	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN
142	Land North Of Hilltops Southend Road Howe Green Chelmsford Essex	CFS218	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN
143	Land North East Of Hands Farm Cottages Radley Green Road Highwood Ingatestone Essex	CFS220	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN
144	Land North Of Woodhouse Lodge Woodhouse Lane Little Waltham Chelmsford Essex	15SLAA1	GREEN	GREEN	RED	GREEN	GREEN	GREEN	RED	GREEN	GREEN	AMBER
145	Land Adjacent 112 Brook Lane Galleywood Chelmsford CM2 8NN	15SLAA37	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN
146	Dowsett Farm Dowsett Lane Ramsden Heath Billericay Essex CM11 1JL	15SLAA39	GREEN	GREEN	RED	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	AMBER
147	Land North East Of Meadow Road Rettendon Chelmsford Essex	15SLAA40	GREEN	GREEN	RED	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	AMBER
148	The Island Car Park High Bridge Road Chelmsford Essex	15SLAA41	AMBER	GREEN	RED	GREEN	GREEN	GREEN	RED	GREEN	GREEN	GREEN
149	Land Adjacent White Cottage South Street Great Waltham Chelmsford Essex	15SLAA42	GREEN	GREEN	RED	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN
150	7 St Giles Moor Hall Lane Bicknacre Chelmsford Essex CM3 8AR	15SLAA43	GREEN	GREEN	RED	GREEN	GREEN	AMBER	RED	GREEN	GREEN	AMBER
151	Land Opposite 19 To 23 Church Green Broomfield Chelmsford Essex	15SLAA13	GREEN	GREEN	RED	GREEN	GREEN	GREEN	RED	GREEN	GREEN	GREEN
152	Land South West Of Southernwood London Road Great Notley Essex	15SLAA10	GREEN	GREEN	RED	GREEN	GREEN	GREEN	RED	GREEN	GREEN	RED
153	Land East Of The Green Man Main Road Howe Street Chelmsford	15SLAA12	GREEN	GREEN	RED	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN
154	67 Peartree Lane Bicknacre Chelmsford Essex CM3 4LS	CFS46	GREEN	GREEN	RED	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	AMBER

APPENDIX M – ASSESSMENT OF SHELAA SITES: METHODOLOGY AND OUTPUTS

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155	Field OS Ref 4730 The Chase Boreham Chelmsford Essex	CFS51	GREEN	GREEN	RED	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN
156	Land Known As North West Quadrant West Of Avon Road Chelmsford	CFS165	GREEN	GREEN	RED	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
157	Land South Of Channels Drive Roundabout Channels Drive Broomfield Chelmsford	21SHELAA79	GREEN	GREEN	RED	GREEN	GREEN	GREEN	RED	GREEN	GREEN	GREEN
158	Land At Boreham Interchange Colchester Road Boreham Chelmsford Essex	21SHELAA96	GREEN	GREEN	RED	GREEN	GREEN	GREEN	RED	GREEN	GREEN	GREEN
159	Land North East Of Batemans Cottages Boyton Cross Roxwell Chelmsford	21SHELAA86	GREEN	GREEN	RED	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
160	Kay-Metzeler Ltd Brook Street Chelmsford CM1 1UQ	21SHELAA18	AMBER	GREEN	AMBER	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN
161	Land North West Of Gubbions Hall Farm Banter Lane Great Leighs Chelmsford	21SHELAA88	GREEN	GREEN	RED	GREEN	GREEN	GREEN	RED	GREEN	GREEN	RED
162	Field Rear Of 7 To 8 The Greenway Runwell Wickford Essex	21SHELAA51	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	AMBER
163	Crondon Park Golf Club Barn Stock Road Stock Ingatestone Essex	CFS176	GREEN	GREEN	RED	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	AMBER
164	Land South And North West Of Lynfords Drive Runwell Wickford Essex	CFS177	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN
165	Greenacres Domsey Lane Little Waltham Chelmsford Essex CM3 3PS	CFS178	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN	RED	GREEN	GREEN	GREEN
166	Land Adjacent Newells Slades Lane Galleywood Chelmsford Essex	CFS180	AMBER	GREEN	RED	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN
167	Land North South East And West Of Pontlands Park Hotel West Hanningfield Road Great Baddow Chelmsford	CFS187	GREEN	GREEN	RED	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN
168	Danecroft Woodhill Road Danbury Chelmsford Essex CM3 4DY	CFS188	GREEN	GREEN	RED	GREEN	GREEN	RED	AMBER	GREEN	GREEN	AMBER

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169	Land West Of 129 Watchouse Road Galleywood Chelmsford	CFS191	AMBER	GREEN	RED	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN
170	Land On The West Side Of North Hill Little Baddow Chelmsford Essex	CFS192	GREEN	GREEN	RED	GREEN	GREEN	GREEN	RED	GREEN	GREEN	AMBER
171	1 Wantz Cottages Ship Road West Hanningfield Chelmsford Essex CM2 8UZ	CFS193	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN
172	2 Wantz Cottages Ship Road West Hanningfield Chelmsford Essex CM2 8UZ	CFS194	GREEN	GREEN	RED	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN
173	Land South East Of 36 Castle Close And North West Of 42 Catherines Close Great Leighs Chelmsford Essex	CFS195	GREEN	GREEN	RED	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	AMBER
174	Former Industrial Site Signals Lane Galleywood Chelmsford Essex	CFS197	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN
175	Baddow Road Car Park Baddow Road Chelmsford CM2 0DD	CFS263	AMBER	GREEN	RED	GREEN	GREEN	GREEN	RED	GREEN	GREEN	GREEN
176	Waterhouse Lane Depot And Nursery Waterhouse Lane Chelmsford Essex CM1 2RY	CFS266	AMBER	GREEN	AMBER	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN
177	Land Between Highview And High House Farm Woodham Road Battlesbridge Wickford Essex	CFS268	GREEN	GREEN	RED	GREEN	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN
178	Land South West Of Writtle College Juicing Plant Lordship Road Writtle Chelmsford Essex	CFS201	AMBER	GREEN	RED	GREEN	GREEN	GREEN	RED	GREEN	GREEN	GREEN
179	Land South East Of Merefields Main Road Little Waltham Chelmsford Essex	CFS140	GREEN	GREEN	RED	GREEN	GREEN	GREEN	RED	GREEN	GREEN	AMBER
180	Barn Adjacent The Old Off Licence Blasford Hill Little Waltham Chelmsford Essex	CFS198	GREEN	GREEN	RED	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN
181	Land East Of Hallfield House Back Lane Little Waltham Chelmsford	CFS138	GREEN	GREEN	RED	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN
182	Land South East Of Southlands Cottages Runwell Road Runwell Wickford Essex	CFS172	GREEN	GREEN	RED	GREEN	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN

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183	Land Adjacent Danbury Mission Evangelical Church Maldon Road Danbury Chelmsford Essex	CFS173	GREEN	GREEN	RED	GREEN	GREEN	AMBER	RED	GREEN	GREEN	AMBER
184	Land At Runwell House Runwell Road Runwell Wickford Essex	CFS66	GREEN	GREEN	RED	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
185	Allotment Gardens Runwell Road Runwell Wickford Essex	CFS67	GREEN	GREEN	RED	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
186	Land West Of 7 Abbey Fields Chelmsford	CFS68	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
187	Bromley Lodge Tileworks Lane Rettendon Common Chelmsford Essex CM3 8HB	CFS69	GREEN	GREEN	AMBER	GREEN	GREEN	AMBER	AMBER	GREEN	GREEN	AMBER
188	Land East Of Rignals Lane Galleywood Chelmsford Essex	CFS71	GREEN	GREEN	RED	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN
189	Land At Greenacres Runwell Chase Runwell Wickford Essex	CFS86	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
190	Land East Of 52 Main Road Great Leighs Chelmsford Essex	15SLAA28	GREEN	GREEN	RED	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	AMBER
191	Land North West Of Lockside Marina Hill Road South Chelmsford Essex	CFS262	AMBER	GREEN	AMBER	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN
192	Land North West Of Eagle Villas Main Road Ford End Chelmsford Essex	17SLAA15	GREEN	GREEN	RED	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN
193	Land North West Of The Spread Eagle Main Road Margaretting Ingatestone Essex	17SLAA16	GREEN	GREEN	RED	GREEN	GREEN	GREEN	RED	GREEN	GREEN	GREEN
194	Field 2284 South Of Maltings Road Battlesbridge Wickford Essex	17SLAA17	GREEN	GREEN	RED	AMBER	AMBER	AMBER	GREEN	RED	AMBER	GREEN
195	Lathcoats Farm Shop Beehive Lane Great Baddow Chelmsford CM2 8LX	17SLAA18	GREEN	GREEN	RED	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
196	Land East Of Broomfield Library 180 Main Road Broomfield Chelmsford	17SLAA19	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN
197	Storage 115 Brock Hill Runwell Wickford	22SHELAA12	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	AMBER

APPENDIX M – ASSESSMENT OF SHELAA SITES: METHODOLOGY AND OUTPUTS

OBJECTID	ADDRESS	NLUD REFERENCE	Obj1_Proximity_to_Local_Nature_Reserve_RAG	Obj1_Proximity_to_National_Nature_Reserve_RAG	Obj1_Proximity_to_Priority_Habitat_Inventory_RAG	Obj1_Proximity_to_Sites_of_Importance_for_Nature_Conservation_RA	Obj1_Proximity_to_SAC_RAG	Obj1_Proximity_to_SSSI_RAG	Obj1_Proximity_to_Local_Wildlife_Site_RAG	Obj1_Proximity_to_Marine_Conservation_Zone_RAG	Obj1_Proximity_to_SPA_and_RAMSAR_Sites_RAG	Obj1_Ancient_Woodland_RAG
198	Smithfield Nursery Woodham Road Rettendon Wickford Essex SS11 7QW	22SHELAA9	GREEN	GREEN	RED	AMBER	AMBER	AMBER	AMBER	AMBER	AMBER	GREEN
199	Countryside Skills Centre Cow Watering Lane Writtle Chelmsford Essex	CFS203	GREEN	GREEN	RED	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN
200	Runwell Hall Farm Hoe Lane Rettendon Chelmsford Essex CM3 8DQ	CFS205	GREEN	GREEN	RED	GREEN	GREEN	GREEN	RED	GREEN	GREEN	RED
201	Land At Manor Farm Sandford Mill Lane Great Baddow Chelmsford Essex	CFS208	GREEN	GREEN	RED	GREEN	GREEN	GREEN	RED	GREEN	GREEN	GREEN
202	Campion Farm Gutters Lane Broomfield Chelmsford Essex CM1 7BT	CFS211	AMBER	GREEN	AMBER	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN
203	Land South Of Hassenbrook Victoria Road Writtle Chelmsford	CFS213	GREEN	GREEN	RED	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN
204	Chenwill Links Drive Chelmsford Essex CM2 9AW	CFS224	GREEN	GREEN	RED	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	AMBER
205	Essex Police HQ and Sports Ground New Court Road Chelmsford	CFS267	AMBER	GREEN	AMBER	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN
206	Land North West Of Hillminster Hawk Hill Rettendon Wickford Essex	CFS230	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN
207	Field East Of Saxon Way Broomfield Chelmsford Essex	CFS212	AMBER	GREEN	RED	GREEN	GREEN	GREEN	RED	GREEN	GREEN	GREEN
208	Land South Of Burnham Road Battlesbridge Wickford	CFS231	GREEN	GREEN	RED	AMBER	AMBER	AMBER	GREEN	AMBER	AMBER	GREEN
209	Rembrandt House Blasford Hill Little Waltham Chelmsford Essex CM3 3PF	CFS235	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	AMBER
210	Land North West Of Sundayville Lynfords Drive Runwell Wickford Essex	CFS236	GREEN	GREEN	RED	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	AMBER
211	Parklands West Hanningfield Road Great Baddow Chelmsford CM2 8HR	CFS238	GREEN	GREEN	RED	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN
212	Civic Centre Land Site Duke Street Chelmsford Essex	CFS241	AMBER	GREEN	AMBER	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN

APPENDIX M – ASSESSMENT OF SHELAA SITES: METHODOLOGY AND OUTPUTS

OBJECTID	ADDRESS	NLUD REFERENCE	Obj1_Proximity_to_Local_Nature_Reserve_RAG	Obj1_Proximity_to_National_Nature_Reserve_RAG	Obj1_Proximity_to_Priority_Habitat_Inventory_RAG	Obj1_Proximity_to_Sites_of_Importance_for_Nature_Conservation_RA	Obj1_Proximity_to_SAC_RAG	Obj1_Proximity_to_SSSI_RAG	Obj1_Proximity_to_Local_Wildlife_Site_RAG	Obj1_Proximity_to_Marine_Conservation_Zone_RAG	Obj1_Proximity_to_SPA_and_RAMSAR_Sites_RAG	Obj1_Ancient_Woodland_RAG
213	Play Area Jubilee Rise Danbury Chelmsford Essex	CFS243	GREEN	GREEN	AMBER	GREEN	GREEN	AMBER	AMBER	GREEN	GREEN	GREEN
214	Allotment Gardens Hill Road South Chelmsford Essex	CFS253	AMBER	GREEN	RED	GREEN	GREEN	GREEN	RED	GREEN	GREEN	GREEN
215	Freighter House Depot Drovers Way Boreham Chelmsford Essex	CFS254	GREEN	GREEN	RED	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
216	Brand & Howes Ltd 47 Baddow Road Chelmsford CM2 0DD	CFS255	AMBER	GREEN	RED	GREEN	GREEN	GREEN	RED	GREEN	GREEN	GREEN
217	Garages Rear Of 44 St Nazaire Road Chelmsford Essex	CFS256	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	AMBER
218	Garages Rear Of 27 Medway Close Chelmsford Essex	CFS257	AMBER	GREEN	RED	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN
219	Land North Of Galleywood Reservoir Beehive Lane Galleywood Chelmsford	CFS260	RED	GREEN	RED	GREEN	GREEN	GREEN	RED	GREEN	GREEN	GREEN
220	Sandford Mill Water Works Sandford Mill Road Springfield Chelmsford Essex CM2 6NY	CFS261	GREEN	GREEN	RED	GREEN	GREEN	GREEN	RED	GREEN	GREEN	GREEN
221	Land to the East of Bulls Lodge Farm Generals Lane Boreham Chelmsford Essex	CFS207	GREEN	GREEN	RED	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN
222	Inspire House Hollycroft Great Baddow Chelmsford Essex CM2 7FW	21SHELAA52	GREEN	GREEN	RED	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN
223	Land At Ilgars Farm West Of Willow Grove South Woodham Ferrers Chelmsford Essex	21SHELAA44	GREEN	GREEN	RED	AMBER	AMBER	AMBER	RED	AMBER	AMBER	GREEN
224	Land South Of Bakery Cottage Chatham Green Little Waltham Chelmsford Essex	21SHELAA47	GREEN	GREEN	RED	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN
225	Land North East Of Lilley Farm School Lane Great Leighs Chelmsford Essex	21SHELAA61	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	AMBER
226	Land At Garage Block And West Of 5 To 11 Cards Road Sandon Chelmsford Essex	CFS102	GREEN	GREEN	RED	GREEN	GREEN	GREEN	RED	GREEN	GREEN	GREEN
227	Land West Of Hanbury Road Chelmsford Essex	CFS166	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN

APPENDIX M – ASSESSMENT OF SHELAA SITES: METHODOLOGY AND OUTPUTS

OBJECTID	ADDRESS	NLUD REFERENCE	Obj1_Proximity_to_Local_Nature_Reserve_RAG	Obj1_Proximity_to_National_Nature_Reserve_RAG	Obj1_Proximity_to_Priority_Habitat_Inventory_RAG	Obj1_Proximity_to_Sites_of_Importance_for_Nature_Conservation_RA	Obj1_Proximity_to_SAC_RAG	Obj1_Proximity_to_SSSI_RAG	Obj1_Proximity_to_Local_Wildlife_Site_RAG	Obj1_Proximity_to_Marine_Conservation_Zone_RAG	Obj1_Proximity_to_SPA_and_RAMSAR_Sites_RAG	Obj1_Ancient_Woodland_RAG
228	Driving Range And Golf Academy Crondon Park Golf Club Stock Road Stock Ingatstone Essex CM4 9DP	CFS175	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	AMBER
229	Land North Of Peartree Cottage Braintree Road Little Waltham Chelmsford	21SHELAA3	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN
230	Land North Of Mill Lane East Of Barley Mead And South Of Maldon Road Danbury Chelmsford Essex	CFS56	GREEN	GREEN	AMBER	GREEN	GREEN	AMBER	AMBER	GREEN	GREEN	AMBER
231	Land West Of Twitty Fee Danbury Chelmsford Essex	21SHELAA50	GREEN	GREEN	RED	GREEN	GREEN	AMBER	AMBER	GREEN	GREEN	AMBER
232	Land South West Of 2 Scotts Green Hollow Lane Broomfield Chelmsford Essex	21SHELAA100	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	AMBER
233	Land Adjacent The Fox And Raven Chelmer Village Way Springfield Chelmsford Essex	21SHELAA91	GREEN	GREEN	RED	GREEN	GREEN	GREEN	RED	GREEN	GREEN	GREEN
234	Larmar Engineering Co Ltd Main Road Margarettng Ingatstone Essex CM4 9JD	CFS45	GREEN	GREEN	RED	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN
235	Land East Of Imbirds Yard Souther Cross Road Good Easter Chelmsford Essex	21SHELAA42	GREEN	GREEN	RED	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN
236	Field Rear Of Telephone Exchange Church Street Great Baddow Chelmsford Essex	CFS226	GREEN	GREEN	RED	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN
237	Land North Of Field End Sandon Hall Bridleway Sandon Chelmsford Essex CM2 7RL	21SHELAA59	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN
238	Roxwell Quarry Roxwell Road Roxwell Chelmsford Essex CM1 4LT	21SHELAA57	GREEN	GREEN	RED	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	AMBER
239	Land Southeast And West Of Garage Block Hunts Close Writtle Chelmsford Essex	21SHELAA97	GREEN	GREEN	RED	GREEN	GREEN	GREEN	RED	GREEN	GREEN	GREEN
240	Land East Of BanTERS Lane BanTERS Lane Great Leighs Chelmsford	15SLAA16	GREEN	GREEN	RED	GREEN	GREEN	GREEN	RED	GREEN	GREEN	RED
241	Land North Of Steepleview Butts Green Road Sandon Chelmsford	21SHELAA14	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN

APPENDIX M – ASSESSMENT OF SHELA A SITES: METHODOLOGY AND OUTPUTS

OBJECTID	ADDRESS	NLUD REFERENCE	Obj1_Proximity_to_Local_Nature_Reserve_RAG	Obj1_Proximity_to_National_Nature_Reserve_RAG	Obj1_Proximity_to_Priority_Habitat_Inventory_RAG	Obj1_Proximity_to_Sites_of_Importance_for_Nature_Conservation_RA	Obj1_Proximity_to_SAC_RAG	Obj1_Proximity_to_SSSI_RAG	Obj1_Proximity_to_Local_Wildlife_Site_RAG	Obj1_Proximity_to_Marine_Conservation_Zone_RAG	Obj1_Proximity_to_SPA_and_RAMSAR_Sites_RAG	Obj1_Ancient_Woodland_RAG
242	Field At Grid Reference 571030 215770 Hyde Hall Lane Great Waltham Chelmsford Essex	21SHELAA66	GREEN	GREEN	RED	GREEN	GREEN	GREEN	RED	GREEN	GREEN	RED
243	Jackletts Farm Slough Road Danbury Chelmsford Essex CM3 4LX	21SHELAA30	GREEN	GREEN	RED	GREEN	GREEN	GREEN	RED	GREEN	GREEN	RED
244	Land East And North East Of Three Mile Hill Roundabout Margaretting Ingatestone Essex	21SHELAA85	GREEN	GREEN	RED	GREEN	GREEN	GREEN	RED	GREEN	GREEN	GREEN
245	Land North of Newlands Spring and South West of Broomfield Village, Chignall and Broomfield Chelmsford Essex	CFS183	GREEN	GREEN	RED	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	AMBER
246	Wood Farm Stock Road Galleywood Chelmsford Essex CM2 8JU	CFS95	RED	GREEN	RED	GREEN	GREEN	GREEN	RED	GREEN	GREEN	AMBER
247	Land North Of St Swithins Cottages Howe Green Chelmsford Essex	21SHELAA68	GREEN	GREEN	RED	GREEN	GREEN	GREEN	RED	GREEN	GREEN	GREEN
248	Land Opposite Peach House Southlands Chase Sandon Chelmsford Essex	CFS7	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
249	Land East Of Myjoy Woodhill Road Sandon Chelmsford Essex	CFS48	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN
250	Land East Of Premier Lodge Hotel Main Road Boreham Chelmsford Essex	CFS50	GREEN	GREEN	RED	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN
251	Land East and West of the A12 and North of the A414, Great Baddow and Sandon, Chelmsford, Essex	CFS83	GREEN	GREEN	RED	GREEN	GREEN	RED	RED	GREEN	GREEN	RED
252	Kingsgate Bicknacre Road Bicknacre Chelmsford CM3 4ES	21SHELAA49	GREEN	GREEN	RED	GREEN	GREEN	AMBER	AMBER	GREEN	GREEN	GREEN
253	Haven Farm Goat Hall Lane Chelmsford Essex CM2 8PH	21SHELAA54	AMBER	GREEN	AMBER	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN
254	Land North Of Orchard Way Chelmsford	21SHELAA78	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN
255	Silver Ash Cranham Road Little Waltham Chelmsford Essex CM3 3NB	21SHELAA83	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN

APPENDIX M – ASSESSMENT OF SHELAA SITES: METHODOLOGY AND OUTPUTS

OBJECTID	ADDRESS	NLUD REFERENCE	Obj1_Proximity_to_Local_Nature_Reserve_RAG	Obj1_Proximity_to_National_Nature_Reserve_RAG	Obj1_Proximity_to_Priority_Habitat_Inventory_RAG	Obj1_Proximity_to_Sites_of_Importance_for_Nature_Conservation_RA	Obj1_Proximity_to_SAC_RAG	Obj1_Proximity_to_SSSI_RAG	Obj1_Proximity_to_Local_Wildlife_Site_RAG	Obj1_Proximity_to_Marine_Conservation_Zone_RAG	Obj1_Proximity_to_SPA_and_RAMSAR_Sites_RAG	Obj1_Ancient_Woodland_RAG
256	Land North and South of East Hanningfield Road, South and East of Howe Green Sandon Chelmsford Essex	CFS131	GREEN	GREEN	RED	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
257	Land East of Plantation Road and west of Church Road Boreham Chelmsford Essex	CFS145	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN
258	Land North East Of Skeggs Farm Chelmsford Road Writtle Chelmsford Essex	21SHELAA98	RED	GREEN	RED	GREEN	GREEN	GREEN	RED	GREEN	GREEN	GREEN
259	Land South Of Corner Cottage Woodhill Road Danbury Chelmsford Essex	21SHELAA46	GREEN	GREEN	RED	GREEN	GREEN	AMBER	RED	GREEN	GREEN	GREEN
260	Land North Of Boreham Industrial Estate Waltham Road Boreham Chelmsford	21SHELAA21	GREEN	GREEN	RED	GREEN	GREEN	GREEN	RED	GREEN	GREEN	GREEN
261	Land Adjacent Reeds Spring Roxwell Road Writtle Chelmsford Essex	21SHELAA41	GREEN	GREEN	RED	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN
262	Land South East Of High House Farm Woodham Road Battlesbridge Wickford Essex	CFS269	GREEN	GREEN	RED	GREEN	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN
263	Land South East Of High House Farm Woodham Road Battlesbridge Wickford Essex	CFS270	GREEN	GREEN	RED	AMBER	AMBER	AMBER	GREEN	AMBER	AMBER	GREEN
264	Land Between Highview And High House Farm Woodham Road Battlesbridge Wickford Essex	CFS271	GREEN	GREEN	RED	GREEN	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN
265	Land South West Of Broomfield Place Main Road Broomfield Chelmsford	18SLAA11	AMBER	GREEN	RED	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN
266	Land Adjacent To Weighbridge Site Brook Street Chelmsford	18SLAA16	RED	GREEN	RED	GREEN	GREEN	GREEN	RED	GREEN	GREEN	GREEN
267	Land North Of The A12 East Of Southend Road Great Baddow Chelmsford Essex	18SLAA17	GREEN	GREEN	RED	GREEN	GREEN	GREEN	RED	GREEN	GREEN	GREEN
268	Land South Of 89 To 143 Galleywood Road Great Baddow Chelmsford Essex	18SLAA18	GREEN	GREEN	RED	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
269	Land North Of Mill Road North End Dunmow Essex CM6 3PE	18SLAA19	GREEN	GREEN	RED	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN

APPENDIX M – ASSESSMENT OF SHELAA SITES: METHODOLOGY AND OUTPUTS

OBJECTID	ADDRESS	NLUD REFERENCE	Obj1_Proximity_to_Local_Nature_Reserve_RAG	Obj1_Proximity_to_National_Nature_Reserve_RAG	Obj1_Proximity_to_Priority_Habitat_Inventory_RAG	Obj1_Proximity_to_Sites_of_Importance_for_Nature_Conservation_RA	Obj1_Proximity_to_SAC_RAG	Obj1_Proximity_to_SSSI_RAG	Obj1_Proximity_to_Local_Wildlife_Site_RAG	Obj1_Proximity_to_Marine_Conservation_Zone_RAG	Obj1_Proximity_to_SPA_and_RAMSAR_Sites_RAG	Obj1_Ancient_Woodland_RAG
270	Land North Of Elm Green Lane Danbury Chelmsford Essex	18SLAA4	GREEN	GREEN	RED	GREEN	GREEN	RED	RED	GREEN	GREEN	AMBER
271	Poolman Ltd Bakers Lane West Hanningfield Chelmsford Essex CM2 8LD	18SLAA6	GREEN	GREEN	RED	GREEN	GREEN	GREEN	RED	GREEN	GREEN	RED
272	Land North East Of 148 The Street Little Waltham Chelmsford Essex	CFS272	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	AMBER
273	Bell Works Well Lane Danbury Chelmsford Essex	CFS274	GREEN	GREEN	RED	GREEN	GREEN	AMBER	RED	GREEN	GREEN	AMBER
274	187 Main Road Broomfield Chelmsford Essex CM1 7DJ	CFS277	GREEN	GREEN	RED	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN
275	Galleywood Hall 279 Beehive Lane Great Baddow Chelmsford	CFS265	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
276	Land West of Broomfield Village Broomfield Chelmsford Essex	CFS181	GREEN	GREEN	RED	GREEN	GREEN	GREEN	RED	GREEN	GREEN	RED
277	Land South West Of Pease Hall Sandford Mill Road Springfield Chelmsford	21SHELAA93	GREEN	GREEN	RED	GREEN	GREEN	GREEN	RED	GREEN	GREEN	GREEN
278	Land Rear Of 22 Downham Road Ramsden Heath Billericay Essex	15SLAA44	GREEN	GREEN	RED	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	AMBER
279	Land North Of Mill Lane East Of Barley Mead And South Of Maldon Road Danbury Chelmsford	15SLAA45	GREEN	GREEN	AMBER	GREEN	GREEN	AMBER	AMBER	GREEN	GREEN	AMBER
280	Mount Maskall Generals Lane Boreham Chelmsford Essex CM3 3HW	CFS10	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN
281	Land Rear Of 7 Willowmeade Ramsden Heath Essex	21SHELAA10	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	AMBER
282	Land North and South of 19 and 21 Lordship Road Writtle Chelmsford Essex	CFS200	GREEN	GREEN	RED	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN
283	Former St Peter's College Fox Crescent Chelmsford Essex CM1 2BL	CFS276	AMBER	GREEN	AMBER	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	AMBER
284	Land South West Of Silverwood South Hanningfield Road Rettendon Chelmsford Essex	CFS134	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN

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285	Land North Of The Old Coal Yard Little Waltham Road Springfield Chelmsford Essex	CFS135	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN	RED	GREEN	GREEN	GREEN
286	Land South Of Cob Cottage Church Road West Hanningfield Chelmsford Essex	CFS136	GREEN	GREEN	RED	GREEN	GREEN	AMBER	AMBER	GREEN	GREEN	GREEN
287	Land North East Of 55 - 65 Peartree Lane Bicknacre Chelmsford Essex	18SLAA20	GREEN	GREEN	RED	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	AMBER
288	Unit 1 The Applestore Chantry Farm Chantry Lane Boreham Chelmsford Essex CM3 3AN	17SLAA32	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	AMBER
289	Field Adjacent Mill House Mill Lane Great Leighs Chelmsford Essex	21SHELAA90	GREEN	GREEN	RED	GREEN	GREEN	GREEN	RED	GREEN	GREEN	RED
290	Ivy Hill Hotel Writtle Road Margarettng Ingatestone CM4 0EH	21SHELAA62	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	AMBER
291	Land Between Back Lane And Essex Regiment Way Little Waltham Chelmsford Essex	21SHELAA80	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN	RED	GREEN	GREEN	GREEN
292	Land North And West Of Kingsgate Bicknacre Road Danbury Chelmsford	21SHELAA76	GREEN	GREEN	RED	GREEN	GREEN	AMBER	AMBER	GREEN	GREEN	GREEN
293	Land North Of Sandon Lodge Woodhill Road Sandon Chelmsford Essex	21SHELAA5	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	AMBER
294	Land West Of Farrow Road Chelmsford Essex	CFS137	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	AMBER
295	Land North West Of The Crescent Little Leighs Chelmsford Essex	CFS141	GREEN	GREEN	RED	GREEN	GREEN	GREEN	RED	GREEN	GREEN	GREEN
296	Land East Of St Marys Church Church Road Little Baddow Chelmsford Essex	CFS144	GREEN	GREEN	RED	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	AMBER
297	Land East Of Bowen House Wheelers Hill Little Waltham Chelmsford Essex	CFS146	GREEN	GREEN	RED	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN
298	206 and 208 Main Road Broomfield Chelmsford Essex CM1 7AJ	CFS153	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN

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OBJECTID	ADDRESS	NLUD REFERENCE	Obj1_Proximity_to_Local_Nature_Reserve_RAG	Obj1_Proximity_to_National_Nature_Reserve_RAG	Obj1_Proximity_to_Priority_Habitat_Inventory_RAG	Obj1_Proximity_to_Sites_of_Importance_for_Nature_Conservation_RA	Obj1_Proximity_to_SAC_RAG	Obj1_Proximity_to_SSSI_RAG	Obj1_Proximity_to_Local_Wildlife_Site_RAG	Obj1_Proximity_to_Marine_Conservation_Zone_RAG	Obj1_Proximity_to_SPA_and_RAMSAR_Sites_RAG	Obj1_Ancient_Woodland_RAG
299	Land East Of De Beauvoir Farm Church Road Ramsden Heath Billericay Essex	19SHELAA8	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN
300	Land North West Of Hareswood Elm Green Lane Danbury Chelmsford Essex	21SHELAA95	GREEN	GREEN	AMBER	GREEN	GREEN	AMBER	AMBER	GREEN	GREEN	AMBER
301	Land South West Of Warehouse Highwood Road Highwood Chelmsford Essex	19SHELAA12	GREEN	GREEN	RED	GREEN	GREEN	GREEN	RED	GREEN	GREEN	RED
302	Land West Of Mayes Farm Mayes Lane Sandon Chelmsford Essex	20SHELAA5	GREEN	GREEN	RED	GREEN	GREEN	GREEN	RED	GREEN	GREEN	GREEN
303	Land East Of Whitegates Farm South Hanningfield Road Rettendon Chelmsford Essex	19SHELAA6	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN
304	Land East and West of the A12, North and North West of Howe Green Sandon Chelmsford Essex	CFS55	GREEN	GREEN	RED	GREEN	GREEN	GREEN	RED	GREEN	GREEN	GREEN
305	Land Opposite Mid Essex Gravel Pits Ltd Essex Regiment Way Little Waltham Chelmsford Essex	CFS124	GREEN	GREEN	RED	GREEN	GREEN	GREEN	RED	GREEN	GREEN	GREEN
306	Land East Of 685A Galleywood Road Chelmsford Essex	15SLAA18	AMBER	GREEN	AMBER	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN
307	Land South West Of Allotment Gardens Hall Lane Sandon Chelmsford Essex	19SHELAA10	GREEN	GREEN	RED	GREEN	GREEN	GREEN	RED	GREEN	GREEN	GREEN
308	Land West Of Beauvoir Arms Downham Road Ramsden Heath Billericay Essex	19SHELAA4	GREEN	GREEN	RED	GREEN	GREEN	AMBER	RED	GREEN	GREEN	RED
309	Land South Of Ongar Road And West Of Highwood Road Writtle Chelmsford Essex	CFS214	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN
310	Land North Of Cricketers Close Broomfield Chelmsford	CFS53	GREEN	GREEN	RED	GREEN	GREEN	GREEN	RED	GREEN	GREEN	GREEN
311	Land North of South Woodham Ferrers South Woodham Ferrers Chelmsford Essex	CFS282	GREEN	GREEN	RED	AMBER	AMBER	AMBER	RED	AMBER	AMBER	RED
312	Chelmsford City Racecourse Great Leighs Bypass Great Leighs Chelmsford Essex CM3 1QP	CFS204	GREEN	GREEN	RED	GREEN	GREEN	GREEN	RED	GREEN	GREEN	RED

APPENDIX M – ASSESSMENT OF SHELAA SITES: METHODOLOGY AND OUTPUTS

OBJECTID	ADDRESS	NLUD REFERENCE	Obj1_Proximity_to_Local_Nature_Reserve_RAG	Obj1_Proximity_to_National_Nature_Reserve_RAG	Obj1_Proximity_to_Priority_Habitat_Inventory_RAG	Obj1_Proximity_to_Sites_of_Importance_for_Nature_Conservation_RA	Obj1_Proximity_to_SAC_RAG	Obj1_Proximity_to_SSSI_RAG	Obj1_Proximity_to_Local_Wildlife_Site_RAG	Obj1_Proximity_to_Marine_Conservation_Zone_RAG	Obj1_Proximity_to_SPA_and_RAMSAR_Sites_RAG	Obj1_Ancient_Woodland_RAG
313	Storage Adjacent Pond View BanTERS Lane Great Leighs Chelmsford	17SLAA1	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	AMBER
314	Southern Wood London Road Great Notley Braintree Essex CM77 7QL	15SLAA7	GREEN	GREEN	RED	GREEN	GREEN	GREEN	RED	GREEN	GREEN	RED
315	Creeds Farm School Lane Great Leighs Chelmsford Essex CM3 1NL	19SHELAA7	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	AMBER
316	Land At Ilgars Farm, West Of Willow Grove South Woodham Ferrers Chelmsford Essex	20SHELAA3	GREEN	GREEN	RED	AMBER	AMBER	AMBER	RED	AMBER	AMBER	GREEN
317	Land Adjacent The Pines Park Lane Ramsden Heath Billericay Essex	19SHELAA5	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	AMBER
318	Land South Of De Beauvoir Farm Church Road Ramsden Heath Billericay Essex	19SHELAA9	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	AMBER
319	Paddock Opposite Powers Farm Cranham Road Little Waltham Chelmsford Essex	19SHELAA13	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN
320	Land West Of Peartree Cottage Braintree Road Little Waltham Chelmsford	17SLAA3	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN
321	Land Rear Of 6 To 16 Highfields Mead East Hanningfield Chelmsford Essex	15SLAA2	GREEN	GREEN	RED	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
322	Land At Margaretting Service Station Main Road Margaretting Ingatestone Essex	15SLAA4	GREEN	GREEN	RED	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN
323	Hill House Main Road Rettendon Common Chelmsford Essex CM3 8EA	15SLAA6	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN
324	38 Victoria Road Writtle Chelmsford CM1 3PA	15SLAA8	GREEN	GREEN	RED	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN
325	Land South West Of Hayes Leisure Park Hayes Chase Battlesbridge Wickford Essex	21SHELAA7	GREEN	GREEN	RED	RED	No data	RED	GREEN	RED	RED	GREEN
326	Livery Stables Fulbourne Farm Boreham Road Great Leighs Chelmsford CM3 1PR	17SLAA22	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	AMBER

APPENDIX M – ASSESSMENT OF SHELAA SITES: METHODOLOGY AND OUTPUTS

OBJECTID	ADDRESS	NLUD REFERENCE	Obj1_Proximity_to_Local_Nature_Reserve_RAG	Obj1_Proximity_to_National_Nature_Reserve_RAG	Obj1_Proximity_to_Priority_Habitat_Inventory_RAG	Obj1_Proximity_to_Sites_of_Importance_for_Nature_Conservation_RA	Obj1_Proximity_to_SAC_RAG	Obj1_Proximity_to_SSSI_RAG	Obj1_Proximity_to_Local_Wildlife_Site_RAG	Obj1_Proximity_to_Marine_Conservation_Zone_RAG	Obj1_Proximity_to_SPA_and_RAMSAR_Sites_RAG	Obj1_Ancient_Woodland_RAG
327	Norwood London Road Great Notley Braintree Essex CM77 7QL	15SLAA9	GREEN	GREEN	RED	GREEN	GREEN	GREEN	RED	GREEN	GREEN	RED
328	Field At Crondon Park Lane Stock Ingatstone Essex	17SLAA5	GREEN	GREEN	RED	GREEN	GREEN	GREEN	RED	GREEN	GREEN	RED
329	Land North Of Baileys Cottage Chatham Green Little Waltham Chelmsford Essex	17SLAA4	GREEN	GREEN	RED	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	AMBER
330	Land South Of Mill View Blasford Hill South Woodham Ferrers Chelmsford Essex	17SLAA6	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN
331	Agricultural Barn School Lane Great Leighs Chelmsford Essex	21SHELAA72	GREEN	GREEN	RED	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	AMBER
332	Falcon Bowling And Social Club Channels Drive Broomfield Chelmsford CM3 3FB	21SHELAA77	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN	RED	GREEN	GREEN	GREEN
333	Land South East Of Main Road Great Leighs Chelmsford Essex	17SLAA25	GREEN	GREEN	RED	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN
334	Land East Of The Crescent Little Leighs Chelmsford Essex	17SLAA26	GREEN	GREEN	RED	GREEN	GREEN	GREEN	RED	GREEN	GREEN	GREEN
335	Unit 28 Little Boyton Hall Farm Boyton Hall Lane Roxwell Chelmsford CM1 4LN	17SLAA27	GREEN	GREEN	RED	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	AMBER
336	Land East Of Runwell Chase Runwell Wickford	17SLAA28	GREEN	GREEN	RED	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	AMBER
337	3 Bilton Road Chelmsford CM1 2UP	17SLAA29	AMBER	GREEN	AMBER	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN
338	Land North Of Communication Station At Bushy Hill Edwins Hall Road Woodham Ferrers Chelmsford	17SLAA30	GREEN	GREEN	RED	GREEN	GREEN	GREEN	RED	GREEN	GREEN	RED
339	Land South Of Windmill Farm Back Lane East Hanningfield Chelmsford	17SLAA7	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
340	Rembrandt House Blasford Hill Little Waltham Chelmsford Essex CM3 3PF	17SLAA9	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	AMBER
341	Land North Of Cranham Road Little Waltham Chelmsford Essex	CFS125	GREEN	GREEN	RED	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	AMBER

APPENDIX M – ASSESSMENT OF SHELAA SITES: METHODOLOGY AND OUTPUTS

OBJECTID	ADDRESS	NLUD REFERENCE	Obj1_Proximity_to_Local_Nature_Reserve_RAG	Obj1_Proximity_to_National_Nature_Reserve_RAG	Obj1_Proximity_to_Priority_Habitat_Inventory_RAG	Obj1_Proximity_to_Sites_of_Importance_for_Nature_Conservation_RA	Obj1_Proximity_to_SAC_RAG	Obj1_Proximity_to_SSSI_RAG	Obj1_Proximity_to_Local_Wildlife_Site_RAG	Obj1_Proximity_to_Marine_Conservation_Zone_RAG	Obj1_Proximity_to_SPA_and_RAMSAR_Sites_RAG	Obj1_Ancient_Woodland_RAG
342	Land West Of Pitt Place Church Street Great Baddow Chelmsford Essex	21SHELAA1	GREEN	GREEN	RED	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN
343	Land South East Of Fortune Cottage School Lane Great Leighs Chelmsford Essex	17SLAA31	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	AMBER
344	Land North East Of Skeggs Farm Chelmsford Road Writtle Chelmsford Essex	17SLAA13	RED	GREEN	RED	GREEN	GREEN	GREEN	RED	GREEN	GREEN	GREEN
345	Land South West Of Sunnyfields School School Lane Great Leighs Chelmsford Essex	17SLAA14	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	AMBER
346	Land North Of Cranham Road Little Waltham Chelmsford Essex	17SLAA11	GREEN	GREEN	RED	GREEN	GREEN	GREEN	RED	GREEN	GREEN	AMBER
347	Bushy Hill Communication Station Edwins Hall Road Woodham Ferrers Chelmsford CM3 8RU	17SLAA12	GREEN	GREEN	RED	GREEN	GREEN	GREEN	RED	GREEN	GREEN	AMBER
348	Land North East Of Pemberton Lodge 61 Brook End Road North Springfield Chelmsford Essex	18SLAA1	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN
349	Briars Farm Main Road Boreham Chelmsford Essex CM3 3AD	CFS52	GREEN	GREEN	RED	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	AMBER
350	Land North and South of Brick Barns Farm Mashbury Road Chignal St James Chelmsford Essex	CFS182	GREEN	GREEN	RED	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	AMBER
351	Field South Of Little Waltham Lodge Main Road Little Waltham Chelmsford Essex	21SHELAA81	GREEN	GREEN	RED	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	AMBER
352	Land North, South And East Of Sheepcotes Wood Essex Regiment Way Little Waltham Chelmsford Essex	21SHELAA84	GREEN	GREEN	RED	GREEN	GREEN	GREEN	RED	GREEN	GREEN	RED
353	Land South West Of Brook Hill Little Waltham Chelmsford	21SHELAA19	GREEN	GREEN	RED	GREEN	GREEN	GREEN	RED	GREEN	GREEN	GREEN
354	The Granary Car Park Victoria Road Chelmsford CM2 6LH	21SHELAA63	RED	GREEN	RED	GREEN	GREEN	GREEN	RED	GREEN	GREEN	GREEN
355	Gay Bowers Farm Bakers Lane West Hanningfield Chelmsford Essex CM2 8LD	18SLAA5	AMBER	GREEN	RED	GREEN	GREEN	GREEN	RED	GREEN	GREEN	RED



APPENDIX M – ASSESSMENT OF SHELAA SITES: METHODOLOGY AND OUTPUTS

OBJECTID	ADDRESS	NLUD REFERENCE	Obj1_Proximity_to_Local_Nature_Reserve_RAG	Obj1_Proximity_to_National_Nature_Reserve_RAG	Obj1_Proximity_to_Priority_Habitat_Inventory_RAG	Obj1_Proximity_to_Sites_of_Importance_for_Nature_Conservation_RA	Obj1_Proximity_to_SAC_RAG	Obj1_Proximity_to_SSSI_RAG	Obj1_Proximity_to_Local_Wildlife_Site_RAG	Obj1_Proximity_to_Marine_Conservation_Zone_RAG	Obj1_Proximity_to_SPA_and_RAMSAR_Sites_RAG	Obj1_Ancient_Woodland_RAG
356	Street Record Can Bridge Way Chelmsford Essex	21SHELAA71	AMBER	GREEN	RED	GREEN	GREEN	GREEN	RED	GREEN	GREEN	GREEN
357	Land North South East And West Of Pontlands Park Hotel West Hanningfield Road Great Baddow Chelmsford	21SHELAA99	GREEN	GREEN	RED	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN
358	Land South Of A414 And North Of Sandon Village Maldon Road Sandon Chelmsford Essex	CFS99	GREEN	GREEN	RED	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN
359	Land North Of Oat Leys Broomfield Chelmsford	18SLAA8	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN
360	Land South Of Mashbury Road Chignal Chelmsford Essex	18SLAA9	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
361	Novera Generation Roxwell Quarry Boyton Cross Roxwell Chelmsford Essex CM1 4LT	21SHELAA11	GREEN	GREEN	RED	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	AMBER
362	Land North Of Tally Ho Sandon Hall Bridleway Sandon Chelmsford Essex	21SHELAA16	GREEN	GREEN	RED	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN
363	Land West Of Eastham Main Road South Woodham Ferrers Chelmsford Essex	21SHELAA9	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
364	Vodafone Telecommunications Mast 795 Carlton Farm Beehive Lane Galleywood Chelmsford	21SHELAA74	AMBER	GREEN	RED	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN
365	Land South West Of Broomfield Place Main Road Broomfield Chelmsford	21SHELAA101	AMBER	GREEN	RED	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN
366	Land Rear Of Owls Waltham Road Boreham Chelmsford	21SHELAA20	GREEN	GREEN	RED	GREEN	GREEN	GREEN	RED	GREEN	GREEN	AMBER
367	Land South East Of Baileys Cottage Chatham Green Little Waltham Chelmsford Essex	21SHELAA33	GREEN	GREEN	RED	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN
368	Land East Of The Anchor Runsell Green Danbury Chelmsford Essex	21SHELAA82	GREEN	GREEN	AMBER	GREEN	GREEN	AMBER	AMBER	GREEN	GREEN	AMBER
369	Land East Of Mayes Farm Mayes Lane Sandon Chelmsford Essex	22SHELAA7	GREEN	GREEN	RED	GREEN	GREEN	GREEN	RED	GREEN	GREEN	GREEN

APPENDIX M – ASSESSMENT OF SHELAA SITES: METHODOLOGY AND OUTPUTS

OBJECTID	ADDRESS	NLUD REFERENCE	Obj1_Proximity_to_Local_Nature_Reserve_RAG	Obj1_Proximity_to_National_Nature_Reserve_RAG	Obj1_Proximity_to_Priority_Habitat_Inventory_RAG	Obj1_Proximity_to_Sites_of_Importance_for_Nature_Conservation_RA	Obj1_Proximity_to_SAC_RAG	Obj1_Proximity_to_SSSI_RAG	Obj1_Proximity_to_Local_Wildlife_Site_RAG	Obj1_Proximity_to_Marine_Conservation_Zone_RAG	Obj1_Proximity_to_SPA_and_RAMSAR_Sites_RAG	Obj1_Ancient_Woodland_RAG
370	Land West Of Round Hills Church Road Ramsden Heath Billericay Essex	22SHELAA21	GREEN	GREEN	RED	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	AMBER
371	Land North East Of Meadow Road Rettendon Chelmsford Essex	CFS232	GREEN	GREEN	RED	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	AMBER
372	Coval Lane Car Park Coval Lane Chelmsford	22SHELAA24	RED	GREEN	AMBER	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN
373	Land North Of Wheelers Hill Wheelers Hill Little Waltham Chelmsford Essex	22SHELAA25	GREEN	GREEN	RED	GREEN	GREEN	GREEN	RED	GREEN	GREEN	AMBER
374	Land Rear Of 38-44A Brock Hill Runwell Wickford	22SHELAA10	GREEN	GREEN	RED	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	AMBER
375	The Gables Highwood Road Writtle Chelmsford Essex CM1 3PR	23GT5	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	AMBER
376	Highwater Farm Main Road East Hanningfield Chelmsford Essex CM3 8AH	15SLAA34	GREEN	GREEN	RED	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
377	Land East Of Priors Hollow Lane Broomfield Chelmsford Essex	22SHELAA17	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	AMBER
378	Roseberry Farm Hayes Chase Battlesbridge Wickford Essex	23GT4	GREEN	GREEN	RED	AMBER	AMBER	AMBER	AMBER	AMBER	AMBER	GREEN
379	Land South Of St Annes Priory Road Bicknacre Chelmsford Essex	CFS158	GREEN	GREEN	RED	GREEN	GREEN	AMBER	AMBER	GREEN	GREEN	AMBER
380	Land South East Of Roselawn Farm Main Road Broomfield Chelmsford	22SHELAA26	AMBER	GREEN	RED	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN
381	Car Park Glebe Road Chelmsford Essex	22SHELAA23	AMBER	GREEN	AMBER	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN
382	Telephone Exchange Mill Lane Ramsden Heath Billericay Essex	22SHELAA20	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	AMBER
383	Land North East Of 17 Old Bell Lane Rettendon Chelmsford Essex	22SHELAA14	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN

Table M3 GIS Outputs - IIA Objective 2. IMD Barriers to Housing; Objective 3. Economy, Skills & Employment; Objective 4. Sustainable Living and Revitalisation: To promote urban renaissance and support the vitality of rural centres, tackle deprivation and promote sustainable living; Objective 5. Health and Wellbeing: To improve the health and wellbeing of those living and working in the Chelmsford City Area; and Objective 6. Transport: To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.

OBJECTID	ADDRESS	NLUD REFERENCE	Obj2_IMD_Barriers_to_housing_LSOA_RAG	Obj3_IMD_Employment_LSOA_RAG	Obj3_IMD_Income_LSOA_RAG	Obj4_Distance_to_Primary_Shopping_Areas_RAG	Obj4_Distance_to_Principal_Neighbourhood_Shopping_Area_RAG	Obj4_Distance_to_Local_Neighbourhood_Centre_RAG	Obj4_Distance_to_Primary_School_RAG	Obj4_Distance_to_Scondary_School_RAG	Obj5_Distance_to_GP_Practice_RAG	Obj6_Distance_to_EV_Charge_Point_RAG
1	Land South West Of 21, Seven Ash Green, Chelmsford, Essex	CFS25	GREEN	GREEN	GREEN	RED	RED	AMBER	AMBER	GREEN	RED	RED
2	Land North East Of Little Fields Danbury Chelmsford Essex	21SHELAA43	AMBER	GREEN	GREEN	RED	RED	GREEN	RED	GREEN	AMBER	RED
3	Land At Junction Of Woodhill Road And Hulls Lane Sandon Chelmsford Essex	CFS47	RED	GREEN	AMBER	RED	RED	RED	RED	AMBER	GREEN	RED
4	Land South Of Petton Stock Road Stock Ingatestone Essex	CFS23	RED	AMBER	AMBER	RED	RED	AMBER	RED	GREEN	RED	RED
5	Kings Farm Main Road Ford End Chelmsford Essex CM3 1LN	CFS24	RED	AMBER	AMBER	RED	RED	RED	RED	GREEN	GREEN	RED
6	Land South East Of The Lion Inn Main Road Boreham Chelmsford Essex	CFS9	AMBER	AMBER	AMBER	RED	RED	GREEN	AMBER	GREEN	RED	RED
7	Barn At Little Longs Chatham Green Little Waltham Chelmsford Essex	CFS11	RED	GREEN	AMBER	RED	RED	RED	RED	AMBER	GREEN	RED
8	Land South Of 1 Oak Cottages Chalk Street Rettendon Common Chelmsford Essex CM3 8DD	CFS5	RED	AMBER	AMBER	RED	RED	RED	RED	AMBER	GREEN	RED
9	Land North Of Peach House Southlands Chase Sandon Chelmsford Essex	CFS6	RED	GREEN	AMBER	RED	RED	RED	RED	AMBER	GREEN	RED
10	Land North Of Meadowgate Stock Ingatestone Essex	21SHELAA23	RED	GREEN	GREEN	RED	RED	AMBER	RED	GREEN	RED	RED

APPENDIX M – ASSESSMENT OF SHELAA SITES: METHODOLOGY AND OUTPUTS

OBJECTID	ADDRESS	NLUD REFERENCE	Obj2_IMD_Barriers_to_housing_LSOA_RAG	Obj3_IMD_Employment_LSOA_RAG	Obj3_IMD_Income_LSOA_RAG	Obj4_Distance_to_Primary_Shopping_Areas_RAG	Obj4_Distance_to_Principal_Neighbourhood_Shopping_Area_RAG	Obj4_Distance_to_Local_Neighbourhood_Centre_RAG	Obj4_Distance_to_Primary_School_RAG	Obj4_Distance_to_Scondary_School_RAG	Obj5_Distance_to_GP_Practice_RAG	Obj6_Distance_to_EV_Charge_Point_RAG
11	Land North East Of Recreation Ground Chatham Green Little Waltham Chelmsford Essex	CFS12	RED	GREEN	AMBER	RED	RED	RED	RED	AMBER	GREEN	RED
12	Land South East Of Tyrells Cottages Main Road Boreham Chelmsford Essex	CFS13	AMBER	AMBER	AMBER	RED	RED	AMBER	AMBER	GREEN	AMBER	RED
13	Sutch And Searle Warehouse Highwood Road Writtle Chelmsford Essex CM1 3PT	CFS14	AMBER	GREEN	GREEN	RED	RED	RED	RED	AMBER	GREEN	RED
14	Land At Fultons Farm Lodge Road Bicknacre Chelmsford Essex	21SHELAA17	RED	GREEN	GREEN	RED	RED	RED	RED	AMBER	GREEN	RED
15	Land East Of Braintree Road Little Waltham Chelmsford	21SHELAA65	AMBER	AMBER	AMBER	RED	RED	RED	RED	AMBER	GREEN	RED
16	Argents Nurseries Highwood Road Edney Common Chelmsford Essex CM1 3PZ	CFS17	RED	GREEN	GREEN	RED	RED	RED	RED	GREEN	GREEN	RED
17	Land North Of White Elm Cottage Hyde Lane Danbury Chelmsford Essex	CFS18	AMBER	AMBER	GREEN	RED	RED	RED	RED	AMBER	GREEN	RED
18	Land Adjacent The Gables BanTERS Lane Great Leighs Chelmsford	CFS19	AMBER	AMBER	AMBER	RED	RED	RED	RED	GREEN	GREEN	RED
19	Land East Of Barn Mead Galleywood Chelmsford Essex	CFS20	AMBER	GREEN	GREEN	RED	RED	RED	RED	GREEN	GREEN	RED
20	Longcroft Maldon Road Margaretting Ingatestone Essex CM4 9JR	CFS22	RED	AMBER	AMBER	RED	RED	RED	RED	AMBER	GREEN	RED
21	Land South of Writtle and North of the A414 Writtle Chelmsford Essex	CFS129	AMBER	GREEN	GREEN	RED	RED	GREEN	RED	GREEN	AMBER	RED
22	Land South East Of Glebe Farm Stock Road Galleywood Chelmsford Essex	CFS96	AMBER	GREEN	GREEN	RED	RED	RED	RED	GREEN	GREEN	RED
23	Land South East Of The Yard Old Bell Lane Rettendon Chelmsford Essex	CFS107	RED	AMBER	AMBER	RED	RED	RED	RED	AMBER	GREEN	RED
24	Land East Of St Cleres Cottages Main Road Danbury Chelmsford	21SHELAA27	AMBER	GREEN	GREEN	RED	RED	RED	RED	GREEN	GREEN	RED

APPENDIX M – ASSESSMENT OF SHELAA SITES: METHODOLOGY AND OUTPUTS

OBJECTID	ADDRESS	NLUD REFERENCE	Obj2_IMD_Barriers_to_housing_LSOA_RAG	Obj3_IMD_Employment_LSOA_RAG	Obj3_IMD_Income_LSOA_RAG	Obj4_Distance_to_Primary_Shopping_Areas_RAG	Obj4_Distance_to_Principal_Neighbourhood_Shopping_Area_RAG	Obj4_Distance_to_Local_Neighbourhood_Centre_RAG	Obj4_Distance_to_Primary_School_RAG	Obj4_Distance_to_Secondary_School_RAG	Obj5_Distance_to_GP_Practice_RAG	Obj6_Distance_to_EV_Charge_Point_RAG
25	Land At Seven Ash Green Chelmsford Essex	CFS143	AMBER	AMBER	GREEN	AMBER	RED	GREEN	AMBER	GREEN	RED	RED
26	Land At Belsteads Farm Belsteads Farm Lane Little Waltham Chelmsford	CFS94	AMBER	GREEN	GREEN	RED	RED	RED	GREEN	GREEN	RED	GREEN
27	Land North West Of Mapletree Works Brook Lane Galleywood Chelmsford	CFS112	AMBER	GREEN	GREEN	RED	RED	RED	RED	GREEN	GREEN	RED
28	Land North Of Chickdene Farm Windsor Road Downham Billericay Essex	CFS41	RED	GREEN	GREEN	RED	RED	AMBER	RED	GREEN	GREEN	RED
29	Land North Of The Weir And West Of Brook Hill Little Waltham Chelmsford	CFS72	RED	AMBER	AMBER	RED	RED	RED	AMBER	GREEN	RED	RED
30	Land East and West of Beehive Lane Great Baddow Chelmsford Essex	CFS63	AMBER	AMBER	AMBER	RED	GREEN	GREEN	RED	GREEN	AMBER	RED
31	Site At Fenn Roundabout Burnham Road South Woodham Ferrers Chelmsford	CFS88	GREEN	GREEN	GREEN	RED	RED	AMBER	RED	GREEN	AMBER	GREEN
32	Land South Of A12 And East Of Stock Road Galleywood Chelmsford Essex	CFS97	AMBER	GREEN	GREEN	RED	RED	RED	RED	AMBER	GREEN	RED
33	Land At 87 Main Road Great Leighs Chelmsford Essex	CFS90	AMBER	AMBER	AMBER	RED	RED	RED	RED	GREEN	GREEN	RED
34	Land East Of Drakes Farm Drakes Lane Little Waltham Chelmsford Essex	CFS91	RED	GREEN	AMBER	RED	RED	RED	AMBER	AMBER	GREEN	RED
35	Land South Of 4 Glenside Parsonage Lane Margaretting Ingatestone Essex	CFS92	RED	AMBER	AMBER	RED	RED	RED	RED	GREEN	GREEN	RED
36	Pondside Nursery And Yard Chatham Green Little Waltham Chelmsford Essex CM3 3LE	18SLAA3	RED	GREEN	AMBER	RED	RED	RED	RED	AMBER	GREEN	RED
37	BAE Works West Hanningfield Road Great Baddow Chelmsford	CFS117	AMBER	GREEN	GREEN	RED	AMBER	RED	RED	GREEN	GREEN	RED
38	Land Surrounding Highlands Farm East and West of Southend Road East Hanningfield Chelmsford Essex	CFS132	RED	AMBER	AMBER	RED	RED	RED	RED	GREEN	GREEN	RED

APPENDIX M – ASSESSMENT OF SHELAA SITES: METHODOLOGY AND OUTPUTS

OBJECTID	ADDRESS	NLUD REFERENCE	Obj2_IMD_Barriers_to_housing_LSOA_RAG	Obj3_IMD_Employment_LSOA_RAG	Obj3_IMD_Income_LSOA_RAG	Obj4_Distance_to_Primary_Shopping_Areas_RAG	Obj4_Distance_to_Principal_Neighbourhood_Shopping_Area_RAG	Obj4_Distance_to_Local_Neighbourhood_Centre_RAG	Obj4_Distance_to_Primary_School_RAG	Obj4_Distance_to_Secondary_School_RAG	Obj5_Distance_to_GP_Practice_RAG	Obj6_Distance_to_EV_Charging_Point_RAG
39	Land South Of Sheepcotes Roundabout Little Waltham Chelmsford Essex	CFS283	RED	GREEN	AMBER	RED	RED	RED	AMBER	GREEN	RED	RED
40	Land At And West Of 71 School Road Downham Billericay Essex	CFS147	RED	GREEN	GREEN	RED	RED	RED	RED	GREEN	GREEN	RED
41	Land South West Of Hillcroft Marigold Lane Stock Ingatstone Essex	CFS35	RED	GREEN	GREEN	RED	RED	RED	RED	AMBER	GREEN	RED
42	Land North East Of Mole Cottage London Road Chelmsford Essex	CFS149	RED	AMBER	AMBER	RED	RED	RED	RED	GREEN	GREEN	RED
43	Land At Thrift Farm Moulsham Thrift Chelmsford Essex	CFS38	AMBER	GREEN	GREEN	RED	AMBER	GREEN	RED	GREEN	RED	RED
44	Land North West Of St Cleres Hall Main Road Danbury Chelmsford Essex	CFS39	AMBER	GREEN	GREEN	RED	RED	RED	RED	GREEN	GREEN	RED
45	Land East Of Four Gables And South Of Ongar Road Highwood Chelmsford Essex	CFS109	RED	GREEN	GREEN	RED	RED	RED	RED	AMBER	GREEN	RED
46	Land West Of Red House Cooksmill Green Highwood Chelmsford Essex	CFS110	RED	GREEN	GREEN	RED	RED	RED	RED	AMBER	GREEN	RED
47	Land North Of Hawkin Smiths Farmhouse Wydes Road Highwood Chelmsford Essex	CFS111	RED	GREEN	GREEN	RED	RED	RED	RED	AMBER	GREEN	RED
48	Brookmans Farm Back Lane Stock Ingatstone CM4 9DD	CFS126	RED	AMBER	AMBER	RED	RED	GREEN	RED	GREEN	GREEN	RED
49	Land East Of The Crescent Little Leighs Chelmsford Essex	CFS119	AMBER	AMBER	AMBER	RED	RED	RED	RED	GREEN	GREEN	RED
50	Land South Of Brookmans Farm Back Lane Stock Ingatstone	CFS127	RED	AMBER	AMBER	RED	RED	GREEN	RED	GREEN	GREEN	RED
51	Land South and South East of East Hanningfield Village East Hanningfield Chelmsford Essex	CFS130	RED	GREEN	GREEN	RED	RED	RED	RED	GREEN	GREEN	RED
52	Street Record Windsor Road Downham Billericay Essex	CFS40	RED	GREEN	GREEN	RED	RED	AMBER	RED	GREEN	GREEN	RED

APPENDIX M – ASSESSMENT OF SHELAA SITES: METHODOLOGY AND OUTPUTS

OBJECTID	ADDRESS	NLUD REFERENCE	Obj2_IMD_Barriers_to_housing_LSOA_RAG	Obj3_IMD_Employment_LSOA_RAG	Obj3_IMD_Income_LSOA_RAG	Obj4_Distance_to_Primary_Shopping_Areas_RAG	Obj4_Distance_to_Principal_Neighbourhood_Shopping_Area_RAG	Obj4_Distance_to_Local_Neighbourhood_Centre_RAG	Obj4_Distance_to_Primary_School_RAG	Obj4_Distance_to_Secondary_School_RAG	Obj5_Distance_to_GP_Practice_RAG	Obj6_Distance_to_EV_Charge_Point_RAG
53	New Barnes Farm Ingatestone Road Highwood Chelmsford Essex CM1 3RB	CFS42	RED	GREEN	GREEN	RED	RED	RED	RED	GREEN	GREEN	RED
54	Land South Of 38 Chalklands Sandon Chelmsford Essex	CFS43	RED	GREEN	AMBER	RED	RED	RED	RED	AMBER	GREEN	RED
55	Land North Of Cranham Road Little Waltham Chelmsford Essex	CFS44	RED	GREEN	AMBER	RED	RED	RED	AMBER	AMBER	GREEN	RED
56	Footpath Rear Of Quilp Drive Chelmsford Essex	18SLAA7	AMBER	GREEN	GREEN	RED	AMBER	GREEN	RED	GREEN	GREEN	RED
57	Staceys School Lane Broomfield Chelmsford Essex CM1 7HF	CFS78	AMBER	GREEN	GREEN	RED	RED	AMBER	AMBER	GREEN	GREEN	RED
58	Montpelier Farm Blasford Hill Little Waltham Chelmsford Essex CM3 3PG	CFS79	RED	AMBER	AMBER	RED	RED	RED	AMBER	GREEN	AMBER	RED
59	Land At Chatham Green Yard Braintree Road Little Waltham Chelmsford	CFS27	RED	GREEN	AMBER	RED	RED	RED	RED	AMBER	GREEN	RED
60	Land Opposite The Old Rectory Mashbury Road Chignal St James Chelmsford Essex	CFS28	RED	GREEN	GREEN	RED	RED	RED	RED	AMBER	GREEN	RED
61	43 Dorset Avenue Great Baddow Chelmsford Essex CM2 9UA	CFS29	AMBER	AMBER	AMBER	AMBER	AMBER	GREEN	RED	GREEN	AMBER	RED
62	Land East Of The Willows East Hanningfield Road Rettendon Chelmsford Essex	CFS103	RED	AMBER	AMBER	RED	RED	RED	RED	AMBER	GREEN	RED
63	Land West Of Hands Farm Radley Green Road Highwood Ingatestone Essex	CFS31	RED	GREEN	GREEN	RED	RED	RED	RED	AMBER	GREEN	RED
64	Allotment Gardens Seymour Street Chelmsford Essex	CFS32	AMBER	GREEN	AMBER	AMBER	RED	AMBER	RED	GREEN	AMBER	RED
65	Land North West Of 71 School Road Downham Billericay Essex	CFS33	RED	GREEN	GREEN	RED	RED	RED	RED	GREEN	GREEN	RED
66	Land Rear Of Rettendon Lodge Hayes Chase Battlesbridge Wickford Essex	CFS34	RED	AMBER	AMBER	RED	RED	RED	RED	AMBER	GREEN	RED

APPENDIX M – ASSESSMENT OF SHELAA SITES: METHODOLOGY AND OUTPUTS

OBJECTID	ADDRESS	NLUD REFERENCE	Obj2_IMD_Barriers_to_housing_LSOA_RAG	Obj3_IMD_Employment_LSOA_RAG	Obj3_IMD_Income_LSOA_RAG	Obj4_Distance_to_Primary_Shopping_Areas_RAG	Obj4_Distance_to_Principal_Neighbourhood_Shopping_Area_RAG	Obj4_Distance_to_Local_Neighbourhood_Centre_RAG	Obj4_Distance_to_Primary_School_RAG	Obj4_Distance_to_Secondary_School_RAG	Obj5_Distance_to_GP_Practice_RAG	Obj6_Distance_to_EV_Charge_Point_RAG
67	Land West of Back Lane and West of Playing Fields East of Ford End Ford End Chelmsford	CFS93	RED	AMBER	AMBER	RED	RED	RED	RED	GREEN	GREEN	RED
68	Land West Of The Green Man And North Of Highwood Road Edney Common Chelmsford Essex	CFS108	RED	GREEN	GREEN	RED	RED	RED	RED	GREEN	GREEN	RED
69	Southfields School Road Good Easter Chelmsford Essex CM1 4RT	CFS114	RED	GREEN	GREEN	RED	RED	RED	RED	AMBER	GREEN	RED
70	Land East Of 1 - 15 Millfields Danbury Chelmsford Essex	CFS116	AMBER	GREEN	GREEN	RED	RED	AMBER	RED	GREEN	AMBER	RED
71	Land North West Of Longlands Farm Boreham Road Great Leighs Chelmsford	CFS120	AMBER	AMBER	AMBER	RED	RED	RED	RED	GREEN	GREEN	RED
72	Land South West Of Rettendon Place Farm Main Road Rettendon Chelmsford Essex	CFS227	RED	AMBER	AMBER	RED	RED	AMBER	RED	GREEN	GREEN	RED
73	Land North West Of Rettendon Turnpike Rettendon Chelmsford Essex	CFS228	RED	AMBER	AMBER	RED	RED	RED	RED	GREEN	GREEN	RED
74	Land East Of A130 And North West Of Runwell Road Runwell Essex	CFS229	RED	AMBER	AMBER	RED	RED	RED	RED	GREEN	GREEN	RED
75	Land South East Of Rettendon Place Main Road Rettendon Chelmsford Essex	CFS233	RED	AMBER	AMBER	RED	RED	RED	RED	GREEN	GREEN	RED
76	Land North East Of Rettendon Turnpike Rettendon Chelmsford Essex	CFS234	RED	AMBER	AMBER	RED	RED	RED	RED	GREEN	GREEN	RED
77	Land South West Of Bethel Baptist Church Chignal Road Chignal Smealy Chelmsford Essex	CFS82	AMBER	AMBER	AMBER	RED	AMBER	GREEN	RED	GREEN	GREEN	RED
78	Land South West Of 217 Chignal Road Chignal Smealy Chelmsford Essex	CFS80	AMBER	GREEN	GREEN	RED	GREEN	AMBER	RED	GREEN	GREEN	RED
79	Ash Tree House Boyton Cross Roxwell Chelmsford Essex CM1 4LP	CFS121	RED	GREEN	GREEN	RED	RED	RED	RED	GREEN	GREEN	RED
80	Land South East Of Springwood Mashbury Road Chignal St James Chelmsford Essex	CFS151	RED	GREEN	GREEN	RED	RED	RED	RED	AMBER	GREEN	RED

APPENDIX M – ASSESSMENT OF SHELAA SITES: METHODOLOGY AND OUTPUTS

OBJECTID	ADDRESS	NLUD REFERENCE	Obj2_IMD_Barriers_to_housing_LSOA_RAG	Obj3_IMD_Employment_LSOA_RAG	Obj3_IMD_Income_LSOA_RAG	Obj4_Distance_to_Primary_Shopping_Areas_RAG	Obj4_Distance_to_Principal_Neighbourhood_Shopping_Area_RAG	Obj4_Distance_to_Local_Neighbourhood_Centre_RAG	Obj4_Distance_to_Primary_School_RAG	Obj4_Distance_to_Secondary_School_RAG	Obj5_Distance_to_GP_Practice_RAG	Obj6_Distance_to_EV_Charge_Point_RAG
81	Land North Of Ash Tree House Boyton Cross Roxwell Chelmsford	CFS152	RED	GREEN	GREEN	RED	RED	RED	RED	GREEN	GREEN	RED
82	Land East Of Broomfield Library 180 Main Road Broomfield Chelmsford Essex	CFS154	AMBER	GREEN	GREEN	RED	RED	RED	AMBER	GREEN	GREEN	RED
83	Land South West Of 2 Scotts Green Hollow Lane Broomfield Chelmsford Essex	CFS156	RED	AMBER	AMBER	RED	AMBER	GREEN	RED	GREEN	GREEN	RED
84	Land South Of Hunters Moon Whites Hill Stock Ingatestone Essex	CFS179	RED	GREEN	GREEN	RED	RED	AMBER	RED	GREEN	AMBER	RED
85	Land West Of Byfield House Stock Road Stock Ingatestone Essex	CFS174	RED	AMBER	AMBER	RED	RED	AMBER	RED	GREEN	RED	RED
86	Land North West Of Montpelier Villa Main Road Little Waltham Chelmsford Essex	CFS189	RED	AMBER	AMBER	RED	RED	RED	AMBER	GREEN	GREEN	RED
87	West Side Of Entrance To Wood Haven North Hill Little Baddow Chelmsford Essex	15SLAA22	RED	GREEN	GREEN	RED	RED	RED	RED	GREEN	GREEN	RED
88	Land South Of Southwood House Woodhouse Lane Little Waltham Chelmsford Essex	15SLAA32	RED	AMBER	AMBER	RED	RED	RED	AMBER	GREEN	GREEN	RED
89	Hillview Meadow Lane Runwell Wickford Essex SS11 7DX	15SLAA35	RED	AMBER	AMBER	RED	RED	AMBER	RED	GREEN	GREEN	RED
90	Land East Of The Pumping Station Old Church Road East Hanningfield Chelmsford Essex	15SLAA36	RED	GREEN	GREEN	RED	RED	RED	RED	GREEN	GREEN	RED
91	Land South East Of 42 Church Hill Little Waltham Chelmsford Essex	CFS74	RED	AMBER	AMBER	RED	RED	RED	AMBER	GREEN	RED	RED
92	Land South East Of 148 Mill Road Stock Ingatestone	15SLAA38	RED	GREEN	GREEN	RED	RED	AMBER	RED	GREEN	AMBER	RED
93	Land North West Of Park And Ride Terminus Woodhill Road Sandon Chelmsford Essex	CFS101	RED	GREEN	AMBER	RED	RED	RED	RED	GREEN	GREEN	GREEN
94	Horseshoe Farm Main Road Bicknacre Chelmsford Essex CM3 4EX	CFS104	AMBER	AMBER	GREEN	RED	RED	GREEN	RED	GREEN	RED	RED

APPENDIX M – ASSESSMENT OF SHELAA SITES: METHODOLOGY AND OUTPUTS

OBJECTID	ADDRESS	NLUD REFERENCE	Obj2_IMD_Barriers_to_housing_LSOA_RAG	Obj3_IMD_Employment_LSOA_RAG	Obj3_IMD_Income_LSOA_RAG	Obj4_Distance_to_Primary_Shopping_Areas_RAG	Obj4_Distance_to_Principal_Neighbourhood_Shopping_Area_RAG	Obj4_Distance_to_Local_Neighbourhood_Centre_RAG	Obj4_Distance_to_Primary_School_RAG	Obj4_Distance_to_Secondary_School_RAG	Obj5_Distance_to_GP_Practice_RAG	Obj6_Distance_to_EV_Charge_Point_RAG
95	Land North East Of Skeggs Farm Chelmsford Road Writtle Chelmsford Essex	CFS113	AMBER	GREEN	GREEN	RED	RED	GREEN	RED	GREEN	GREEN	RED
96	Old Chase Farm Hyde Lane Danbury Chelmsford Essex CM3 4LP	15SLAA46	AMBER	AMBER	GREEN	RED	RED	RED	RED	AMBER	GREEN	RED
97	Land East Of Two Wishes Lynfords Drive Runwell Wickford Essex	CFS84	RED	AMBER	AMBER	RED	RED	AMBER	RED	AMBER	GREEN	RED
98	Land North Of Greenacres Runwell Chase Runwell Wickford Essex	CFS85	RED	AMBER	AMBER	RED	RED	AMBER	RED	AMBER	GREEN	RED
99	Land North West Of Lammas Cottage High Street Stock Ingatestone Essex	CFS142	RED	GREEN	GREEN	RED	RED	GREEN	RED	GREEN	GREEN	RED
100	Land North Of Cuton Hall Lane Chelmer Village Way Springfield Chelmsford Essex	CFS148	RED	GREEN	AMBER	RED	RED	AMBER	AMBER	GREEN	GREEN	GREEN
101	Land South West Of 52 Maldon Road Danbury Chelmsford	21SHELAA67	AMBER	AMBER	AMBER	RED	RED	GREEN	RED	GREEN	RED	RED
102	Land North East Of Berwyn Maldon Road Margareting Ingatestone Essex	CFS150	RED	AMBER	AMBER	RED	RED	RED	RED	GREEN	GREEN	RED
103	Land North And South Of Peverels Farm Domsey Lane Little Waltham Chelmsford Essex	21SHELAA60	RED	GREEN	AMBER	RED	RED	RED	AMBER	AMBER	GREEN	RED
104	Land North West Of Bowfield Farmbridge End Road Roxwell Chelmsford Essex	21SHELAA48	RED	GREEN	GREEN	RED	RED	RED	RED	AMBER	GREEN	RED
105	Redes Farm Cottage Main Road Great Waltham Chelmsford Essex CM3 1LL	CFS281	RED	AMBER	AMBER	RED	RED	RED	RED	GREEN	GREEN	RED
106	Site South of Woodhouse Lane and East of North Court Road Little Waltham Chelmsford Essex	CFS98	RED	AMBER	AMBER	RED	RED	RED	AMBER	GREEN	GREEN	RED
107	Land West of Greenfield Highwood Road Edney Common Chelmsford Essex	CFS221	RED	GREEN	GREEN	RED	RED	RED	RED	GREEN	GREEN	RED
108	Land East Of Little Fields And North Of Maldon Road Danbury Chelmsford Essex	CFS58	AMBER	GREEN	GREEN	RED	RED	GREEN	RED	GREEN	AMBER	RED

APPENDIX M – ASSESSMENT OF SHELAA SITES: METHODOLOGY AND OUTPUTS

OBJECTID	ADDRESS	NLUD REFERENCE	Obj2_IMD_Barriers_to_Housing_LSOA_RAG	Obj3_IMD_Employment_LSOA_RAG	Obj3_IMD_Income_LSOA_RAG	Obj4_Distance_to_Primary_Shopping_Areas_RAG	Obj4_Distance_to_Principal_Neighbourhood_Shopping_Area_RAG	Obj4_Distance_to_Local_Neighbourhood_Centre_RAG	Obj4_Distance_to_Primary_School_RAG	Obj4_Distance_to_Secundary_School_RAG	Obj5_Distance_to_GP_Practice_RAG	Obj6_Distance_to_EV_Charge_Point_RAG
109	Field Adjacent Lionfield Cottages Main Road Boreham Chelmsford Essex	CFS59	AMBER	AMBER	AMBER	RED	RED	AMBER	AMBER	GREEN	AMBER	RED
110	Field At Junction Of Main Road And Hoe Lane Rettendon Chelmsford Essex	CFS64	RED	AMBER	AMBER	RED	RED	RED	RED	GREEN	GREEN	RED
111	Land North Of Nurses Cottage North Hill Little Baddow Chelmsford Essex	CFS155	RED	GREEN	GREEN	RED	RED	RED	RED	GREEN	GREEN	RED
112	Field South Of Jubilee Rise Danbury Chelmsford Essex	CFS159	AMBER	AMBER	AMBER	RED	RED	GREEN	RED	GREEN	RED	RED
113	Land North West Of Woodlands And Rose Marie Banters Lane Great Leighs Chelmsford	15SLAA25	AMBER	AMBER	AMBER	RED	RED	RED	RED	GREEN	GREEN	RED
114	Land Adjacent Sandpit Cottage Holybread Lane Little Baddow Chelmsford Essex	CFS162	RED	GREEN	GREEN	RED	RED	RED	RED	GREEN	GREEN	RED
115	Land North Side Of Ladywell Lane Sandon Chelmsford Essex	CFS163	RED	GREEN	AMBER	RED	RED	RED	RED	GREEN	GREEN	RED
116	Land South Of The Old Rectory Mashbury Road Chignal St James Chelmsford Essex	CFS239	RED	GREEN	GREEN	RED	RED	RED	RED	AMBER	GREEN	RED
117	Land South East Of Ilgars Farm Cottages And North Of Burnham Road South Woodham Ferrers Chelmsford	CFS280	GREEN	GREEN	GREEN	RED	RED	AMBER	RED	GREEN	RED	GREEN
118	Land North East Of Telephone Exchange Burnham Road South Woodham Ferrers Chelmsford	15SLAA23	AMBER	GREEN	GREEN	AMBER	RED	GREEN	RED	GREEN	RED	GREEN
119	Land North West Of Blatch Cote White Elm Road Bicknacre Chelmsford Essex	15SLAA29	AMBER	AMBER	GREEN	RED	RED	AMBER	RED	GREEN	AMBER	RED
120	Land South Of Woodlands East Hanningfield Road Sandon Chelmsford Essex	15SLAA33	RED	GREEN	AMBER	RED	RED	RED	RED	AMBER	GREEN	RED
121	Sports Centre Partridge Green Broomfield Chelmsford Essex CM1 7EY	15SLAA47	RED	AMBER	AMBER	RED	RED	RED	RED	GREEN	GREEN	RED

APPENDIX M – ASSESSMENT OF SHELAA SITES: METHODOLOGY AND OUTPUTS

OBJECTID	ADDRESS	NLUD REFERENCE	Obj2_IMD_Barriers_to_housing_LSOA_RAG	Obj3_IMD_Employment_LSOA_RAG	Obj3_IMD_Income_LSOA_RAG	Obj4_Distance_to_Primary_Shopping_Areas_RAG	Obj4_Distance_to_Principal_Neighbourhood_Shopping_Area_RAG	Obj4_Distance_to_Local_Neighbourhood_Centre_RAG	Obj4_Distance_to_Primary_School_RAG	Obj4_Distance_to_Secondary_School_RAG	Obj5_Distance_to_GP_Practice_RAG	Obj6_Distance_to_EV_Charge_Point_RAG
122	Land South Of Rough Hill Complex The Tye East Hanningfield Chelmsford Essex	15SLAA48	RED	GREEN	GREEN	RED	RED	RED	RED	GREEN	GREEN	RED
123	Land At Boreham Interchange Colchester Road Boreham Chelmsford Essex	CFS54	AMBER	GREEN	GREEN	RED	RED	RED	AMBER	GREEN	AMBER	GREEN
124	Land Northwest Of Wheelers Hill Roundabout Wheelers Hill Little Waltham Chelmsford Essex	CFS122	RED	AMBER	AMBER	RED	RED	RED	AMBER	GREEN	RED	RED
125	Land South East Of Little Belsteads Back Lane Little Waltham Chelmsford	CFS123	RED	GREEN	AMBER	RED	RED	RED	AMBER	AMBER	GREEN	GREEN
126	Boreham Airfield Waltham Road Boreham Chelmsford	CFS139	AMBER	GREEN	GREEN	RED	RED	AMBER	GREEN	GREEN	AMBER	RED
127	Land South Of 720 Galleywood Road Chelmsford Essex	CFS133	AMBER	GREEN	GREEN	RED	RED	AMBER	RED	GREEN	GREEN	RED
128	Land Around Sewage Works Goodmans Lane Great Leighs Chelmsford Essex	17SLAA24	AMBER	AMBER	AMBER	RED	RED	RED	RED	GREEN	GREEN	RED
129	Hills Yard Beachs Drive Chelmsford CM1 2NJ	CFS168	AMBER	AMBER	GREEN	RED	RED	RED	RED	GREEN	GREEN	RED
130	Land South East Of Sandpit Cottage Holybread Lane Little Baddow Chelmsford Essex	CFS206	RED	GREEN	GREEN	RED	RED	RED	RED	GREEN	GREEN	RED
131	Land East and West of A1114 and North and South of the A12 Great Baddow and Galleywood Chelmsford Essex	CFS73	AMBER	GREEN	GREEN	AMBER	AMBER	RED	RED	GREEN	GREEN	RED
132	Land At Sturgeons Farm Cow Watering Lane Writtle Chelmsford Essex	CFS199	AMBER	GREEN	GREEN	RED	RED	RED	RED	AMBER	GREEN	RED
133	Land East Of Little Rye Fields Little Rye Fields Chelmsford	21SHELAA89	AMBER	AMBER	AMBER	RED	RED	RED	RED	GREEN	GREEN	RED
134	Land East and West of Beaumont Otes Chignal Road Chignal Smealy Chelmsford Essex	CFS209	RED	AMBER	AMBER	RED	AMBER	RED	RED	GREEN	GREEN	RED
135	Site Huts Chelmer Viaduct Development Site Chelmer Road Chelmsford Essex	21SHELAA92	GREEN	GREEN	GREEN	RED	AMBER	GREEN	RED	GREEN	AMBER	RED

APPENDIX M – ASSESSMENT OF SHELAA SITES: METHODOLOGY AND OUTPUTS

OBJECTID	ADDRESS	NLUD REFERENCE	Obj2_IMD_Barriers_to_housing_LSOA_RAG	Obj3_IMD_Employment_LSOA_RAG	Obj3_IMD_Income_LSOA_RAG	Obj4_Distance_to_Primary_Shopping_Areas_RAG	Obj4_Distance_to_Principal_Neighbourhood_Shopping_Area_RAG	Obj4_Distance_to_Local_Neighbourhood_Centre_RAG	Obj4_Distance_to_Primary_School_RAG	Obj4_Distance_to_Secondary_School_RAG	Obj5_Distance_to_GP_Practice_RAG	Obj6_Distance_to_EV_Charge_Point_RAG
136	Land North East Of Spread Eagle Church Lane Great Waltham Chelmsford Essex	CFS215	RED	AMBER	AMBER	RED	RED	RED	RED	GREEN	GREEN	RED
137	Land East Of 118 To 124 Plantation Road Boreham Chelmsford Essex	21SHELAA64	RED	GREEN	GREEN	RED	RED	AMBER	AMBER	GREEN	AMBER	RED
138	Land At Green Lane Roxwell Chelmsford Essex	CFS70	RED	GREEN	GREEN	RED	RED	RED	RED	GREEN	GREEN	RED
139	Land North Of Paulk Hall Lane Great Leighs Chelmsford Essex	17SLAA23	AMBER	AMBER	AMBER	RED	RED	RED	RED	GREEN	GREEN	RED
140	Land South Of Church Of England Primary School Main Road Ford End Chelmsford Essex	CFS216	RED	AMBER	AMBER	RED	RED	RED	RED	GREEN	GREEN	RED
141	Land East Of Home Pastures Main Road Ford End Chelmsford Essex	CFS217	RED	AMBER	AMBER	RED	RED	RED	RED	GREEN	GREEN	RED
142	Land North Of Hilltops Southend Road Howe Green Chelmsford Essex	CFS218	RED	GREEN	AMBER	RED	RED	RED	RED	AMBER	GREEN	RED
143	Land North East Of Hands Farm Cottages Radley Green Road Highwood Ingatestone Essex	CFS220	RED	GREEN	GREEN	RED	RED	RED	RED	AMBER	GREEN	RED
144	Land North Of Woodhouse Lodge Woodhouse Lane Little Waltham Chelmsford Essex	15SLAA1	RED	AMBER	AMBER	RED	RED	RED	AMBER	GREEN	AMBER	RED
145	Land Adjacent 112 Brook Lane Galleywood Chelmsford CM2 8NN	15SLAA37	AMBER	GREEN	GREEN	RED	RED	RED	RED	AMBER	GREEN	RED
146	Dowsett Farm Dowsett Lane Ramsden Heath Billericay Essex CM11 1JL	15SLAA39	RED	GREEN	GREEN	RED	RED	AMBER	RED	GREEN	GREEN	RED
147	Land North East Of Meadow Road Rettendon Chelmsford Essex	15SLAA40	RED	AMBER	AMBER	RED	RED	RED	RED	GREEN	GREEN	RED
148	The Island Car Park High Bridge Road Chelmsford Essex	15SLAA41	AMBER	AMBER	AMBER	GREEN	RED	AMBER	RED	GREEN	RED	GREEN
149	Land Adjacent White Cottage South Street Great Waltham Chelmsford Essex	15SLAA42	RED	GREEN	AMBER	RED	RED	RED	RED	GREEN	GREEN	RED

APPENDIX M – ASSESSMENT OF SHELAA SITES: METHODOLOGY AND OUTPUTS

OBJECTID	ADDRESS	NLUD REFERENCE	Obj2_IMD_Barriers_to_housing_LSOA_RAG	Obj3_IMD_Employment_LSOA_RAG	Obj3_IMD_Income_LSOA_RAG	Obj4_Distance_to_Primary_Shopping_Areas_RAG	Obj4_Distance_to_Principal_Neighbourhood_Shopping_Area_RAG	Obj4_Distance_to_Local_Neighbourhood_Centre_RAG	Obj4_Distance_to_Primary_School_RAG	Obj4_Distance_to_Secondary_School_RAG	Obj5_Distance_to_GP_Practice_RAG	Obj6_Distance_to_EV_Charge_Point_RAG
150	7 St Giles Moor Hall Lane Bicknacre Chelmsford Essex CM3 8AR	15SLAA43	AMBER	AMBER	GREEN	RED	RED	AMBER	RED	GREEN	AMBER	RED
151	Land Opposite 19 To 23 Church Green Broomfield Chelmsford Essex	15SLAA13	AMBER	GREEN	GREEN	RED	RED	RED	AMBER	GREEN	GREEN	RED
152	Land South West Of Southernwood London Road Great Notley Essex	15SLAA10	AMBER	AMBER	AMBER	RED	RED	RED	RED	AMBER	GREEN	RED
153	Land East Of The Green Man Main Road Howe Street Chelmsford	15SLAA12	RED	AMBER	AMBER	RED	RED	RED	RED	AMBER	GREEN	RED
154	67 Peartree Lane Bicknacre Chelmsford Essex CM3 4LS	CFS46	AMBER	AMBER	GREEN	RED	RED	GREEN	RED	GREEN	AMBER	RED
155	Field OS Ref 4730 The Chase Boreham Chelmsford Essex	CFS51	AMBER	AMBER	AMBER	RED	RED	GREEN	AMBER	GREEN	RED	RED
156	Land Known As North West Quadrant West Of Avon Road Chelmsford	CFS165	AMBER	GREEN	GREEN	RED	RED	AMBER	RED	GREEN	GREEN	RED
157	Land South Of Channels Drive Roundabout Channels Drive Broomfield Chelmsford	21SHELAA79	AMBER	AMBER	AMBER	RED	AMBER	AMBER	AMBER	GREEN	RED	RED
158	Land At Boreham Interchange Colchester Road Boreham Chelmsford Essex	21SHELAA96	AMBER	GREEN	GREEN	RED	RED	RED	AMBER	GREEN	AMBER	GREEN
159	Land North East Of Batemans Cottages Boyton Cross Roxwell Chelmsford	21SHELAA86	RED	GREEN	GREEN	RED	RED	RED	RED	AMBER	GREEN	RED
160	Kay-Metzeler Ltd Brook Street Chelmsford CM1 1UQ	21SHELAA18	AMBER	GREEN	GREEN	GREEN	RED	AMBER	RED	GREEN	RED	RED
161	Land North West Of Gubbions Hall Farm Banters Lane Great Leighs Chelmsford	21SHELAA88	AMBER	AMBER	AMBER	RED	RED	RED	RED	GREEN	GREEN	RED
162	Field Rear Of 7 To 8 The Greenway Runwell Wickford Essex	21SHELAA51	RED	AMBER	AMBER	RED	RED	RED	RED	GREEN	GREEN	RED
163	Crondon Park Golf Club Barn Stock Road Stock Ingatstone Essex	CFS176	RED	AMBER	AMBER	RED	RED	RED	RED	AMBER	GREEN	RED

APPENDIX M – ASSESSMENT OF SHELAA SITES: METHODOLOGY AND OUTPUTS

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164	Land South And North West Of Lynfords Drive Runwell Wickford Essex	CFS177	RED	AMBER	AMBER	RED	RED	AMBER	RED	AMBER	GREEN	RED
165	Greenacres Domsey Lane Little Waltham Chelmsford Essex CM3 3PS	CFS178	RED	GREEN	AMBER	RED	RED	RED	GREEN	GREEN	GREEN	RED
166	Land Adjacent Newells Slades Lane Galleywood Chelmsford Essex	CFS180	AMBER	AMBER	AMBER	RED	RED	AMBER	RED	GREEN	GREEN	RED
167	Land North South East And West Of Pontlands Park Hotel West Hanningfield Road Great Baddow Chelmsford	CFS187	AMBER	GREEN	GREEN	AMBER	AMBER	RED	RED	GREEN	GREEN	RED
168	Danecroft Woodhill Road Danbury Chelmsford Essex CM3 4DY	CFS188	AMBER	GREEN	GREEN	RED	RED	AMBER	RED	GREEN	GREEN	RED
169	Land West Of 129 Watchouse Road Galleywood Chelmsford	CFS191	AMBER	GREEN	GREEN	RED	RED	GREEN	RED	GREEN	GREEN	RED
170	Land On The West Side Of North Hill Little Baddow Chelmsford Essex	CFS192	RED	GREEN	GREEN	RED	RED	RED	RED	AMBER	GREEN	RED
171	1 Wantz Cottages Ship Road West Hanningfield Chelmsford Essex CM2 8UZ	CFS193	RED	GREEN	GREEN	RED	RED	RED	RED	GREEN	GREEN	RED
172	2 Wantz Cottages Ship Road West Hanningfield Chelmsford Essex CM2 8UZ	CFS194	RED	GREEN	GREEN	RED	RED	RED	RED	GREEN	GREEN	RED
173	Land South East Of 36 Castle Close And North West Of 42 Catherines Close Great Leighs Chelmsford Essex	CFS195	AMBER	AMBER	AMBER	RED	RED	RED	RED	GREEN	GREEN	RED
174	Former Industrial Site Rignals Lane Galleywood Chelmsford Essex	CFS197	AMBER	AMBER	AMBER	RED	RED	AMBER	RED	GREEN	GREEN	RED
175	Baddow Road Car Park Baddow Road Chelmsford CM2 0DD	CFS263	AMBER	AMBER	AMBER	GREEN	RED	AMBER	RED	GREEN	RED	GREEN
176	Waterhouse Lane Depot And Nursery Waterhouse Lane Chelmsford Essex CM1 2RY	CFS266	AMBER	GREEN	GREEN	RED	RED	GREEN	RED	GREEN	AMBER	RED

APPENDIX M – ASSESSMENT OF SHELAA SITES: METHODOLOGY AND OUTPUTS

OBJECTID	ADDRESS	NLUD REFERENCE	Obj2_IMD_Barriers_to_housing_LSOA_RAG	Obj3_IMD_Employment_LSOA_RAG	Obj3_IMD_Income_LSOA_RAG	Obj4_Distance_to_Primary_Shopping_Areas_RAG	Obj4_Distance_to_Principal_Neighbourhood_Shopping_Area_RAG	Obj4_Distance_to_Local_Neighbourhood_Centre_RAG	Obj4_Distance_to_Primary_School_RAG	Obj4_Distance_to_Secondary_School_RAG	Obj5_Distance_to_GP_Practice_RAG	Obj6_Distance_to_EV_Charge_Point_RAG
177	Land Between Highview And High House Farm Woodham Road Battlesbridge Wickford Essex	CFS268	RED	AMBER	AMBER	RED	RED	RED	RED	GREEN	GREEN	RED
178	Land South West Of Writtle College Juicing Plant Lordship Road Writtle Chelmsford Essex	CFS201	AMBER	GREEN	GREEN	RED	RED	GREEN	RED	GREEN	RED	RED
179	Land South East Of Merefields Main Road Little Waltham Chelmsford Essex	CFS140	RED	AMBER	AMBER	RED	RED	RED	AMBER	GREEN	AMBER	RED
180	Barn Adjacent The Old Off Licence Blasford Hill Little Waltham Chelmsford Essex	CFS198	RED	AMBER	AMBER	RED	RED	RED	AMBER	GREEN	GREEN	RED
181	Land East Of Halffield House Back Lane Little Waltham Chelmsford	CFS138	RED	AMBER	AMBER	RED	RED	RED	AMBER	GREEN	AMBER	RED
182	Land South East Of Southlands Cottages Runwell Road Runwell Wickford Essex	CFS172	RED	AMBER	AMBER	RED	RED	RED	RED	AMBER	GREEN	RED
183	Land Adjacent Danbury Mission Evangelical Church Maldon Road Danbury Chelmsford Essex	CFS173	AMBER	AMBER	AMBER	RED	RED	GREEN	RED	GREEN	RED	RED
184	Land At Runwell House Runwell Road Runwell Wickford Essex	CFS66	RED	AMBER	AMBER	RED	RED	RED	RED	GREEN	GREEN	RED
185	Allotment Gardens Runwell Road Runwell Wickford Essex	CFS67	AMBER	GREEN	GREEN	RED	RED	RED	RED	GREEN	GREEN	RED
186	Land West Of 7 Abbey Fields Chelmsford	CFS68	RED	GREEN	GREEN	RED	RED	RED	RED	GREEN	GREEN	RED
187	Bromley Lodge Tileworks Lane Rettendon Common Chelmsford Essex CM3 8HB	CFS69	RED	GREEN	GREEN	RED	RED	RED	RED	AMBER	GREEN	RED
188	Land East Of Signals Lane Galleywood Chelmsford Essex	CFS71	AMBER	GREEN	GREEN	RED	RED	AMBER	RED	GREEN	GREEN	RED
189	Land At Greenacres Runwell Chase Runwell Wickford Essex	CFS86	RED	AMBER	AMBER	RED	RED	AMBER	RED	AMBER	GREEN	RED
190	Land East Of 52 Main Road Great Leighs Chelmsford Essex	15SLAA28	AMBER	AMBER	AMBER	RED	RED	RED	RED	GREEN	GREEN	RED

APPENDIX M – ASSESSMENT OF SHELAA SITES: METHODOLOGY AND OUTPUTS

OBJECTID	ADDRESS	NLUD REFERENCE	Obj2_IMD_Barriers_to_housing_LSOA_RAG	Obj3_IMD_Employment_LSOA_RAG	Obj3_IMD_Income_LSOA_RAG	Obj4_Distance_to_Primary_Shopping_Areas_RAG	Obj4_Distance_to_Principal_Neighbourhood_Shopping_Area_RAG	Obj4_Distance_to_Local_Neighbourhood_Centre_RAG	Obj4_Distance_to_Primary_School_RAG	Obj4_Distance_to_Secondary_School_RAG	Obj5_Distance_to_GP_Practice_RAG	Obj6_Distance_to_EV_Charge_Point_RAG
191	Land North West Of Lockside Marina Hill Road South Chelmsford Essex	CFS262	AMBER	AMBER	AMBER	GREEN	RED	GREEN	RED	GREEN	RED	GREEN
192	Land North West Of Eagle Villas Main Road Ford End Chelmsford Essex	17SLAA15	RED	AMBER	AMBER	RED	RED	RED	RED	GREEN	GREEN	RED
193	Land North West Of The Spread Eagle Main Road Margarettng Ingatestone Essex	17SLAA16	RED	AMBER	AMBER	RED	RED	RED	RED	GREEN	GREEN	RED
194	Field 2284 South Of Maltings Road Battlesbridge Wickford Essex	17SLAA17	RED	AMBER	AMBER	RED	RED	RED	RED	AMBER	GREEN	RED
195	Lathcoats Farm Shop Beehive Lane Great Baddow Chelmsford CM2 8LX	17SLAA18	AMBER	AMBER	AMBER	RED	GREEN	GREEN	RED	GREEN	AMBER	RED
196	Land East Of Broomfield Library 180 Main Road Broomfield Chelmsford	17SLAA19	AMBER	GREEN	GREEN	RED	RED	RED	AMBER	GREEN	GREEN	RED
197	Storage 115 Brock Hill Runwell Wickford	22SHELAA12	RED	AMBER	AMBER	RED	RED	RED	RED	GREEN	GREEN	RED
198	Smithfield Nursery Woodham Road Rettendon Wickford Essex SS11 7QW	22SHELAA9	RED	AMBER	AMBER	RED	RED	RED	RED	AMBER	GREEN	RED
199	Countryside Skills Centre Cow Watering Lane Writtle Chelmsford Essex	CFS203	AMBER	GREEN	GREEN	RED	RED	AMBER	RED	AMBER	AMBER	RED
200	Runwell Hall Farm Hoe Lane Rettendon Chelmsford Essex CM3 8DQ	CFS205	RED	AMBER	AMBER	RED	RED	GREEN	RED	GREEN	GREEN	RED
201	Land At Manor Farm Sandford Mill Lane Great Baddow Chelmsford Essex	CFS208	AMBER	GREEN	GREEN	AMBER	GREEN	AMBER	RED	GREEN	RED	RED
202	Campion Farm Gutters Lane Broomfield Chelmsford Essex CM1 7BT	CFS211	AMBER	GREEN	GREEN	RED	RED	AMBER	AMBER	GREEN	GREEN	RED
203	Land South Of Hassenbrook Victoria Road Writtle Chelmsford	CFS213	RED	AMBER	AMBER	RED	RED	RED	RED	GREEN	GREEN	RED
204	Chenwill Links Drive Chelmsford Essex CM2 9AW	CFS224	RED	AMBER	AMBER	RED	RED	AMBER	RED	GREEN	AMBER	RED

APPENDIX M – ASSESSMENT OF SHELAA SITES: METHODOLOGY AND OUTPUTS

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205	Essex Police HQ and Sports Ground New Court Road Chelmsford	CFS267	AMBER	GREEN	GREEN	RED	AMBER	AMBER	AMBER	GREEN	AMBER	GREEN
206	Land North West Of Hillminster Hawk Hill Rettendon Wickford Essex	CFS230	RED	AMBER	AMBER	RED	RED	RED	RED	AMBER	GREEN	RED
207	Field East Of Saxon Way Broomfield Chelmsford Essex	CFS212	AMBER	GREEN	GREEN	RED	RED	AMBER	AMBER	GREEN	AMBER	RED
208	Land South Of Burnham Road Battlesbridge Wickford	CFS231	RED	AMBER	AMBER	RED	RED	RED	RED	AMBER	GREEN	RED
209	Rembrandt House Blasford Hill Little Waltham Chelmsford Essex CM3 3PF	CFS235	RED	AMBER	AMBER	RED	RED	RED	AMBER	GREEN	GREEN	RED
210	Land North West Of Sundayville Lynfords Drive Runwell Wickford Essex	CFS236	RED	AMBER	AMBER	RED	RED	AMBER	RED	GREEN	GREEN	RED
211	Parklands West Hanningfield Road Great Baddow Chelmsford CM2 8HR	CFS238	AMBER	GREEN	GREEN	AMBER	AMBER	RED	RED	GREEN	AMBER	RED
212	Civic Centre Land Site Duke Street Chelmsford Essex	CFS241	AMBER	GREEN	GREEN	GREEN	RED	AMBER	RED	GREEN	AMBER	GREEN
213	Play Area Jubilee Rise Danbury Chelmsford Essex	CFS243	AMBER	AMBER	AMBER	RED	RED	GREEN	RED	GREEN	AMBER	RED
214	Allotment Gardens Hill Road South Chelmsford Essex	CFS253	AMBER	AMBER	AMBER	AMBER	RED	GREEN	RED	GREEN	AMBER	RED
215	Freighter House Depot Drovers Way Boreham Chelmsford Essex	CFS254	RED	AMBER	AMBER	RED	RED	RED	AMBER	GREEN	RED	GREEN
216	Brand & Howes Ltd 47 Baddow Road Chelmsford CM2 0DD	CFS255	AMBER	AMBER	AMBER	GREEN	RED	AMBER	RED	GREEN	RED	GREEN
217	Garages Rear Of 44 St Nazaire Road Chelmsford Essex	CFS256	AMBER	AMBER	AMBER	RED	AMBER	GREEN	RED	GREEN	RED	RED
218	Garages Rear Of 27 Medway Close Chelmsford Essex	CFS257	AMBER	AMBER	GREEN	RED	RED	AMBER	RED	GREEN	GREEN	GREEN
219	Land North Of Galleywood Reservoir Beehive Lane Galleywood Chelmsford	CFS260	AMBER	AMBER	AMBER	RED	RED	GREEN	RED	GREEN	GREEN	RED

APPENDIX M – ASSESSMENT OF SHELAA SITES: METHODOLOGY AND OUTPUTS

OBJECTID	ADDRESS	NLUD REFERENCE	Obj2_IMD_Barriers_to_Including_LSOA_RAG	Obj3_IMD_Employment_LSOA_RAG	Obj3_IMD_Income_LSOA_RAG	Obj4_Distance_to_Primary_Shopping_Areas_RAG	Obj4_Distance_to_Principal_Neighbourhood_Shopping_Area_RAG	Obj4_Distance_to_Local_Neighbourhood_Centre_RAG	Obj4_Distance_to_Primary_School_RAG	Obj4_Distance_to_Secondary_School_RAG	Obj5_Distance_to_GP_Practice_RAG	Obj6_Distance_to_EV_Charging_Point_RAG
220	Sandford Mill Water Works Sandford Mill Road Springfield Chelmsford Essex CM2 6NY	CFS261	AMBER	GREEN	GREEN	RED	AMBER	RED	RED	GREEN	GREEN	RED
221	Land to the East of Bulls Lodge Farm Generals Lane Boreham Chelmsford Essex	CFS207	RED	GREEN	GREEN	RED	RED	RED	GREEN	GREEN	GREEN	RED
222	Inspire House Hollycroft Great Baddow Chelmsford Essex CM2 7FW	21SHELAA52	AMBER	GREEN	GREEN	AMBER	AMBER	RED	RED	GREEN	AMBER	RED
223	Land At Ilgars Farm West Of Willow Grove South Woodham Ferrers Chelmsford Essex	21SHELAA44	GREEN	GREEN	GREEN	RED	RED	AMBER	RED	GREEN	AMBER	GREEN
224	Land South Of Bakery Cottage Chatham Green Little Waltham Chelmsford Essex	21SHELAA47	RED	GREEN	AMBER	RED	RED	RED	RED	AMBER	GREEN	RED
225	Land North East Of Lilley Farm School Lane Great Leighs Chelmsford Essex	21SHELAA61	AMBER	AMBER	AMBER	RED	RED	RED	RED	GREEN	GREEN	RED
226	Land At Garage Block And West Of 5 To 11 Cards Road Sandon Chelmsford Essex	CFS102	RED	GREEN	AMBER	RED	RED	RED	RED	GREEN	GREEN	RED
227	Land West Of Hanbury Road Chelmsford Essex	CFS166	AMBER	GREEN	GREEN	RED	RED	AMBER	RED	GREEN	AMBER	RED
228	Driving Range And Golf Academy Crondon Park Golf Club Stock Road Stock Ingatstone Essex CM4 9DP	CFS175	RED	AMBER	AMBER	RED	RED	RED	RED	AMBER	GREEN	RED
229	Land North Of Peartree Cottage Braintree Road Little Waltham Chelmsford	21SHELAA3	RED	GREEN	AMBER	RED	RED	RED	RED	AMBER	GREEN	RED
230	Land North Of Mill Lane East Of Barley Mead And South Of Maldon Road Danbury Chelmsford Essex	CFS56	AMBER	GREEN	GREEN	RED	RED	AMBER	RED	AMBER	GREEN	RED
231	Land West Of Twitty Fee Danbury Chelmsford Essex	21SHELAA50	AMBER	GREEN	GREEN	RED	RED	AMBER	RED	GREEN	AMBER	RED
232	Land South West Of 2 Scotts Green Hollow Lane Broomfield Chelmsford Essex	21SHELAA100	AMBER	GREEN	GREEN	RED	AMBER	GREEN	RED	GREEN	GREEN	RED
233	Land Adjacent The Fox And Raven Chelmer Village Way Springfield Chelmsford Essex	21SHELAA91	RED	GREEN	GREEN	RED	AMBER	GREEN	RED	GREEN	GREEN	RED

APPENDIX M – ASSESSMENT OF SHELAA SITES: METHODOLOGY AND OUTPUTS

OBJECTID	ADDRESS	NLUD REFERENCE	Obj2_IMD_Barriers_to_Including_LSOA_RAG	Obj3_IMD_Employment_LSOA_RAG	Obj3_IMD_Income_LSOA_RAG	Obj4_Distance_to_Primary_Shopping_Areas_RAG	Obj4_Distance_to_Principal_Neighbourhood_Shopping_Area_RAG	Obj4_Distance_to_Local_Neighbourhood_Centre_RAG	Obj4_Distance_to_Primary_School_RAG	Obj4_Distance_to_Scoundary_School_RAG	Obj5_Distance_to_GP_Practice_RAG	Obj6_Distance_to_EV_Charge_Point_RAG
234	Larmar Engineering Co Ltd Main Road Margarett Ingatestone Essex CM4 9JD	CFS45	RED	AMBER	AMBER	RED	RED	RED	RED	GREEN	GREEN	RED
235	Land East Of Imbirds Yard Souther Cross Road Good Easter Chelmsford Essex	21SHELAA42	RED	GREEN	GREEN	RED	RED	RED	RED	AMBER	GREEN	RED
236	Field Rear Of Telephone Exchange Church Street Great Baddow Chelmsford Essex	CFS226	AMBER	GREEN	GREEN	AMBER	AMBER	RED	RED	GREEN	AMBER	RED
237	Land North Of Field End Sandon Hall Bridleway Sandon Chelmsford Essex CM2 7RL	21SHELAA59	RED	GREEN	AMBER	RED	RED	RED	RED	AMBER	GREEN	RED
238	Roxwell Quarry Roxwell Road Roxwell Chelmsford Essex CM1 4LT	21SHELAA57	AMBER	GREEN	GREEN	RED	RED	RED	RED	AMBER	GREEN	RED
239	Land Southeast And West Of Garage Block Hunts Close Writtle Chelmsford Essex	21SHELAA97	AMBER	GREEN	GREEN	RED	RED	GREEN	RED	GREEN	AMBER	RED
240	Land East Of BanTERS Lane BanTERS Lane Great Leighs Chelmsford	15SLAA16	AMBER	AMBER	AMBER	RED	RED	RED	RED	GREEN	GREEN	RED
241	Land North Of Steepleview Butts Green Road Sandon Chelmsford	21SHELAA14	RED	GREEN	AMBER	RED	RED	RED	RED	AMBER	GREEN	RED
242	Field At Grid Reference 571030 215770 Hyde Hall Lane Great Waltham Chelmsford Essex	21SHELAA66	AMBER	AMBER	AMBER	RED	RED	RED	RED	AMBER	GREEN	RED
243	Jacklets Farm Slough Road Danbury Chelmsford Essex CM3 4LX	21SHELAA30	AMBER	GREEN	GREEN	RED	RED	RED	RED	AMBER	GREEN	RED
244	Land East And North East Of Three Mile Hill Roundabout Margarett Ingatestone Essex	21SHELAA85	RED	AMBER	AMBER	RED	RED	RED	RED	AMBER	GREEN	RED
245	Land North of Newlands Spring and South West of Broomfield Village, Chignall and Broomfield Chelmsford Essex	CFS183	RED	AMBER	AMBER	RED	GREEN	AMBER	RED	GREEN	GREEN	RED
246	Wood Farm Stock Road Galleywood Chelmsford Essex CM2 8JU	CFS95	AMBER	GREEN	GREEN	RED	RED	RED	RED	GREEN	GREEN	RED

APPENDIX M – ASSESSMENT OF SHELAA SITES: METHODOLOGY AND OUTPUTS

OBJECTID	ADDRESS	NLUD REFERENCE	Obj2_IMD_Barriers_to_housing_LSOA_RAG	Obj3_IMD_Employment_LSOA_RAG	Obj3_IMD_Income_LSOA_RAG	Obj4_Distance_to_Primary_Shopping_Areas_RAG	Obj4_Distance_to_Principal_Neighbourhood_Shopping_Area_RAG	Obj4_Distance_to_Local_Neighbourhood_Centre_RAG	Obj4_Distance_to_Primary_School_RAG	Obj4_Distance_to_Secondary_School_RAG	Obj5_Distance_to_GP_Practice_RAG	Obj6_Distance_to_EV_Charge_Point_RAG
247	Land North Of St Swithins Cottages Howe Green Chelmsford Essex	21SHELAA68	AMBER	GREEN	GREEN	RED	RED	RED	RED	GREEN	GREEN	RED
248	Land Opposite Peach House Southlands Chase Sandon Chelmsford Essex	CFS7	RED	GREEN	AMBER	RED	RED	RED	RED	AMBER	GREEN	RED
249	Land East Of Myjoy Woodhill Road Sandon Chelmsford Essex	CFS48	RED	GREEN	AMBER	RED	RED	RED	RED	AMBER	GREEN	RED
250	Land East Of Premier Lodge Hotel Main Road Boreham Chelmsford Essex	CFS50	RED	GREEN	GREEN	RED	RED	RED	AMBER	GREEN	GREEN	GREEN
251	Land East and West of the A12 and North of the A414, Great Baddow and Sandon, Chelmsford, Essex	CFS83	AMBER	AMBER	AMBER	RED	RED	RED	AMBER	GREEN	AMBER	GREEN
252	Kingsgate Bicknacre Road Bicknacre Chelmsford CM3 4ES	21SHELAA49	AMBER	AMBER	GREEN	RED	RED	AMBER	RED	GREEN	AMBER	RED
253	Haven Farm Goat Hall Lane Chelmsford Essex CM2 8PH	21SHELAA54	AMBER	GREEN	GREEN	RED	RED	RED	RED	GREEN	GREEN	RED
254	Land North Of Orchard Way Chelmsford	21SHELAA78	RED	GREEN	GREEN	RED	RED	AMBER	AMBER	GREEN	AMBER	RED
255	Silver Ash Cranham Road Little Waltham Chelmsford Essex CM3 3NB	21SHELAA83	RED	GREEN	AMBER	RED	RED	RED	AMBER	AMBER	GREEN	RED
256	Land North and South of East Hanningfield Road, South and East of Howe Green Sandon Chelmsford Essex	CFS131	RED	GREEN	AMBER	RED	RED	RED	RED	AMBER	GREEN	RED
257	Land East of Plantation Road and west of Church Road Boreham Chelmsford Essex	CFS145	RED	GREEN	GREEN	RED	RED	AMBER	AMBER	GREEN	RED	RED
258	Land North East Of Skeggs Farm Chelmsford Road Writtle Chelmsford Essex	21SHELAA98	AMBER	GREEN	GREEN	RED	RED	GREEN	RED	GREEN	AMBER	RED
259	Land South Of Corner Cottage Woodhill Road Danbury Chelmsford Essex	21SHELAA46	RED	GREEN	AMBER	RED	RED	RED	RED	GREEN	GREEN	RED
260	Land North Of Boreham Industrial Estate Waltham Road Boreham Chelmsford	21SHELAA21	RED	GREEN	GREEN	RED	RED	RED	AMBER	GREEN	GREEN	RED

APPENDIX M – ASSESSMENT OF SHELAA SITES: METHODOLOGY AND OUTPUTS

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261	Land Adjacent Reeds Spring Roxwell Road Writtle Chelmsford Essex	21SHELAA41	AMBER	GREEN	GREEN	RED	RED	RED	RED	AMBER	GREEN	RED
262	Land South East Of High House Farm Woodham Road Battlesbridge Wickford Essex	CFS269	RED	AMBER	AMBER	RED	RED	RED	RED	GREEN	GREEN	RED
263	Land South East Of High House Farm Woodham Road Battlesbridge Wickford Essex	CFS270	RED	AMBER	AMBER	RED	RED	RED	RED	GREEN	GREEN	RED
264	Land Between Highview And High House Farm Woodham Road Battlesbridge Wickford Essex	CFS271	RED	AMBER	AMBER	RED	RED	RED	RED	GREEN	GREEN	RED
265	Land South West Of Broomfield Place Main Road Broomfield Chelmsford	18SLAA11	AMBER	GREEN	GREEN	RED	RED	GREEN	AMBER	GREEN	GREEN	RED
266	Land Adjacent To Weighbridge Site Brook Street Chelmsford	18SLAA16	AMBER	GREEN	GREEN	AMBER	RED	AMBER	RED	GREEN	RED	RED
267	Land North Of The A12 East Of Southend Road Great Baddow Chelmsford Essex	18SLAA17	AMBER	GREEN	GREEN	RED	RED	RED	RED	GREEN	GREEN	RED
268	Land South Of 89 To 143 Galleywood Road Great Baddow Chelmsford Essex	18SLAA18	AMBER	AMBER	AMBER	AMBER	AMBER	GREEN	RED	GREEN	GREEN	RED
269	Land North Of Mill Road North End Dunmow Essex CM6 3PE	18SLAA19	RED	AMBER	AMBER	RED	RED	RED	RED	AMBER	GREEN	RED
270	Land North Of Elm Green Lane Danbury Chelmsford Essex	18SLAA4	AMBER	GREEN	GREEN	RED	RED	AMBER	RED	GREEN	GREEN	RED
271	Poolman Ltd Bakers Lane West Hanningfield Chelmsford Essex CM2 8LD	18SLAA6	AMBER	GREEN	GREEN	RED	RED	RED	RED	AMBER	GREEN	RED
272	Land North East Of 148 The Street Little Waltham Chelmsford Essex	CFS272	RED	GREEN	AMBER	RED	RED	RED	RED	GREEN	RED	RED
273	Bell Works Well Lane Danbury Chelmsford Essex	CFS274	AMBER	GREEN	GREEN	RED	RED	AMBER	RED	GREEN	GREEN	RED
274	187 Main Road Broomfield Chelmsford Essex CM1 7DJ	CFS277	AMBER	GREEN	GREEN	RED	RED	AMBER	AMBER	GREEN	GREEN	RED

APPENDIX M – ASSESSMENT OF SHELAA SITES: METHODOLOGY AND OUTPUTS

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275	Galleywood Hall 279 Beehive Lane Great Baddow Chelmsford	CFS265	AMBER	AMBER	AMBER	RED	AMBER	AMBER	RED	GREEN	AMBER	RED
276	Land West of Broomfield Village Broomfield Chelmsford Essex	CFS181	AMBER	GREEN	GREEN	RED	RED	AMBER	AMBER	GREEN	AMBER	RED
277	Land South West Of Pease Hall Sandford Mill Road Springfield Chelmsford	21SHELAA93	AMBER	GREEN	GREEN	RED	GREEN	RED	RED	GREEN	AMBER	RED
278	Land Rear Of 22 Downham Road Ramsden Heath Billericay Essex	15SLAA44	RED	GREEN	GREEN	RED	RED	GREEN	RED	GREEN	GREEN	RED
279	Land North Of Mill Lane East Of Barley Mead And South Of Maldon Road Danbury Chelmsford	15SLAA45	AMBER	GREEN	GREEN	RED	RED	AMBER	RED	AMBER	GREEN	RED
280	Mount Maskall Generals Lane Boreham Chelmsford Essex CM3 3HW	CFS10	RED	GREEN	GREEN	RED	RED	RED	GREEN	GREEN	GREEN	RED
281	Land Rear Of 7 Willowmeade Ramsden Heath Essex	21SHELAA10	RED	GREEN	GREEN	RED	RED	GREEN	RED	GREEN	GREEN	RED
282	Land North and South of 19 and 21 Lordship Road Writtle Chelmsford Essex	CFS200	AMBER	GREEN	GREEN	RED	RED	GREEN	RED	GREEN	RED	RED
283	Former St Peter's College Fox Crescent Chelmsford Essex CM1 2BL	CFS276	AMBER	AMBER	GREEN	RED	AMBER	GREEN	RED	GREEN	RED	RED
284	Land South West Of Silverwood South Hanningfield Road Rettendon Chelmsford Essex	CFS134	RED	AMBER	AMBER	RED	RED	RED	RED	AMBER	GREEN	RED
285	Land North Of The Old Coal Yard Little Waltham Road Springfield Chelmsford Essex	CFS135	RED	AMBER	AMBER	RED	RED	RED	AMBER	GREEN	GREEN	RED
286	Land South Of Cob Cottage Church Road West Hanningfield Chelmsford Essex	CFS136	RED	GREEN	GREEN	RED	RED	RED	RED	GREEN	GREEN	RED
287	Land North East Of 55 - 65 Peartree Lane Bicknacre Chelmsford Essex	18SLAA20	AMBER	AMBER	GREEN	RED	RED	GREEN	RED	GREEN	AMBER	RED
288	Unit 1 The Applestore Chantry Farm Chantry Lane Boreham Chelmsford Essex CM3 3AN	17SLAA32	RED	GREEN	GREEN	RED	RED	RED	AMBER	AMBER	GREEN	RED

APPENDIX M – ASSESSMENT OF SHELAA SITES: METHODOLOGY AND OUTPUTS

OBJECTID	ADDRESS	NLUD REFERENCE	Obj2_IMD_Barriers_to_housing_LSOA_RAG	Obj3_IMD_Employment_LSOA_RAG	Obj3_IMD_Income_LSOA_RAG	Obj4_Distance_to_Primary_Shopping_Areas_RAG	Obj4_Distance_to_Principal_Neighbourhood_Shopping_Area_RAG	Obj4_Distance_to_Local_Neighbourhood_Centre_RAG	Obj4_Distance_to_Primary_School_RAG	Obj4_Distance_to_Scondary_School_RAG	Obj5_Distance_to_GP_Practice_RAG	Obj6_Distance_to_EV_Charge_Point_RAG
289	Field Adjacent Mill House Mill Lane Great Leighs Chelmsford Essex	21SHELAA90	AMBER	AMBER	AMBER	RED	RED	RED	RED	GREEN	GREEN	RED
290	Ivy Hill Hotel Writtle Road Margaretting Ingatestone CM4 0EH	21SHELAA62	RED	AMBER	AMBER	RED	RED	RED	RED	GREEN	GREEN	RED
291	Land Between Back Lane And Essex Regiment Way Little Waltham Chelmsford Essex	21SHELAA80	RED	GREEN	AMBER	RED	RED	RED	AMBER	GREEN	GREEN	GREEN
292	Land North And West Of Kingsgate Bicknacre Road Danbury Chelmsford	21SHELAA76	AMBER	AMBER	GREEN	RED	RED	AMBER	RED	GREEN	AMBER	RED
293	Land North Of Sandon Lodge Woodhill Road Sandon Chelmsford Essex	21SHELAA5	RED	GREEN	AMBER	RED	RED	RED	RED	GREEN	GREEN	GREEN
294	Land West Of Farrow Road Chelmsford Essex	CFS137	AMBER	GREEN	GREEN	RED	RED	RED	RED	GREEN	GREEN	RED
295	Land North West Of The Crescent Little Leighs Chelmsford Essex	CFS141	AMBER	AMBER	AMBER	RED	RED	RED	RED	GREEN	GREEN	RED
296	Land East Of St Marys Church Church Road Little Baddow Chelmsford Essex	CFS144	RED	GREEN	GREEN	RED	RED	RED	RED	AMBER	GREEN	RED
297	Land East Of Bowen House Wheelers Hill Little Waltham Chelmsford Essex	CFS146	RED	AMBER	AMBER	RED	RED	RED	AMBER	GREEN	AMBER	RED
298	206 and 208 Main Road Broomfield Chelmsford Essex CM1 7AJ	CFS153	RED	AMBER	AMBER	RED	RED	RED	AMBER	GREEN	GREEN	RED
299	Land East Of De Beauvoir Farm Church Road Ramsden Heath Billericay Essex	19SHELAA8	RED	GREEN	GREEN	RED	RED	RED	RED	GREEN	GREEN	RED
300	Land North West Of Hareswood Elm Green Lane Danbury Chelmsford Essex	21SHELAA95	AMBER	GREEN	GREEN	RED	RED	RED	RED	GREEN	GREEN	RED
301	Land South West Of Warehouse Highwood Road Highwood Chelmsford Essex	19SHELAA12	AMBER	GREEN	GREEN	RED	RED	RED	RED	AMBER	GREEN	RED
302	Land West Of Mayes Farm Mayes Lane Sandon Chelmsford Essex	20SHELAA5	RED	GREEN	AMBER	RED	RED	RED	RED	AMBER	GREEN	RED

APPENDIX M – ASSESSMENT OF SHELAA SITES: METHODOLOGY AND OUTPUTS

OBJECTID	ADDRESS	NLUD REFERENCE	Obj2_IMD_Barriers_to_housing_LSOA_RAG	Obj3_IMD_Employment_LSOA_RAG	Obj3_IMD_Income_LSOA_RAG	Obj4_Distance_to_Primary_Shopping_Areas_RAG	Obj4_Distance_to_Principal_Neighbourhood_Shopping_Area_RAG	Obj4_Distance_to_Local_Neighbourhood_Centre_RAG	Obj4_Distance_to_Primary_School_RAG	Obj4_Distance_to_Scondary_School_RAG	Obj5_Distance_to_GP_Practice_RAG	Obj6_Distance_to_EV_Charge_Point_RAG
303	Land East Of Whitegates Farm South Hanningfield Road Rettendon Chelmsford Essex	19SHELAA6	RED	AMBER	AMBER	RED	RED	RED	RED	AMBER	GREEN	RED
304	Land East and West of the A12, North and North West of Howe Green Sandon Chelmsford Essex	CFS55	AMBER	GREEN	GREEN	RED	RED	RED	RED	GREEN	GREEN	RED
305	Land Opposite Mid Essex Gravel Pits Ltd Essex Regiment Way Little Waltham Chelmsford Essex	CFS124	RED	AMBER	AMBER	RED	RED	RED	AMBER	GREEN	GREEN	RED
306	Land East Of 685A Galleywood Road Chelmsford Essex	15SLAA18	AMBER	GREEN	GREEN	RED	RED	AMBER	RED	GREEN	GREEN	RED
307	Land South West Of Allotment Gardens Hall Lane Sandon Chelmsford Essex	19SHELAA10	RED	GREEN	AMBER	RED	RED	RED	RED	GREEN	GREEN	RED
308	Land West Of Beauvoir Arms Downham Road Ramsden Heath Billericay Essex	19SHELAA4	RED	GREEN	GREEN	RED	RED	RED	RED	GREEN	GREEN	RED
309	Land South Of Ongar Road And West Of Highwood Road Writtle Chelmsford Essex	CFS214	RED	AMBER	AMBER	RED	RED	RED	RED	GREEN	GREEN	RED
310	Land North Of Cricketers Close Broomfield Chelmsford	CFS53	RED	AMBER	AMBER	RED	RED	RED	AMBER	GREEN	GREEN	RED
311	Land North of South Woodham Ferrers South Woodham Ferrers Chelmsford Essex	CFS282	AMBER	GREEN	GREEN	RED	RED	GREEN	RED	GREEN	RED	GREEN
312	Chelmsford City Racecourse Great Leighs Bypass Great Leighs Chelmsford Essex CM3 1QP	CFS204	AMBER	AMBER	AMBER	RED	RED	RED	RED	GREEN	GREEN	RED
313	Storage Adjacent Pond View Banthers Lane Great Leighs Chelmsford	17SLAA1	AMBER	AMBER	AMBER	RED	RED	RED	RED	GREEN	GREEN	RED
314	Southern Wood London Road Great Notley Braintree Essex CM77 7QL	15SLAA7	AMBER	AMBER	AMBER	RED	RED	RED	RED	AMBER	GREEN	RED
315	Creeds Farm School Lane Great Leighs Chelmsford Essex CM3 1NL	19SHELAA7	AMBER	AMBER	AMBER	RED	RED	RED	RED	GREEN	GREEN	RED
316	Land At Ilgars Farm, West Of Willow Grove South Woodham Ferrers Chelmsford Essex	20SHELAA3	GREEN	GREEN	GREEN	RED	RED	AMBER	RED	GREEN	AMBER	GREEN

APPENDIX M – ASSESSMENT OF SHELAA SITES: METHODOLOGY AND OUTPUTS

OBJECTID	ADDRESS	NLUD REFERENCE	Obj2_IMD_Barriers_to_Including_LSOA_RAG	Obj3_IMD_Employment_LSOA_RAG	Obj3_IMD_Income_LSOA_RAG	Obj4_Distance_to_Primary_Shopping_Areas_RAG	Obj4_Distance_to_Principal_Neighbourhood_Shopping_Area_RAG	Obj4_Distance_to_Local_Neighbourhood_Centre_RAG	Obj4_Distance_to_Primary_School_RAG	Obj4_Distance_to_Scndary_School_RAG	Obj5_Distance_to_GP_Practice_RAG	Obj6_Distance_to_EV_Charge_Point_RAG
317	Land Adjacent The Pines Park Lane Ramsden Heath Billericay Essex	19SHELAA5	RED	GREEN	GREEN	RED	RED	AMBER	RED	GREEN	GREEN	RED
318	Land South Of De Beauvoir Farm Church Road Ramsden Heath Billericay Essex	19SHELAA9	RED	GREEN	GREEN	RED	RED	RED	RED	GREEN	GREEN	RED
319	Paddock Opposite Powers Farm Cranham Road Little Waltham Chelmsford Essex	19SHELAA13	RED	GREEN	AMBER	RED	RED	RED	AMBER	AMBER	GREEN	RED
320	Land West Of Peartree Cottage Braintree Road Little Waltham Chelmsford	17SLAA3	RED	GREEN	AMBER	RED	RED	RED	RED	AMBER	GREEN	RED
321	Land Rear Of 6 To 16 Highfields Mead East Hanningfield Chelmsford Essex	15SLAA2	RED	GREEN	GREEN	RED	RED	RED	RED	GREEN	GREEN	RED
322	Land At Margareting Service Station Main Road Margareting Ingatestone Essex	15SLAA4	RED	AMBER	AMBER	RED	RED	RED	RED	GREEN	GREEN	RED
323	Hill House Main Road Rettendon Common Chelmsford Essex CM3 8EA	15SLAA6	RED	AMBER	AMBER	RED	RED	RED	RED	AMBER	GREEN	RED
324	38 Victoria Road Writtle Chelmsford CM1 3PA	15SLAA8	RED	AMBER	AMBER	RED	RED	AMBER	RED	GREEN	GREEN	RED
325	Land South West Of Hayes Leisure Park Hayes Chase Battlesbridge Wickford Essex	21SHELAA7	RED	AMBER	AMBER	RED	RED	RED	RED	AMBER	GREEN	RED
326	Livery Stables Fulbourne Farm Boreham Road Great Leighs Chelmsford CM3 1PR	17SLAA22	AMBER	AMBER	AMBER	RED	RED	RED	RED	GREEN	GREEN	RED
327	Norwood London Road Great Notley Braintree Essex CM77 7QL	15SLAA9	AMBER	AMBER	AMBER	RED	RED	RED	RED	AMBER	GREEN	RED
328	Field At Crondon Park Lane Stock Ingatestone Essex	17SLAA5	RED	AMBER	AMBER	RED	RED	GREEN	RED	GREEN	RED	RED
329	Land North Of Baileys Cottage Chatham Green Little Waltham Chelmsford Essex	17SLAA4	RED	GREEN	AMBER	RED	RED	RED	RED	AMBER	GREEN	RED
330	Land South Of Mill View Blasford Hill South Woodham Ferrers Chelmsford Essex	17SLAA6	RED	AMBER	AMBER	RED	RED	RED	AMBER	GREEN	GREEN	RED

APPENDIX M – ASSESSMENT OF SHELAA SITES: METHODOLOGY AND OUTPUTS

OBJECTID	ADDRESS	NLUD REFERENCE	Obj2_IMD_Barriers_to_housing_LSOA_RAG	Obj3_IMD_Employment_LSOA_RAG	Obj3_IMD_Income_LSOA_RAG	Obj4_Distance_to_Primary_Shopping_Areas_RAG	Obj4_Distance_to_Principal_Neighbourhood_Shopping_Area_RAG	Obj4_Distance_to_Local_Neighbourhood_Centre_RAG	Obj4_Distance_to_Primary_School_RAG	Obj4_Distance_to_Secondary_School_RAG	Obj5_Distance_to_GP_Practice_RAG	Obj6_Distance_to_EV_Charge_Point_RAG
331	Agricultural Barn School Lane Great Leighs Chelmsford Essex	21SHELAA72	AMBER	AMBER	AMBER	RED	RED	RED	RED	GREEN	GREEN	RED
332	Falcon Bowling And Social Club Channels Drive Broomfield Chelmsford CM3 3FB	21SHELAA77	RED	AMBER	AMBER	RED	RED	RED	GREEN	GREEN	GREEN	RED
333	Land South East Of Main Road Great Leighs Chelmsford Essex	17SLAA25	AMBER	AMBER	AMBER	RED	RED	RED	RED	GREEN	GREEN	RED
334	Land East Of The Crescent Little Leighs Chelmsford Essex	17SLAA26	AMBER	AMBER	AMBER	RED	RED	RED	RED	GREEN	GREEN	RED
335	Unit 28 Little Boyton Hall Farm Boyton Hall Lane Roxwell Chelmsford CM1 4LN	17SLAA27	RED	GREEN	GREEN	RED	RED	RED	RED	GREEN	GREEN	RED
336	Land East Of Runwell Chase Runwell Wickford	17SLAA28	RED	AMBER	AMBER	RED	RED	GREEN	RED	GREEN	GREEN	RED
337	3 Bilton Road Chelmsford CM1 2UP	17SLAA29	AMBER	GREEN	GREEN	RED	RED	GREEN	RED	GREEN	RED	RED
338	Land North Of Communication Station At Bushy Hill Edwinds Hall Road Woodham Ferrers Chelmsford	17SLAA30	AMBER	GREEN	GREEN	RED	RED	RED	RED	GREEN	GREEN	RED
339	Land South Of Windmill Farm Back Lane East Hanningfield Chelmsford	17SLAA7	RED	GREEN	GREEN	RED	RED	RED	RED	GREEN	GREEN	RED
340	Rembrandt House Blasford Hill Little Waltham Chelmsford Essex CM3 3PF	17SLAA9	RED	AMBER	AMBER	RED	RED	RED	AMBER	GREEN	GREEN	RED
341	Land North Of Cranham Road Little Waltham Chelmsford Essex	CFS125	RED	GREEN	AMBER	RED	RED	RED	AMBER	AMBER	GREEN	RED
342	Land West Of Pitt Place Church Street Great Baddow Chelmsford Essex	21SHELAA1	AMBER	GREEN	GREEN	AMBER	AMBER	RED	RED	GREEN	GREEN	RED
343	Land South East Of Fortune Cottage School Lane Great Leighs Chelmsford Essex	17SLAA31	AMBER	AMBER	AMBER	RED	RED	RED	RED	GREEN	GREEN	RED
344	Land North East Of Skeggs Farm Chelmsford Road Writtle Chelmsford Essex	17SLAA13	AMBER	GREEN	GREEN	RED	RED	GREEN	RED	GREEN	AMBER	RED

APPENDIX M – ASSESSMENT OF SHELAA SITES: METHODOLOGY AND OUTPUTS

OBJECTID	ADDRESS	NLUD REFERENCE	Obj2_IMD_Barriers_to_Housing_LSOA_RAG	Obj3_IMD_Employment_LSOA_RAG	Obj3_IMD_Income_LSOA_RAG	Obj4_Distance_to_Primary_Shopping_Areas_RAG	Obj4_Distance_to_Principal_Neighbourhood_Shopping_Area_RAG	Obj4_Distance_to_Local_Neighbourhood_Centre_RAG	Obj4_Distance_to_Primary_School_RAG	Obj4_Distance_to_Secondary_School_RAG	Obj5_Distance_to_GP_Practice_RAG	Obj6_Distance_to_EV_Charging_Point_RAG
345	Land South West Of Sunnyfields School School Lane Great Leighs Chelmsford Essex	17SLAA14	AMBER	AMBER	AMBER	RED	RED	RED	RED	GREEN	GREEN	RED
346	Land North Of Cranham Road Little Waltham Chelmsford Essex	17SLAA11	RED	GREEN	AMBER	RED	RED	RED	AMBER	AMBER	GREEN	RED
347	Bushy Hill Communication Station Edwins Hall Road Woodham Ferrers Chelmsford CM3 8RU	17SLAA12	AMBER	GREEN	GREEN	RED	RED	RED	RED	GREEN	GREEN	RED
348	Land North East Of Pemberton Lodge 61 Brook End Road North Springfield Chelmsford Essex	18SLAA1	AMBER	GREEN	GREEN	RED	AMBER	RED	AMBER	GREEN	AMBER	RED
349	Briars Farm Main Road Boreham Chelmsford Essex CM3 3AD	CFS52	RED	GREEN	GREEN	RED	RED	RED	AMBER	GREEN	GREEN	RED
350	Land North and South of Brick Barns Farm Mashbury Road Chignal St James Chelmsford Essex	CFS182	AMBER	AMBER	AMBER	RED	GREEN	GREEN	RED	GREEN	GREEN	GREEN
351	Field South Of Little Waltham Lodge Main Road Little Waltham Chelmsford Essex	21SHELAA81	RED	AMBER	AMBER	RED	RED	RED	AMBER	GREEN	AMBER	RED
352	Land North, South And East Of Sheepcotes Wood Essex Regiment Way Little Waltham Chelmsford Essex	21SHELAA84	RED	GREEN	AMBER	RED	RED	RED	AMBER	GREEN	AMBER	RED
353	Land South West Of Brook Hill Little Waltham Chelmsford	21SHELAA19	RED	AMBER	AMBER	RED	RED	RED	AMBER	GREEN	RED	RED
354	The Granary Car Park Victoria Road Chelmsford CM2 6LH	21SHELAA63	AMBER	AMBER	AMBER	GREEN	RED	AMBER	RED	GREEN	AMBER	GREEN
355	Gay Bowers Farm Bakers Lane West Hanningfield Chelmsford Essex CM2 8LD	18SLAA5	AMBER	GREEN	GREEN	RED	RED	RED	RED	AMBER	GREEN	RED
356	Street Record Can Bridge Way Chelmsford Essex	21SHELAA71	AMBER	AMBER	AMBER	GREEN	RED	AMBER	RED	GREEN	RED	GREEN
357	Land North South East And West Of Pontlands Park Hotel West Hanningfield Road Great Baddow Chelmsford	21SHELAA99	AMBER	GREEN	GREEN	AMBER	AMBER	RED	RED	GREEN	GREEN	RED

APPENDIX M – ASSESSMENT OF SHELAA SITES: METHODOLOGY AND OUTPUTS

OBJECTID	ADDRESS	NLUD REFERENCE	Obj2_IMD_Barriers_to_Housing_LSOA_RAG	Obj3_IMD_Employment_LSOA_RAG	Obj3_IMD_Income_LSOA_RAG	Obj4_Distance_to_Primary_Shopping_Areas_RAG	Obj4_Distance_to_Principal_Neighbourhood_Shopping_Area_RAG	Obj4_Distance_to_Local_Neighbourhood_Centre_RAG	Obj4_Distance_to_Primary_School_RAG	Obj4_Distance_to_Secondary_School_RAG	Obj5_Distance_to_GP_Practice_RAG	Obj6_Distance_to_EV_Charge_Point_RAG
358	Land South Of A414 And North Of Sandon Village Maldon Road Sandon Chelmsford Essex	CFS99	RED	GREEN	AMBER	RED	RED	RED	RED	GREEN	GREEN	GREEN
359	Land North Of Oat Leys Broomfield Chelmsford	18SLAA8	RED	AMBER	AMBER	RED	RED	GREEN	AMBER	GREEN	GREEN	RED
360	Land South Of Mashbury Road Chignal Chelmsford Essex	18SLAA9	AMBER	GREEN	GREEN	RED	AMBER	AMBER	RED	GREEN	GREEN	RED
361	Novera Generation Roxwell Quarry Boyton Cross Roxwell Chelmsford Essex CM1 4LT	21SHELAA11	RED	GREEN	GREEN	RED	RED	RED	RED	AMBER	GREEN	RED
362	Land North Of Tally Ho Sandon Hall Bridleway Sandon Chelmsford Essex	21SHELAA16	RED	GREEN	AMBER	RED	RED	RED	RED	AMBER	GREEN	RED
363	Land West Of Eastham Main Road South Woodham Ferrers Chelmsford Essex	21SHELAA9	RED	GREEN	GREEN	RED	RED	RED	RED	GREEN	GREEN	RED
364	Vodafone Telecommunications Mast 795 Carlton Farm Beehive Lane Galleywood Chelmsford	21SHELAA74	AMBER	GREEN	GREEN	RED	AMBER	GREEN	RED	GREEN	GREEN	RED
365	Land South West Of Broomfield Place Main Road Broomfield Chelmsford	21SHELAA101	AMBER	GREEN	GREEN	RED	RED	GREEN	AMBER	GREEN	GREEN	RED
366	Land Rear Of Owls Waltham Road Boreham Chelmsford	21SHELAA20	RED	GREEN	GREEN	RED	RED	RED	AMBER	GREEN	GREEN	RED
367	Land South East Of Baileys Cottage Chatham Green Little Waltham Chelmsford Essex	21SHELAA33	RED	GREEN	AMBER	RED	RED	RED	RED	AMBER	GREEN	RED
368	Land East Of The Anchor Runsell Green Danbury Chelmsford Essex	21SHELAA82	AMBER	GREEN	GREEN	RED	RED	AMBER	RED	AMBER	GREEN	RED
369	Land East Of Mayes Farm Mayes Lane Sandon Chelmsford Essex	22SHELAA7	RED	GREEN	AMBER	RED	RED	RED	RED	AMBER	GREEN	RED
370	Land West Of Round Hills Church Road Ramsden Heath Billericay Essex	22SHELAA21	RED	GREEN	GREEN	RED	RED	AMBER	RED	GREEN	GREEN	RED
371	Land North East Of Meadow Road Rettendon Chelmsford Essex	CFS232	RED	AMBER	AMBER	RED	RED	RED	RED	GREEN	GREEN	RED

APPENDIX M – ASSESSMENT OF SHELAA SITES: METHODOLOGY AND OUTPUTS

OBJECTID	ADDRESS	NLUD REFERENCE	Obj2_IMD_Barriers_to_housing_LSOA_RAG	Obj3_IMD_Employment_LSOA_RAG	Obj3_IMD_Income_LSOA_RAG	Obj4_Distance_to_Primary_Shopping_Areas_RAG	Obj4_Distance_to_Principal_Neighbourhood_Shopping_Area_RAG	Obj4_Distance_to_Local_Neighbourhood_Centre_RAG	Obj4_Distance_to_Primary_School_RAG	Obj4_Distance_to_Secondary_School_RAG	Obj5_Distance_to_GP_Practice_RAG	Obj6_Distance_to_EV_Charge_Point_RAG
372	Coval Lane Car Park Coval Lane Chelmsford	22SHELAA24	AMBER	AMBER	AMBER	AMBER	RED	GREEN	RED	GREEN	GREEN	GREEN
373	Land North Of Wheelers Hill Wheelers Hill Little Waltham Chelmsford Essex	22SHELAA25	RED	GREEN	AMBER	RED	RED	RED	AMBER	GREEN	AMBER	RED
374	Land Rear Of 38-44A Brock Hill Runwell Wickford	22SHELAA10	RED	AMBER	AMBER	RED	RED	RED	RED	GREEN	GREEN	RED
375	The Gables Highwood Road Writtle Chelmsford Essex CM1 3PR	23GT5	RED	AMBER	AMBER	RED	RED	RED	RED	AMBER	GREEN	RED
376	Highwater Farm Main Road East Hanningfield Chelmsford Essex CM3 8AH	15SLAA34	RED	GREEN	GREEN	RED	RED	RED	RED	GREEN	GREEN	RED
377	Land East Of Priors Hollow Lane Broomfield Chelmsford Essex	22SHELAA17	RED	AMBER	AMBER	RED	AMBER	AMBER	RED	GREEN	GREEN	RED
378	Roseberry Farm Hayes Chase Battlesbridge Wickford Essex	23GT4	RED	AMBER	AMBER	RED	RED	RED	RED	AMBER	GREEN	RED
379	Land South Of St Annes Priory Road Bicknacre Chelmsford Essex	CFS158	AMBER	AMBER	GREEN	RED	RED	AMBER	RED	GREEN	AMBER	RED
380	Land South East Of Roselawn Farm Main Road Broomfield Chelmsford	22SHELAA26	AMBER	GREEN	GREEN	RED	RED	AMBER	AMBER	GREEN	AMBER	RED
381	Car Park Glebe Road Chelmsford Essex	22SHELAA23	AMBER	GREEN	GREEN	AMBER	RED	AMBER	RED	GREEN	AMBER	GREEN
382	Telephone Exchange Mill Lane Ramsden Heath Billericay Essex	22SHELAA20	RED	GREEN	GREEN	RED	RED	GREEN	RED	GREEN	GREEN	RED
383	Land North East Of 17 Old Bell Lane Rettendon Chelmsford Essex	22SHELAA14	RED	AMBER	GREEN	RED	RED	RED	RED	AMBER	GREEN	RED

APPENDIX M – ASSESSMENT OF SHELA A SITES: METHODOLOGY AND OUTPUTS

Table M4 IIA Objective 7. Land Use and Soils: To encourage the efficient use of land and conserve and enhance soils; Objective 8. Water: To conserve and enhance water quality and resources; and Objective 9. Flood Risk and Coastal Erosion: To reduce the risk of flooding and coastal erosion to people and property, taking into account the effects of climate change.

OBJECTID	ADDRESS	NLUD REFERENCE	Obj7_Agricultural_Land_Classification_RAG	Obj7_Presence_of_Contaminated_Land_RAG	Obj8_Distance_to_Rivers_and_streams_RAG	Obj9_Presence_of_Flooded_Zone_RAG	Obj9_Presence_of_Flooded_Risk_Area_RAG
1	Land South West Of 21, Seven Ash Green, Chelmsford, Essex	CFS25	GREEN	GREEN	GREEN	GREEN	AMBER
2	Land North East Of Little Fields Danbury Chelmsford Essex	21SHELAA43	GREEN	GREEN	GREEN	GREEN	GREEN
3	Land At Junction Of Woodhill Road And Hulls Lane Sandon Chelmsford Essex	CFS47	GREEN	GREEN	GREEN	GREEN	GREEN
4	Land South Of Petton Stock Road Stock Ingatestone Essex	CFS23	GREEN	GREEN	GREEN	GREEN	GREEN
5	Kings Farm Main Road Ford End Chelmsford Essex CM3 1LN	CFS24	GREEN	GREEN	GREEN	GREEN	GREEN
6	Land South East Of The Lion Inn Main Road Boreham Chelmsford Essex	CFS9	GREEN	GREEN	RED	AMBER	GREEN
7	Barn At Little Longs Chatham Green Little Waltham Chelmsford Essex	CFS11	GREEN	GREEN	GREEN	GREEN	GREEN
8	Land South Of 1 Oak Cottages Chalk Street Rettendon Common Chelmsford Essex CM3 8DD	CFS5	GREEN	GREEN	GREEN	GREEN	GREEN
9	Land North Of Peach House Southlands Chase Sandon Chelmsford Essex	CFS6	GREEN	GREEN	GREEN	GREEN	GREEN
10	Land North Of Meadowgate Stock Ingatestone Essex	21SHELAA23	GREEN	GREEN	GREEN	GREEN	GREEN
11	Land North East Of Recreation Ground Chatham Green Little Waltham Chelmsford Essex	CFS12	GREEN	GREEN	GREEN	GREEN	GREEN
12	Land South East Of Tyrells Cottages Main Road Boreham Chelmsford Essex	CFS13	GREEN	GREEN	RED	RED	GREEN
13	Sutch And Searle Warehouse Highwood Road Writtle Chelmsford Essex CM1 3PT	CFS14	GREEN	AMBER	GREEN	GREEN	GREEN
14	Land At Fultons Farm Lodge Road Bicknacre Chelmsford Essex	21SHELAA17	GREEN	GREEN	GREEN	GREEN	GREEN
15	Land East Of Braintree Road Little Waltham Chelmsford	21SHELAA65	GREEN	GREEN	RED	GREEN	GREEN

APPENDIX M – ASSESSMENT OF SHELA A SITES: METHODOLOGY AND OUTPUTS

OBJECTID	ADDRESS	NLUD REFERENCE	Obj7_Agricultural_Land_Classification_RAG	Obj7_Presence of Contaminated_Land_RAG	Obj8_Distance_to_Rivers_and_streams_RAG	Obj9_Presence_of_Flooded_Zone_RAG	Obj9_Presence_of_Flooded_Risk_Area_RAG
16	Argents Nurseries Highwood Road Edney Common Chelmsford Essex CM1 3PZ	CFS17	GREEN	AMBER	GREEN	GREEN	GREEN
17	Land North Of White Elm Cottage Hyde Lane Danbury Chelmsford Essex	CFS18	GREEN	GREEN	AMBER	GREEN	GREEN
18	Land Adjacent The Gables BanTERS Lane Great Leighs Chelmsford	CFS19	GREEN	GREEN	GREEN	GREEN	GREEN
19	Land East Of Barn Mead Galleywood Chelmsford Essex	CFS20	GREEN	GREEN	GREEN	GREEN	GREEN
20	Longcroft Maldon Road Margaretting Ingatestone Essex CM4 9JR	CFS22	GREEN	GREEN	AMBER	RED	GREEN
21	Land South of Writtle and North of the A414 Writtle Chelmsford Essex	CFS129	GREEN	GREEN	RED	RED	GREEN
22	Land South East Of Glebe Farm Stock Road Galleywood Chelmsford Essex	CFS96	GREEN	GREEN	GREEN	GREEN	GREEN
23	Land South East Of The Yard Old Bell Lane Rettendon Chelmsford Essex	CFS107	GREEN	GREEN	GREEN	GREEN	GREEN
24	Land East Of St Cleres Cottages Main Road Danbury Chelmsford	21SHELAA27	GREEN	GREEN	GREEN	GREEN	GREEN
25	Land At Seven Ash Green Chelmsford Essex	CFS143	GREEN	GREEN	AMBER	RED	AMBER
26	Land At Belsteads Farm Belsteads Farm Lane Little Waltham Chelmsford	CFS94	RED	GREEN	RED	RED	GREEN
27	Land North West Of Mapletree Works Brook Lane Galleywood Chelmsford	CFS112	GREEN	GREEN	GREEN	GREEN	GREEN
28	Land North Of Chickdene Farm Windsor Road Downham Billericay Essex	CFS41	GREEN	GREEN	GREEN	GREEN	GREEN
29	Land North Of The Weir And West Of Brook Hill Little Waltham Chelmsford	CFS72	GREEN	GREEN	AMBER	RED	GREEN
30	Land East and West of Beehive Lane Great Baddow Chelmsford Essex	CFS63	GREEN	GREEN	GREEN	GREEN	AMBER
31	Site At Fenn Roundabout Burnham Road South Woodham Ferrers Chelmsford	CFS88	GREEN	GREEN	AMBER	GREEN	GREEN
32	Land South Of A12 And East Of Stock Road Galleywood Chelmsford Essex	CFS97	GREEN	GREEN	GREEN	GREEN	GREEN
33	Land At 87 Main Road Great Leighs Chelmsford Essex	CFS90	GREEN	GREEN	GREEN	GREEN	GREEN

APPENDIX M – ASSESSMENT OF SHELA A SITES: METHODOLOGY AND OUTPUTS

OBJECTID	ADDRESS	NLUD REFERENCE	Obj7_Agricultural_Land_Classification_RAG	Obj7_Presence of Contaminated_Land_RAG	Obj8_Distance to Rivers_and_streams_RAG	Obj9_Presence of Flooded_Zone_RAG	Obj9_Presence of Flooded_Risk_Area_RAG
34	Land East Of Drakes Farm Drakes Lane Little Waltham Chelmsford Essex	CFS91	GREEN	GREEN	GREEN	GREEN	GREEN
35	Land South Of 4 Glenside Parsonage Lane Margareting Ingatestone Essex	CFS92	GREEN	GREEN	GREEN	GREEN	GREEN
36	Pondside Nursery And Yard Chatham Green Little Waltham Chelmsford Essex CM3 3LE	18SLAA3	GREEN	GREEN	GREEN	GREEN	GREEN
37	BAE Works West Hanningfield Road Great Baddow Chelmsford	CFS117	GREEN	GREEN	RED	RED	GREEN
38	Land Surrounding Highlands Farm East and West of Southend Road East Hanningfield Chelmsford Essex	CFS132	GREEN	AMBER	RED	RED	GREEN
39	Land South Of Sheepcotes Roundabout Little Waltham Chelmsford Essex	CFS283	GREEN	GREEN	GREEN	GREEN	GREEN
40	Land At And West Of 71 School Road Downham Billericay Essex	CFS147	GREEN	GREEN	GREEN	GREEN	GREEN
41	Land South West Of Hillcroft Marigold Lane Stock Ingatestone Essex	CFS35	GREEN	GREEN	GREEN	GREEN	GREEN
42	Land North East Of Mole Cottage London Road Chelmsford Essex	CFS149	GREEN	GREEN	GREEN	GREEN	GREEN
43	Land At Thrift Farm Moulsham Thrift Chelmsford Essex	CFS38	GREEN	GREEN	RED	RED	GREEN
44	Land North West Of St Cleres Hall Main Road Danbury Chelmsford Essex	CFS39	GREEN	GREEN	GREEN	GREEN	GREEN
45	Land East Of Four Gables And South Of Ongar Road Highwood Chelmsford Essex	CFS109	GREEN	AMBER	GREEN	GREEN	GREEN
46	Land West Of Red House Cooksmill Green Highwood Chelmsford Essex	CFS110	GREEN	GREEN	GREEN	GREEN	GREEN
47	Land North Of Hawkin Smiths Farmhouse Wydes Road Highwood Chelmsford Essex	CFS111	GREEN	GREEN	GREEN	GREEN	GREEN
48	Brookmans Farm Back Lane Stock Ingatestone CM4 9DD	CFS126	GREEN	GREEN	GREEN	GREEN	GREEN
49	Land East Of The Crescent Little Leighs Chelmsford Essex	CFS119	GREEN	GREEN	AMBER	GREEN	GREEN
50	Land South Of Brookmans Farm Back Lane Stock Ingatestone	CFS127	GREEN	GREEN	GREEN	GREEN	GREEN
51	Land South and South East of East Hanningfield Village East Hanningfield Chelmsford Essex	CFS130	GREEN	GREEN	RED	GREEN	GREEN

APPENDIX M – ASSESSMENT OF SHELA A SITES: METHODOLOGY AND OUTPUTS

OBJECTID	ADDRESS	NLUD REFERENCE	Obj7_Agricultural_Land_Classification_RAG	Obj7_Presence of Contaminated_Land_RAG	Obj8_Distance_to Rivers_and_streams_RAG	Obj9_Presence of Flooded_Zone_RAG	Obj9_Presence of Flooded_Risk_Area_RAG
52	Street Record Windsor Road Downham Billericay Essex	CFS40	GREEN	GREEN	GREEN	GREEN	GREEN
53	New Barnes Farm Ingatestone Road Highwood Chelmsford Essex CM1 3RB	CFS42	GREEN	GREEN	GREEN	GREEN	GREEN
54	Land South Of 38 Chalklands Sandon Chelmsford Essex	CFS43	GREEN	GREEN	GREEN	GREEN	GREEN
55	Land North Of Cranham Road Little Waltham Chelmsford Essex	CFS44	GREEN	GREEN	GREEN	GREEN	GREEN
56	Footpath Rear Of Quilp Drive Chelmsford Essex	18SLAA7	RED	GREEN	GREEN	GREEN	AMBER
57	Staceys School Lane Broomfield Chelmsford Essex CM1 7HF	CFS78	RED	GREEN	GREEN	GREEN	AMBER
58	Montpelier Farm Blasford Hill Little Waltham Chelmsford Essex CM3 3PG	CFS79	GREEN	GREEN	GREEN	GREEN	GREEN
59	Land At Chatham Green Yard Braintree Road Little Waltham Chelmsford	CFS27	GREEN	GREEN	GREEN	GREEN	GREEN
60	Land Opposite The Old Rectory Mashbury Road Chignal St James Chelmsford Essex	CFS28	GREEN	GREEN	GREEN	GREEN	GREEN
61	43 Dorset Avenue Great Baddow Chelmsford Essex CM2 9UA	CFS29	GREEN	GREEN	GREEN	GREEN	AMBER
62	Land East Of The Willows East Hanningfield Road Rettendon Chelmsford Essex	CFS103	GREEN	GREEN	GREEN	GREEN	GREEN
63	Land West Of Hands Farm Radley Green Road Highwood Ingatestone Essex	CFS31	GREEN	GREEN	AMBER	GREEN	GREEN
64	Allotment Gardens Seymour Street Chelmsford Essex	CFS32	GREEN	GREEN	GREEN	RED	AMBER
65	Land North West Of 71 School Road Downham Billericay Essex	CFS33	GREEN	GREEN	GREEN	GREEN	GREEN
66	Land Rear Of Rettendon Lodge Hayes Chase Battlesbridge Wickford Essex	CFS34	GREEN	GREEN	GREEN	GREEN	GREEN
67	Land West of Back Lane and West of Playing Fields East of Ford End Ford End Chelmsford	CFS93	GREEN	GREEN	AMBER	GREEN	GREEN
68	Land West Of The Green Man And North Of Highwood Road Edney Common Chelmsford Essex	CFS108	GREEN	AMBER	GREEN	GREEN	GREEN
69	Southfields School Road Good Easter Chelmsford Essex CM1 4RT	CFS114	GREEN	GREEN	GREEN	GREEN	GREEN
70	Land East Of 1 - 15 Millfields Danbury Chelmsford Essex	CFS116	GREEN	GREEN	GREEN	GREEN	GREEN

APPENDIX M – ASSESSMENT OF SHELA A SITES: METHODOLOGY AND OUTPUTS

OBJECTID	ADDRESS	NLUD REFERENCE	Obj7_Agricultural_Land_Classification_RAG	Obj7_Presence_of Contaminated_Land_RAG	Obj8_Distance_to Rivers_and_streams_RAG	Obj9_Presence_of Flooded_Zone_RAG	Obj9_Presence_of Flooded_Risk_Area_RAG
71	Land North West Of Longlands Farm Boreham Road Great Leighs Chelmsford	CFS120	GREEN	GREEN	GREEN	GREEN	GREEN
72	Land South West Of Rettendon Place Farm Main Road Rettendon Chelmsford Essex	CFS227	GREEN	GREEN	GREEN	GREEN	GREEN
73	Land North West Of Rettendon Turnpike Rettendon Chelmsford Essex	CFS228	GREEN	GREEN	GREEN	GREEN	GREEN
74	Land East Of A130 And North West Of Runwell Road Runwell Essex	CFS229	GREEN	GREEN	GREEN	GREEN	GREEN
75	Land South East Of Rettendon Place Main Road Rettendon Chelmsford Essex	CFS233	GREEN	GREEN	GREEN	GREEN	GREEN
76	Land North East Of Rettendon Turnpike Rettendon Chelmsford Essex	CFS234	GREEN	GREEN	GREEN	GREEN	GREEN
77	Land South West Of Bethel Baptist Church Chignal Road Chignal Smealy Chelmsford Essex	CFS82	GREEN	GREEN	RED	GREEN	GREEN
78	Land South West Of 217 Chignal Road Chignal Smealy Chelmsford Essex	CFS80	GREEN	GREEN	RED	GREEN	GREEN
79	Ash Tree House Boyton Cross Roxwell Chelmsford Essex CM1 4LP	CFS121	GREEN	AMBER	GREEN	GREEN	GREEN
80	Land South East Of Springwood Mashbury Road Chignal St James Chelmsford Essex	CFS151	GREEN	GREEN	GREEN	GREEN	GREEN
81	Land North Of Ash Tree House Boyton Cross Roxwell Chelmsford	CFS152	GREEN	AMBER	GREEN	GREEN	GREEN
82	Land East Of Broomfield Library 180 Main Road Broomfield Chelmsford Essex	CFS154	GREEN	GREEN	GREEN	GREEN	GREEN
83	Land South West Of 2 Scotts Green Hollow Lane Broomfield Chelmsford Essex	CFS156	RED	GREEN	GREEN	GREEN	AMBER
84	Land South Of Hunters Moon Whites Hill Stock Ingatestone Essex	CFS179	GREEN	GREEN	GREEN	GREEN	GREEN
85	Land West Of Byfield House Stock Road Stock Ingatestone Essex	CFS174	GREEN	GREEN	GREEN	GREEN	GREEN
86	Land North West Of Montpelier Villa Main Road Little Waltham Chelmsford Essex	CFS189	GREEN	GREEN	GREEN	GREEN	GREEN
87	West Side Of Entrance To Wood Haven North Hill Little Baddow Chelmsford Essex	15SLAA22	GREEN	GREEN	GREEN	GREEN	GREEN
88	Land South Of Southwood House Woodhouse Lane Little Waltham Chelmsford Essex	15SLAA32	GREEN	GREEN	AMBER	GREEN	GREEN

APPENDIX M – ASSESSMENT OF SHELA A SITES: METHODOLOGY AND OUTPUTS

OBJECTID	ADDRESS	NLUD REFERENCE	Obj7_Agricultural_Land_Classification_RAG	Obj7_Presence of Contaminated_Land_RAG	Obj8_Distance to Rivers_and_streams_RAG	Obj9_Presence of Flooded_Zone_RAG	Obj9_Presence of Flooded_Risk_Area_RAG
89	Hillview Meadow Lane Runwell Wickford Essex SS11 7DX	15SLAA35	GREEN	GREEN	GREEN	GREEN	GREEN
90	Land East Of The Pumping Station Old Church Road East Hanningfield Chelmsford Essex	15SLAA36	GREEN	GREEN	GREEN	GREEN	GREEN
91	Land South East Of 42 Church Hill Little Waltham Chelmsford Essex	CFS74	GREEN	GREEN	GREEN	GREEN	GREEN
92	Land South East Of 148 Mill Road Stock Ingatestone	15SLAA38	GREEN	GREEN	GREEN	GREEN	GREEN
93	Land North West Of Park And Ride Terminus Woodhill Road Sandon Chelmsford Essex	CFS101	GREEN	GREEN	GREEN	GREEN	GREEN
94	Horseshoe Farm Main Road Bicknacre Chelmsford Essex CM3 4EX	CFS104	GREEN	GREEN	GREEN	GREEN	GREEN
95	Land North East Of Skeggs Farm Chelmsford Road Writtle Chelmsford Essex	CFS113	GREEN	GREEN	AMBER	RED	GREEN
96	Old Chase Farm Hyde Lane Danbury Chelmsford Essex CM3 4LP	15SLAA46	GREEN	GREEN	AMBER	RED	GREEN
97	Land East Of Two Wishes Lynfords Drive Runwell Wickford Essex	CFS84	GREEN	GREEN	GREEN	GREEN	GREEN
98	Land North Of Greenacres Runwell Chase Runwell Wickford Essex	CFS85	GREEN	GREEN	GREEN	GREEN	GREEN
99	Land North West Of Lammas Cottage High Street Stock Ingatestone Essex	CFS142	GREEN	GREEN	GREEN	GREEN	GREEN
100	Land North Of Cuton Hall Lane Chelmer Village Way Springfield Chelmsford Essex	CFS148	GREEN	GREEN	GREEN	GREEN	GREEN
101	Land South West Of 52 Maldon Road Danbury Chelmsford	21SHELAA67	GREEN	GREEN	GREEN	GREEN	GREEN
102	Land North East Of Berwyn Maldon Road Margaretting Ingatestone Essex	CFS150	GREEN	GREEN	GREEN	GREEN	GREEN
103	Land North And South Of Peverels Farm Domsey Lane Little Waltham Chelmsford Essex	21SHELAA60	RED	GREEN	GREEN	GREEN	GREEN
104	Land North West Of Bowfield Farmbridge End Road Roxwell Chelmsford Essex	21SHELAA48	GREEN	GREEN	GREEN	GREEN	GREEN
105	Redes Farm Cottage Main Road Great Waltham Chelmsford Essex CM3 1LL	CFS281	GREEN	GREEN	GREEN	GREEN	GREEN
106	Site South of Woodhouse Lane and East of North Court Road Little Waltham Chelmsford Essex	CFS98	GREEN	GREEN	RED	GREEN	GREEN

APPENDIX M – ASSESSMENT OF SHELA A SITES: METHODOLOGY AND OUTPUTS

OBJECTID	ADDRESS	NLUD REFERENCE	Obj7_Agricultural_Land_Classification_RAG	Obj7_Presence of Contaminated_Land_RAG	Obj8_Distance_to Rivers_and_streams_RAG	Obj9_Presence of Flooded_Zone_RAG	Obj9_Presence of Flooded_Risk_Area_RAG
107	Land West of Greenfield Highwood Road Edney Common Chelmsford Essex	CFS221	GREEN	AMBER	GREEN	GREEN	GREEN
108	Land East Of Little Fields And North Of Maldon Road Danbury Chelmsford Essex	CFS58	GREEN	GREEN	GREEN	GREEN	GREEN
109	Field Adjacent Lionfield Cottages Main Road Boreham Chelmsford Essex	CFS59	GREEN	GREEN	RED	RED	GREEN
110	Field At Junction Of Main Road And Hoe Lane Rettendon Chelmsford Essex	CFS64	GREEN	GREEN	GREEN	GREEN	GREEN
111	Land North Of Nurses Cottage North Hill Little Baddow Chelmsford Essex	CFS155	GREEN	GREEN	GREEN	GREEN	GREEN
112	Field South Of Jubilee Rise Danbury Chelmsford Essex	CFS159	GREEN	GREEN	GREEN	GREEN	GREEN
113	Land North West Of Woodlands And Rose Marie BanTERS Lane Great Leighs Chelmsford	15SLAA25	GREEN	GREEN	GREEN	GREEN	GREEN
114	Land Adjacent Sandpit Cottage Holybread Lane Little Baddow Chelmsford Essex	CFS162	GREEN	GREEN	GREEN	GREEN	GREEN
115	Land North Side Of Ladywell Lane Sandon Chelmsford Essex	CFS163	GREEN	GREEN	GREEN	GREEN	GREEN
116	Land South Of The Old Rectory Mashbury Road Chignal St James Chelmsford Essex	CFS239	GREEN	GREEN	GREEN	GREEN	GREEN
117	Land South East Of Ilgars Farm Cottages And North Of Burnham Road South Woodham Ferrers Chelmsford	CFS280	GREEN	GREEN	RED	RED	GREEN
118	Land North East Of Telephone Exchange Burnham Road South Woodham Ferrers Chelmsford	15SLAA23	GREEN	GREEN	GREEN	GREEN	GREEN
119	Land North West Of Blatch Cote White Elm Road Bicknacre Chelmsford Essex	15SLAA29	GREEN	GREEN	GREEN	GREEN	GREEN
120	Land South Of Woodlands East Hanningfield Road Sandon Chelmsford Essex	15SLAA33	GREEN	GREEN	GREEN	GREEN	GREEN
121	Sports Centre Partridge Green Broomfield Chelmsford Essex CM1 7EY	15SLAA47	GREEN	GREEN	GREEN	GREEN	GREEN
122	Land South Of Rough Hill Complex The Tye East Hanningfield Chelmsford Essex	15SLAA48	GREEN	GREEN	GREEN	GREEN	GREEN
123	Land At Boreham Interchange Colchester Road Boreham Chelmsford Essex	CFS54	GREEN	GREEN	RED	RED	GREEN

APPENDIX M – ASSESSMENT OF SHELA A SITES: METHODOLOGY AND OUTPUTS

OBJECTID	ADDRESS	NLUD REFERENCE	Obj7_Agricultural_Land_Classification_RAG	Obj7_Presence of Contaminated_Land_RAG	Obj8_Distance to Rivers_and_streams_RAG	Obj9_Presence of Flooded_Zone_RAG	Obj9_Presence of Flooded_Risk_Area_RAG
124	Land Northwest Of Wheelers Hill Roundabout Wheelers Hill Little Waltham Chelmsford Essex	CFS122	GREEN	GREEN	GREEN	GREEN	GREEN
125	Land South East Of Little Belsteads Back Lane Little Waltham Chelmsford	CFS123	GREEN	GREEN	GREEN	GREEN	GREEN
126	Boreham Airfield Waltham Road Boreham Chelmsford	CFS139	GREEN	GREEN	RED	RED	GREEN
127	Land South Of 720 Galleywood Road Chelmsford Essex	CFS133	GREEN	GREEN	GREEN	GREEN	GREEN
128	Land Around Sewage Works Goodmans Lane Great Leighs Chelmsford Essex	17SLAA24	GREEN	GREEN	RED	RED	GREEN
129	Hills Yard Beachs Drive Chelmsford CM1 2NJ	CFS168	GREEN	GREEN	GREEN	RED	GREEN
130	Land South East Of Sandpit Cottage Holybread Lane Little Baddow Chelmsford Essex	CFS206	GREEN	GREEN	AMBER	GREEN	GREEN
131	Land East and West of A1114 and North and South of the A12 Great Baddow and Galleywood Chelmsford Essex	CFS73	RED	GREEN	RED	RED	GREEN
132	Land At Sturgeons Farm Cow Watering Lane Writtle Chelmsford Essex	CFS199	GREEN	AMBER	GREEN	RED	GREEN
133	Land East Of Little Rye Fields Little Rye Fields Chelmsford	21SHELAA89	GREEN	GREEN	GREEN	GREEN	GREEN
134	Land East and West of Beaumont Otes Chignal Road Chignal Smealy Chelmsford Essex	CFS209	RED	GREEN	GREEN	RED	GREEN
135	Site Huts Chelmer Viaduct Development Site Chelmer Road Chelmsford Essex	21SHELAA92	GREEN	GREEN	RED	RED	AMBER
136	Land North East Of Spread Eagle Church Lane Great Waltham Chelmsford Essex	CFS215	GREEN	GREEN	GREEN	GREEN	GREEN
137	Land East Of 118 To 124 Plantation Road Boreham Chelmsford Essex	21SHELAA64	GREEN	GREEN	GREEN	GREEN	GREEN
138	Land At Green Lane Roxwell Chelmsford Essex	CFS70	GREEN	AMBER	GREEN	GREEN	GREEN
139	Land North Of Paulk Hall Lane Great Leighs Chelmsford Essex	17SLAA23	GREEN	GREEN	GREEN	GREEN	GREEN
140	Land South Of Church Of England Primary School Main Road Ford End Chelmsford Essex	CFS216	GREEN	GREEN	GREEN	GREEN	GREEN
141	Land East Of Home Pastures Main Road Ford End Chelmsford Essex	CFS217	GREEN	GREEN	AMBER	GREEN	GREEN

APPENDIX M – ASSESSMENT OF SHELA A SITES: METHODOLOGY AND OUTPUTS

OBJECTID	ADDRESS	NLUD REFERENCE	Obj7_Agricultural_Land_Classification_RAG	Obj7_Presence_of_Contaminated_Land_RAG	Obj8_Distance_to_Rivers_and_streams_RAG	Obj9_Presence_of_Flooded_Zone_RAG	Obj9_Presence_of_Flooded_Risk_Area_RAG
142	Land North Of Hilltops Southend Road Howe Green Chelmsford Essex	CFS218	GREEN	GREEN	GREEN	GREEN	GREEN
143	Land North East Of Hands Farm Cottages Radley Green Road Highwood Ingatestone Essex	CFS220	GREEN	GREEN	GREEN	GREEN	GREEN
144	Land North Of Woodhouse Lodge Woodhouse Lane Little Waltham Chelmsford Essex	15SLAA1	GREEN	GREEN	GREEN	GREEN	GREEN
145	Land Adjacent 112 Brook Lane Galleywood Chelmsford CM2 8NN	15SLAA37	GREEN	GREEN	GREEN	GREEN	GREEN
146	Dowsett Farm Dowsett Lane Ramsden Heath Billericay Essex CM11 1JL	15SLAA39	GREEN	GREEN	RED	GREEN	GREEN
147	Land North East Of Meadow Road Rettendon Chelmsford Essex	15SLAA40	GREEN	GREEN	GREEN	GREEN	GREEN
148	The Island Car Park High Bridge Road Chelmsford Essex	15SLAA41	GREEN	GREEN	RED	RED	AMBER
149	Land Adjacent White Cottage South Street Great Waltham Chelmsford Essex	15SLAA42	GREEN	GREEN	GREEN	GREEN	GREEN
150	7 St Giles Moor Hall Lane Bicknacre Chelmsford Essex CM3 8AR	15SLAA43	GREEN	GREEN	RED	AMBER	GREEN
151	Land Opposite 19 To 23 Church Green Broomfield Chelmsford Essex	15SLAA13	GREEN	GREEN	GREEN	GREEN	AMBER
152	Land South West Of Southernwood London Road Great Notley Essex	15SLAA10	GREEN	GREEN	GREEN	GREEN	GREEN
153	Land East Of The Green Man Main Road Howe Street Chelmsford	15SLAA12	GREEN	GREEN	RED	RED	GREEN
154	67 Peartree Lane Bicknacre Chelmsford Essex CM3 4LS	CFS46	GREEN	GREEN	GREEN	GREEN	GREEN
155	Field OS Ref 4730 The Chase Boreham Chelmsford Essex	CFS51	GREEN	GREEN	RED	RED	GREEN
156	Land Known As North West Quadrant West Of Avon Road Chelmsford	CFS165	GREEN	AMBER	RED	RED	GREEN
157	Land South Of Channels Drive Roundabout Channels Drive Broomfield Chelmsford	21SHELAA79	GREEN	GREEN	RED	RED	GREEN
158	Land At Boreham Interchange Colchester Road Boreham Chelmsford Essex	21SHELAA96	GREEN	GREEN	RED	RED	GREEN
159	Land North East Of Batemans Cottages Boyton Cross Roxwell Chelmsford	21SHELAA86	GREEN	AMBER	AMBER	GREEN	GREEN
160	Kay-Metzeler Ltd Brook Street Chelmsford CM1 1UQ	21SHELAA18	GREEN	GREEN	GREEN	GREEN	AMBER

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OBJECTID	ADDRESS	NLUD REFERENCE	Obj7_Agricultural_Land_Classification_RAG	Obj7_Presence of Contaminated_Land_RAG	Obj8_Distance_to Rivers_and_streams_RAG	Obj9_Presence of Flooded_Zone_RAG	Obj9_Presence of Flooded_Risk_Area_RAG
161	Land North West Of Gubbions Hall Farm BanTERS Lane Great Leighs Chelmsford	21SHELAA88	GREEN	GREEN	GREEN	GREEN	GREEN
162	Field Rear Of 7 To 8 The Greenway Runwell Wickford Essex	21SHELAA51	GREEN	GREEN	GREEN	GREEN	GREEN
163	Crondon Park Golf Club Barn Stock Road Stock Ingatestone Essex	CFS176	GREEN	GREEN	GREEN	GREEN	GREEN
164	Land South And North West Of Lynfords Drive Runwell Wickford Essex	CFS177	GREEN	GREEN	GREEN	GREEN	GREEN
165	Greenacres Domsey Lane Little Waltham Chelmsford Essex CM3 3PS	CFS178	GREEN	GREEN	GREEN	GREEN	GREEN
166	Land Adjacent Newells Slades Lane Galleywood Chelmsford Essex	CFS180	GREEN	GREEN	GREEN	GREEN	GREEN
167	Land North South East And West Of Pontlands Park Hotel West Hanningfield Road Great Baddow Chelmsford	CFS187	GREEN	GREEN	RED	RED	GREEN
168	Danecroft Woodhill Road Danbury Chelmsford Essex CM3 4DY	CFS188	GREEN	GREEN	GREEN	GREEN	GREEN
169	Land West Of 129 Watchouse Road Galleywood Chelmsford	CFS191	GREEN	GREEN	GREEN	GREEN	AMBER
170	Land On The West Side Of North Hill Little Baddow Chelmsford Essex	CFS192	GREEN	GREEN	GREEN	GREEN	GREEN
171	1 Wantz Cottages Ship Road West Hanningfield Chelmsford Essex CM2 8UZ	CFS193	GREEN	GREEN	GREEN	GREEN	GREEN
172	2 Wantz Cottages Ship Road West Hanningfield Chelmsford Essex CM2 8UZ	CFS194	GREEN	GREEN	AMBER	GREEN	GREEN
173	Land South East Of 36 Castle Close And North West Of 42 Catherines Close Great Leighs Chelmsford Essex	CFS195	GREEN	GREEN	GREEN	GREEN	GREEN
174	Former Industrial Site Signals Lane Galleywood Chelmsford Essex	CFS197	GREEN	GREEN	GREEN	GREEN	GREEN
175	Baddow Road Car Park Baddow Road Chelmsford CM2 0DD	CFS263	GREEN	GREEN	AMBER	RED	AMBER
176	Waterhouse Lane Depot And Nursery Waterhouse Lane Chelmsford Essex CM1 2RY	CFS266	GREEN	GREEN	GREEN	GREEN	GREEN
177	Land Between Highview And High House Farm Woodham Road Battlesbridge Wickford Essex	CFS268	GREEN	GREEN	GREEN	GREEN	GREEN
178	Land South West Of Writtle College Juicing Plant Lordship Road Writtle Chelmsford Essex	CFS201	GREEN	GREEN	AMBER	AMBER	GREEN

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179	Land South East Of Merefields Main Road Little Waltham Chelmsford Essex	CFS140	GREEN	GREEN	RED	RED	GREEN
180	Barn Adjacent The Old Off Licence Blasford Hill Little Waltham Chelmsford Essex	CFS198	GREEN	GREEN	GREEN	GREEN	GREEN
181	Land East Of Hallfield House Back Lane Little Waltham Chelmsford	CFS138	GREEN	GREEN	GREEN	GREEN	GREEN
182	Land South East Of Southlands Cottages Runwell Road Runwell Wickford Essex	CFS172	GREEN	GREEN	GREEN	AMBER	GREEN
183	Land Adjacent Danbury Mission Evangelical Church Maldon Road Danbury Chelmsford Essex	CFS173	GREEN	GREEN	GREEN	GREEN	GREEN
184	Land At Runwell House Runwell Road Runwell Wickford Essex	CFS66	GREEN	GREEN	AMBER	GREEN	GREEN
185	Allotment Gardens Runwell Road Runwell Wickford Essex	CFS67	GREEN	GREEN	RED	RED	GREEN
186	Land West Of 7 Abbey Fields Chelmsford	CFS68	GREEN	GREEN	GREEN	GREEN	GREEN
187	Bromley Lodge Tileworks Lane Rettendon Common Chelmsford Essex CM3 8HB	CFS69	GREEN	AMBER	GREEN	GREEN	GREEN
188	Land East Of Rignals Lane Galleywood Chelmsford Essex	CFS71	GREEN	GREEN	GREEN	GREEN	GREEN
189	Land At Greenacres Runwell Chase Runwell Wickford Essex	CFS86	GREEN	GREEN	GREEN	GREEN	GREEN
190	Land East Of 52 Main Road Great Leighs Chelmsford Essex	15SLAA28	GREEN	GREEN	RED	RED	GREEN
191	Land North West Of Lockside Marina Hill Road South Chelmsford Essex	CFS262	GREEN	GREEN	GREEN	RED	AMBER
192	Land North West Of Eagle Villas Main Road Ford End Chelmsford Essex	17SLAA15	GREEN	GREEN	GREEN	GREEN	GREEN
193	Land North West Of The Spread Eagle Main Road Margaretting Ingatestone Essex	17SLAA16	GREEN	GREEN	GREEN	GREEN	GREEN
194	Field 2284 South Of Maltings Road Battlesbridge Wickford Essex	17SLAA17	GREEN	GREEN	AMBER	RED	GREEN
195	Lathcoats Farm Shop Beehive Lane Great Baddow Chelmsford CM2 8LX	17SLAA18	GREEN	GREEN	GREEN	GREEN	AMBER
196	Land East Of Broomfield Library 180 Main Road Broomfield Chelmsford	17SLAA19	GREEN	GREEN	GREEN	GREEN	GREEN

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197	Storage 115 Brock Hill Runwell Wickford	22SHELAA12	GREEN	GREEN	GREEN	GREEN	GREEN
198	Smithfield Nursery Woodham Road Rettendon Wickford Essex SS11 7QW	22SHELAA9	GREEN	GREEN	GREEN	GREEN	GREEN
199	Countryside Skills Centre Cow Watering Lane Writtle Chelmsford Essex	CFS203	GREEN	GREEN	AMBER	AMBER	GREEN
200	Runwell Hall Farm Hoe Lane Rettendon Chelmsford Essex CM3 8DQ	CFS205	GREEN	GREEN	GREEN	GREEN	GREEN
201	Land At Manor Farm Sandford Mill Lane Great Baddow Chelmsford Essex	CFS208	GREEN	GREEN	RED	RED	GREEN
202	Campion Farm Gutters Lane Broomfield Chelmsford Essex CM1 7BT	CFS211	GREEN	GREEN	GREEN	GREEN	GREEN
203	Land South Of Hassenbrook Victoria Road Writtle Chelmsford	CFS213	GREEN	GREEN	RED	GREEN	GREEN
204	Chenwill Links Drive Chelmsford Essex CM2 9AW	CFS224	GREEN	GREEN	GREEN	GREEN	GREEN
205	Essex Police HQ and Sports Ground New Court Road Chelmsford	CFS267	GREEN	GREEN	GREEN	GREEN	AMBER
206	Land North West Of Hillminster Hawk Hill Rettendon Wickford Essex	CFS230	GREEN	GREEN	GREEN	GREEN	GREEN
207	Field East Of Saxon Way Broomfield Chelmsford Essex	CFS212	GREEN	GREEN	RED	RED	AMBER
208	Land South Of Burnham Road Battlesbridge Wickford	CFS231	GREEN	GREEN	GREEN	GREEN	GREEN
209	Rembrandt House Blasford Hill Little Waltham Chelmsford Essex CM3 3PF	CFS235	GREEN	GREEN	GREEN	GREEN	GREEN
210	Land North West Of Sundayville Lynfords Drive Runwell Wickford Essex	CFS236	GREEN	GREEN	AMBER	GREEN	GREEN
211	Parklands West Hanningfield Road Great Baddow Chelmsford CM2 8HR	CFS238	GREEN	GREEN	GREEN	GREEN	GREEN
212	Civic Centre Land Site Duke Street Chelmsford Essex	CFS241	GREEN	GREEN	GREEN	GREEN	AMBER
213	Play Area Jubilee Rise Danbury Chelmsford Essex	CFS243	GREEN	GREEN	GREEN	GREEN	GREEN
214	Allotment Gardens Hill Road South Chelmsford Essex	CFS253	GREEN	GREEN	AMBER	RED	AMBER
215	Freighter House Depot Drivers Way Boreham Chelmsford Essex	CFS254	GREEN	GREEN	GREEN	GREEN	GREEN
216	Brand & Howes Ltd 47 Baddow Road Chelmsford CM2 0DD	CFS255	GREEN	GREEN	AMBER	RED	AMBER
217	Garages Rear Of 44 St Nazaire Road Chelmsford Essex	CFS256	GREEN	GREEN	GREEN	GREEN	AMBER

APPENDIX M – ASSESSMENT OF SHELA A SITES: METHODOLOGY AND OUTPUTS

OBJECTID	ADDRESS	NLUD REFERENCE	Obj7_Agricultural_Land_Classification_RAG	Obj7_Presence of Contaminated_Land_RAG	Obj8_Distance_to Rivers_and_streams_RAG	Obj9_Presence of Flooded_Zone_RAG	Obj9_Presence of Flooded_Risk_Area_RAG
218	Garages Rear Of 27 Medway Close Chelmsford Essex	CFS257	GREEN	GREEN	RED	RED	AMBER
219	Land North Of Galleywood Reservoir Beehive Lane Galleywood Chelmsford	CFS260	GREEN	GREEN	GREEN	GREEN	GREEN
220	Sandford Mill Water Works Sandford Mill Road Springfield Chelmsford Essex CM2 6NY	CFS261	GREEN	GREEN	RED	RED	GREEN
221	Land to the East of Bulls Lodge Farm Generals Lane Boreham Chelmsford Essex	CFS207	GREEN	GREEN	GREEN	GREEN	GREEN
222	Inspire House Hollycroft Great Baddow Chelmsford Essex CM2 7FW	21SHELAA52	GREEN	GREEN	GREEN	GREEN	GREEN
223	Land At Ilgars Farm West Of Willow Grove South Woodham Ferrers Chelmsford Essex	21SHELAA4	GREEN	GREEN	GREEN	AMBER	GREEN
224	Land South Of Bakery Cottage Chatham Green Little Waltham Chelmsford Essex	21SHELAA47	GREEN	GREEN	GREEN	GREEN	GREEN
225	Land North East Of Lilley Farm School Lane Great Leighs Chelmsford Essex	21SHELAA61	GREEN	GREEN	GREEN	GREEN	GREEN
226	Land At Garage Block And West Of 5 To 11 Cards Road Sandon Chelmsford Essex	CFS102	GREEN	GREEN	RED	RED	GREEN
227	Land West Of Hanbury Road Chelmsford Essex	CFS166	GREEN	GREEN	RED	RED	GREEN
228	Driving Range And Golf Academy Crondon Park Golf Club Stock Road Stock Ingatestone Essex CM4 9DP	CFS175	GREEN	GREEN	GREEN	GREEN	GREEN
229	Land North Of Peartree Cottage Braintree Road Little Waltham Chelmsford	21SHELAA3	GREEN	GREEN	GREEN	GREEN	GREEN
230	Land North Of Mill Lane East Of Barley Mead And South Of Maldon Road Danbury Chelmsford Essex	CFS56	GREEN	GREEN	GREEN	GREEN	GREEN
231	Land West Of Twitty Fee Danbury Chelmsford Essex	21SHELAA50	GREEN	GREEN	GREEN	GREEN	GREEN
232	Land South West Of 2 Scotts Green Hollow Lane Broomfield Chelmsford Essex	21SHELAA100	RED	GREEN	GREEN	GREEN	AMBER
233	Land Adjacent The Fox And Raven Chelmer Village Way Springfield Chelmsford Essex	21SHELAA91	GREEN	GREEN	GREEN	RED	GREEN
234	Lamar Engineering Co Ltd Main Road Margaretting Ingatestone Essex CM4 9JD	CFS45	GREEN	GREEN	GREEN	GREEN	GREEN

APPENDIX M – ASSESSMENT OF SHELA A SITES: METHODOLOGY AND OUTPUTS

OBJECTID	ADDRESS	NLUD REFERENCE	Obj7_Agricultural_Land_Classification_RAG	Obj7_Presence_of Contaminated_Land_RAG	Obj8_Distance_to Rivers_and_streams_RAG	Obj9_Presence_of Flooded_Zone_RAG	Obj9_Presence_of Flooded_Risk_Area_RAG
235	Land East Of Imbirds Yard Souther Cross Road Good Easter Chelmsford Essex	21SHELAA42	GREEN	GREEN	GREEN	GREEN	GREEN
236	Field Rear Of Telephone Exchange Church Street Great Baddow Chelmsford Essex	CFS226	GREEN	GREEN	GREEN	GREEN	GREEN
237	Land North Of Field End Sandon Hall Bridleway Sandon Chelmsford Essex CM2 7RL	21SHELAA59	GREEN	GREEN	GREEN	GREEN	GREEN
238	Roxwell Quarry Roxwell Road Roxwell Chelmsford Essex CM1 4LT	21SHELAA57	RED	AMBER	RED	RED	GREEN
239	Land Southeast And West Of Garage Block Hunts Close Writtle Chelmsford Essex	21SHELAA97	GREEN	GREEN	RED	RED	GREEN
240	Land East Of BanTERS Lane BanTERS Lane Great Leighs Chelmsford	15SLAA16	GREEN	GREEN	GREEN	GREEN	GREEN
241	Land North Of Steepleview Butts Green Road Sandon Chelmsford	21SHELAA14	GREEN	GREEN	GREEN	GREEN	GREEN
242	Field At Grid Reference 571030 215770 Hyde Hall Lane Great Waltham Chelmsford Essex	21SHELAA66	GREEN	GREEN	RED	GREEN	GREEN
243	Jackletts Farm Slough Road Danbury Chelmsford Essex CM3 4LX	21SHELAA30	GREEN	GREEN	GREEN	GREEN	GREEN
244	Land East And North East Of Three Mile Hill Roundabout Margaretting Ingatestone Essex	21SHELAA85	GREEN	GREEN	AMBER	GREEN	GREEN
245	Land North of Newlands Spring and South West of Broomfield Village, Chignall and Broomfield Chelmsford Essex	CFS183	RED	GREEN	GREEN	GREEN	AMBER
246	Wood Farm Stock Road Galleywood Chelmsford Essex CM2 8JU	CFS95	GREEN	GREEN	GREEN	GREEN	GREEN
247	Land North Of St Swithins Cottages Howe Green Chelmsford Essex	21SHELAA68	RED	GREEN	RED	RED	GREEN
248	Land Opposite Peach House Southlands Chase Sandon Chelmsford Essex	CFS7	GREEN	GREEN	GREEN	GREEN	GREEN
249	Land East Of Myjoy Woodhill Road Sandon Chelmsford Essex	CFS48	GREEN	GREEN	GREEN	GREEN	GREEN
250	Land East Of Premier Lodge Hotel Main Road Boreham Chelmsford Essex	CFS50	GREEN	GREEN	GREEN	GREEN	GREEN
251	Land East and West of the A12 and North of the A414, Great Baddow and Sandon, Chelmsford, Essex	CFS83	GREEN	GREEN	RED	RED	GREEN
252	Kingsgate Bicknacre Road Bicknacre Chelmsford CM3 4ES	21SHELAA49	GREEN	GREEN	GREEN	GREEN	GREEN

APPENDIX M – ASSESSMENT OF SHELA A SITES: METHODOLOGY AND OUTPUTS

OBJECTID	ADDRESS	NLUD REFERENCE	Obj7_Agricultural_Land_Classification_RAG	Obj7_Presence of Contaminated_Land_RAG	Obj8_Distance to Rivers_and_streams_RAG	Obj9_Presence of Flooded_Zone_RAG	Obj9_Presence of Flooded_Risk_Area_RAG
253	Haven Farm Goat Hall Lane Chelmsford Essex CM2 8PH	21SHELAA54	GREEN	GREEN	GREEN	GREEN	GREEN
254	Land North Of Orchard Way Chelmsford	21SHELAA78	GREEN	GREEN	GREEN	GREEN	GREEN
255	Silver Ash Cranham Road Little Waltham Chelmsford Essex CM3 3NB	21SHELAA83	GREEN	GREEN	GREEN	GREEN	GREEN
256	Land North and South of East Hanningfield Road, South and East of Howe Green Sandon Chelmsford Essex	CFS131	GREEN	GREEN	RED	RED	GREEN
257	Land East of Plantation Road and west of Church Road Boreham Chelmsford Essex	CFS145	GREEN	GREEN	GREEN	GREEN	GREEN
258	Land North East Of Skeggs Farm Chelmsford Road Writtle Chelmsford Essex	21SHELAA98	GREEN	GREEN	RED	RED	GREEN
259	Land South Of Corner Cottage Woodhill Road Danbury Chelmsford Essex	21SHELAA46	GREEN	GREEN	GREEN	GREEN	GREEN
260	Land North Of Boreham Industrial Estate Waltham Road Boreham Chelmsford	21SHELAA21	GREEN	GREEN	AMBER	GREEN	GREEN
261	Land Adjacent Reeds Spring Roxwell Road Writtle Chelmsford Essex	21SHELAA41	GREEN	AMBER	RED	RED	GREEN
262	Land South East Of High House Farm Woodham Road Battlesbridge Wickford Essex	CFS269	GREEN	GREEN	GREEN	GREEN	GREEN
263	Land South East Of High House Farm Woodham Road Battlesbridge Wickford Essex	CFS270	GREEN	GREEN	GREEN	GREEN	GREEN
264	Land Between Highview And High House Farm Woodham Road Battlesbridge Wickford Essex	CFS271	GREEN	GREEN	GREEN	GREEN	GREEN
265	Land South West Of Broomfield Place Main Road Broomfield Chelmsford	18SLAA11	RED	GREEN	GREEN	GREEN	AMBER
266	Land Adjacent To Weighbridge Site Brook Street Chelmsford	18SLAA16	GREEN	GREEN	AMBER	GREEN	AMBER
267	Land North Of The A12 East Of Southend Road Great Baddow Chelmsford Essex	18SLAA17	RED	GREEN	RED	RED	GREEN
268	Land South Of 89 To 143 Galleywood Road Great Baddow Chelmsford Essex	18SLAA18	GREEN	GREEN	GREEN	GREEN	AMBER
269	Land North Of Mill Road North End Dunmow Essex CM6 3PE	18SLAA19	GREEN	GREEN	GREEN	GREEN	GREEN
270	Land North Of Elm Green Lane Danbury Chelmsford Essex	18SLAA4	GREEN	GREEN	RED	GREEN	GREEN

APPENDIX M – ASSESSMENT OF SHELAA SITES: METHODOLOGY AND OUTPUTS

OBJECTID	ADDRESS	NLUD REFERENCE	Obj7_Agricultural_Land_Classification_RAG	Obj7_Presence of Contaminated_Land_RAG	Obj8_Distance_to Rivers_and_streams_RAG	Obj9_Presence of Flooded_Zone_RAG	Obj9_Presence of Flooded_Risk_Area_RAG
271	Poolman Ltd Bakers Lane West Hanningfield Chelmsford Essex CM2 8LD	18SLAA6	GREEN	GREEN	GREEN	GREEN	GREEN
272	Land North East Of 148 The Street Little Waltham Chelmsford Essex	CFS272	GREEN	GREEN	GREEN	GREEN	GREEN
273	Bell Works Well Lane Danbury Chelmsford Essex	CFS274	GREEN	GREEN	GREEN	GREEN	GREEN
274	187 Main Road Broomfield Chelmsford Essex CM1 7DJ	CFS277	AMBER	GREEN	GREEN	GREEN	AMBER
275	Galleywood Hall 279 Beehive Lane Great Baddow Chelmsford	CFS265	GREEN	GREEN	GREEN	GREEN	AMBER
276	Land West of Broomfield Village Broomfield Chelmsford Essex	CFS181	RED	GREEN	GREEN	GREEN	AMBER
277	Land South West Of Pease Hall Sandford Mill Road Springfield Chelmsford	21SHELAA93	GREEN	GREEN	RED	RED	AMBER
278	Land Rear Of 22 Downham Road Ramsden Heath Billericay Essex	15SLAA44	GREEN	GREEN	GREEN	GREEN	GREEN
279	Land North Of Mill Lane East Of Barley Mead And South Of Maldon Road Danbury Chelmsford	15SLAA45	GREEN	GREEN	GREEN	GREEN	GREEN
280	Mount Maskall Generals Lane Boreham Chelmsford Essex CM3 3HW	CFS10	GREEN	GREEN	GREEN	GREEN	GREEN
281	Land Rear Of 7 Willowmeade Ramsden Heath Essex	21SHELAA10	GREEN	GREEN	GREEN	GREEN	GREEN
282	Land North and South of 19 and 21 Lordship Road Writtle Chelmsford Essex	CFS200	GREEN	GREEN	GREEN	GREEN	GREEN
283	Former St Peter's College Fox Crescent Chelmsford Essex CM1 2BL	CFS276	GREEN	GREEN	GREEN	GREEN	AMBER
284	Land South West Of Silverwood South Hanningfield Road Rettendon Chelmsford Essex	CFS134	GREEN	AMBER	GREEN	GREEN	GREEN
285	Land North Of The Old Coal Yard Little Waltham Road Springfield Chelmsford Essex	CFS135	GREEN	GREEN	GREEN	GREEN	GREEN
286	Land South Of Cob Cottage Church Road West Hanningfield Chelmsford Essex	CFS136	GREEN	AMBER	GREEN	GREEN	GREEN
287	Land North East Of 55 - 65 Peartree Lane Bicknacre Chelmsford Essex	18SLAA20	GREEN	GREEN	AMBER	AMBER	GREEN
288	Unit 1 The Applestore Chantry Farm Chantry Lane Boreham Chelmsford Essex CM3 3AN	17SLAA32	GREEN	GREEN	GREEN	GREEN	GREEN
289	Field Adjacent Mill House Mill Lane Great Leighs Chelmsford Essex	21SHELAA90	GREEN	GREEN	GREEN	GREEN	GREEN

APPENDIX M – ASSESSMENT OF SHELAA SITES: METHODOLOGY AND OUTPUTS

OBJECTID	ADDRESS	NLUD REFERENCE	Obj7_Agricultural_Land_Classification_RAG	Obj7_Presence of Contaminated_Land_RAG	Obj8_Distance_to Rivers_and_streams_RAG	Obj9_Presence of Flooded_Zone_RAG	Obj9_Presence of Flooded_Risk_Area_RAG
290	Ivy Hill Hotel Writtle Road Margaretting Ingatestone CM4 0EH	21SHELAA62	GREEN	GREEN	GREEN	GREEN	GREEN
291	Land Between Back Lane And Essex Regiment Way Little Waltham Chelmsford Essex	21SHELAA80	GREEN	GREEN	GREEN	GREEN	GREEN
292	Land North And West Of Kingsgate Bicknacre Road Danbury Chelmsford	21SHELAA76	GREEN	GREEN	GREEN	GREEN	GREEN
293	Land North Of Sandon Lodge Woodhill Road Sandon Chelmsford Essex	21SHELAA5	GREEN	GREEN	RED	RED	GREEN
294	Land West Of Farrow Road Chelmsford Essex	CFS137	GREEN	GREEN	RED	RED	GREEN
295	Land North West Of The Crescent Little Leighs Chelmsford Essex	CFS141	GREEN	GREEN	GREEN	GREEN	GREEN
296	Land East Of St Marys Church Church Road Little Baddow Chelmsford Essex	CFS144	GREEN	GREEN	GREEN	GREEN	GREEN
297	Land East Of Bowen House Wheelers Hill Little Waltham Chelmsford Essex	CFS146	GREEN	GREEN	GREEN	GREEN	GREEN
298	206 and 208 Main Road Broomfield Chelmsford Essex CM1 7AJ	CFS153	GREEN	GREEN	GREEN	GREEN	GREEN
299	Land East Of De Beauvoir Farm Church Road Ramsden Heath Billericay Essex	19SHELAA8	GREEN	GREEN	GREEN	GREEN	GREEN
300	Land North West Of Hareswood Elm Green Lane Danbury Chelmsford Essex	21SHELAA95	GREEN	GREEN	GREEN	GREEN	GREEN
301	Land South West Of Warehouse Highwood Road Highwood Chelmsford Essex	19SHELAA12	GREEN	AMBER	GREEN	GREEN	GREEN
302	Land West Of Mayes Farm Mayes Lane Sandon Chelmsford Essex	20SHELAA5	GREEN	GREEN	AMBER	RED	GREEN
303	Land East Of Whitegates Farm South Hanningfield Road Rettendon Chelmsford Essex	19SHELAA6	GREEN	AMBER	GREEN	GREEN	GREEN
304	Land East and West of the A12, North and North West of Howe Green Sandon Chelmsford Essex	CFS55	GREEN	GREEN	RED	RED	GREEN
305	Land Opposite Mid Essex Gravel Pits Ltd Essex Regiment Way Little Waltham Chelmsford Essex	CFS124	GREEN	GREEN	RED	RED	GREEN
306	Land East Of 685A Galleywood Road Chelmsford Essex	15SLAA18	GREEN	GREEN	GREEN	GREEN	GREEN
307	Land South West Of Allotment Gardens Hall Lane Sandon Chelmsford Essex	19SHELAA10	GREEN	GREEN	RED	RED	GREEN
308	Land West Of Beauvoir Arms Downham Road Ramsden Heath Billericay Essex	19SHELAA4	GREEN	GREEN	GREEN	GREEN	GREEN

APPENDIX M – ASSESSMENT OF SHELA A SITES: METHODOLOGY AND OUTPUTS

OBJECTID	ADDRESS	NLUD REFERENCE	Obj7_Agricultural_Land_Classification_RAG	Obj7_Presence of Contaminated_Land_RAG	Obj8_Distance_to Rivers_and_streams_RAG	Obj9_Presence of Flooded_Zone_RAG	Obj9_Presence of Flooded_Risk_Area_RAG
309	Land South Of Ongar Road And West Of Highwood Road Writtle Chelmsford Essex	CFS214	GREEN	GREEN	GREEN	GREEN	GREEN
310	Land North Of Cricketers Close Broomfield Chelmsford	CFS53	GREEN	GREEN	RED	RED	AMBER
311	Land North of South Woodham Ferrers South Woodham Ferrers Chelmsford Essex	CFS282	GREEN	GREEN	RED	RED	GREEN
312	Chelmsford City Racecourse Great Leighs Bypass Great Leighs Chelmsford Essex CM3 1QP	CFS204	RED	GREEN	GREEN	GREEN	GREEN
313	Storage Adjacent Pond View BanTERS Lane Great Leighs Chelmsford	17SLAA1	GREEN	GREEN	GREEN	GREEN	GREEN
314	Southern Wood London Road Great Notley Braintree Essex CM77 7QL	15SLAA7	GREEN	GREEN	GREEN	GREEN	GREEN
315	Creeds Farm School Lane Great Leighs Chelmsford Essex CM3 1NL	19SHELAA7	GREEN	GREEN	GREEN	GREEN	GREEN
316	Land At Ilgars Farm, West Of Willow Grove South Woodham Ferrers Chelmsford Essex	20SHELAA3	GREEN	GREEN	GREEN	AMBER	GREEN
317	Land Adjacent The Pines Park Lane Ramsden Heath Billericay Essex	19SHELAA5	GREEN	GREEN	GREEN	GREEN	GREEN
318	Land South Of De Beauvoir Farm Church Road Ramsden Heath Billericay Essex	19SHELAA9	GREEN	GREEN	GREEN	GREEN	GREEN
319	Paddock Opposite Powers Farm Cranham Road Little Waltham Chelmsford Essex	19SHELAA13	GREEN	GREEN	GREEN	GREEN	GREEN
320	Land West Of Peartree Cottage Braintree Road Little Waltham Chelmsford	17SLAA3	GREEN	GREEN	GREEN	GREEN	GREEN
321	Land Rear Of 6 To 16 Highfields Mead East Hanningfield Chelmsford Essex	15SLAA2	GREEN	GREEN	GREEN	GREEN	GREEN
322	Land At Margaretting Service Station Main Road Margaretting Ingatestone Essex	15SLAA4	GREEN	GREEN	GREEN	GREEN	GREEN
323	Hill House Main Road Rettendon Common Chelmsford Essex CM3 8EA	15SLAA6	GREEN	AMBER	GREEN	GREEN	GREEN
324	38 Victoria Road Writtle Chelmsford CM1 3PA	15SLAA8	GREEN	GREEN	GREEN	GREEN	GREEN
325	Land South West Of Hayes Leisure Park Hayes Chase Battlesbridge Wickford Essex	21SHELAA7	GREEN	GREEN	AMBER	RED	GREEN

APPENDIX M – ASSESSMENT OF SHELA A SITES: METHODOLOGY AND OUTPUTS

OBJECTID	ADDRESS	NLUD REFERENCE	Obj7_Agricultural_Land_Classification_RAG	Obj7_Presence of Contaminated_Land_RAG	Obj8_Distance to Rivers_and_streams_RAG	Obj9_Presence of Flooded_Zone_RAG	Obj9_Presence of Flooded_Risk_Area_RAG
326	Livery Stables Fulbourne Farm Boreham Road Great Leighs Chelmsford CM3 1PR	17SLAA22	GREEN	GREEN	GREEN	GREEN	GREEN
327	Norwood London Road Great Notley Braintree Essex CM77 7QL	15SLAA9	GREEN	GREEN	GREEN	GREEN	GREEN
328	Field At Crondon Park Lane Stock Ingatestone Essex	17SLAA5	GREEN	GREEN	GREEN	GREEN	GREEN
329	Land North Of Baileys Cottage Chatham Green Little Waltham Chelmsford Essex	17SLAA4	GREEN	GREEN	GREEN	GREEN	GREEN
330	Land South Of Mill View Blasford Hill South Woodham Ferrers Chelmsford Essex	17SLAA6	GREEN	GREEN	RED	GREEN	GREEN
331	Agricultural Barn School Lane Great Leighs Chelmsford Essex	21SHELAA72	GREEN	GREEN	GREEN	GREEN	GREEN
332	Falcon Bowling And Social Club Channels Drive Broomfield Chelmsford CM3 3FB	21SHELAA77	GREEN	GREEN	GREEN	GREEN	GREEN
333	Land South East Of Main Road Great Leighs Chelmsford Essex	17SLAA25	GREEN	GREEN	AMBER	GREEN	GREEN
334	Land East Of The Crescent Little Leighs Chelmsford Essex	17SLAA26	GREEN	GREEN	GREEN	GREEN	GREEN
335	Unit 28 Little Boyton Hall Farm Boyton Hall Lane Roxwell Chelmsford CM1 4LN	17SLAA27	GREEN	AMBER	AMBER	GREEN	GREEN
336	Land East Of Runwell Chase Runwell Wickford	17SLAA28	GREEN	GREEN	GREEN	RED	GREEN
337	3 Bilton Road Chelmsford CM1 2UP	17SLAA29	GREEN	GREEN	GREEN	GREEN	GREEN
338	Land North Of Communication Station At Bushy Hill Edwins Hall Road Woodham Ferrers Chelmsford	17SLAA30	GREEN	GREEN	GREEN	GREEN	GREEN
339	Land South Of Windmill Farm Back Lane East Hanningfield Chelmsford	17SLAA7	GREEN	GREEN	GREEN	GREEN	GREEN
340	Rembrandt House Blasford Hill Little Waltham Chelmsford Essex CM3 3PF	17SLAA9	GREEN	GREEN	GREEN	GREEN	GREEN
341	Land North Of Cranham Road Little Waltham Chelmsford Essex	CFS125	GREEN	GREEN	GREEN	GREEN	GREEN
342	Land West Of Pitt Place Church Street Great Baddow Chelmsford Essex	21SHELAA1	GREEN	GREEN	GREEN	GREEN	GREEN
343	Land South East Of Fortune Cottage School Lane Great Leighs Chelmsford Essex	17SLAA31	GREEN	GREEN	GREEN	GREEN	GREEN

APPENDIX M – ASSESSMENT OF SHELA A SITES: METHODOLOGY AND OUTPUTS

OBJECTID	ADDRESS	NLUD REFERENCE	Obj7_Agricultural_Land_Classification_RAG	Obj7_Presence_of_Contaminated_Land_RAG	Obj8_Distance_to_Rivers_and_streams_RAG	Obj9_Presence_of_Flooded_Zone_RAG	Obj9_Presence_of_Flooded_Risk_Area_RAG
344	Land North East Of Skeggs Farm Chelmsford Road Writtle Chelmsford Essex	17SLAA13	GREEN	GREEN	RED	RED	GREEN
345	Land South West Of Sunnyfields School School Lane Great Leighs Chelmsford Essex	17SLAA14	GREEN	GREEN	GREEN	GREEN	GREEN
346	Land North Of Cranham Road Little Waltham Chelmsford Essex	17SLAA11	GREEN	GREEN	GREEN	GREEN	GREEN
347	Bushy Hill Communication Station Edwins Hall Road Woodham Ferrers Chelmsford CM3 8RU	17SLAA12	GREEN	GREEN	GREEN	GREEN	GREEN
348	Land North East Of Pemberton Lodge 61 Brook End Road North Springfield Chelmsford Essex	18SLAA1	GREEN	GREEN	GREEN	AMBER	AMBER
349	Briars Farm Main Road Boreham Chelmsford Essex CM3 3AD	CFS52	GREEN	GREEN	GREEN	GREEN	GREEN
350	Land North and South of Brick Barns Farm Mashbury Road Chignal St James Chelmsford Essex	CFS182	RED	GREEN	RED	RED	GREEN
351	Field South Of Little Waltham Lodge Main Road Little Waltham Chelmsford Essex	21SHELAA81	GREEN	GREEN	GREEN	GREEN	GREEN
352	Land North, South And East Of Sheepcotes Wood Essex Regiment Way Little Waltham Chelmsford Essex	21SHELAA84	GREEN	GREEN	GREEN	GREEN	GREEN
353	Land South West Of Brook Hill Little Waltham Chelmsford	21SHELAA19	GREEN	GREEN	AMBER	RED	GREEN
354	The Granary Car Park Victoria Road Chelmsford CM2 6LH	21SHELAA63	GREEN	GREEN	RED	RED	AMBER
355	Gay Bowers Farm Bakers Lane West Hanningfield Chelmsford Essex CM2 8LD	18SLAA5	GREEN	GREEN	GREEN	GREEN	GREEN
356	Street Record Can Bridge Way Chelmsford Essex	21SHELAA71	GREEN	GREEN	RED	RED	AMBER
357	Land North South East And West Of Pontlands Park Hotel West Hanningfield Road Great Baddow Chelmsford	21SHELAA99	GREEN	GREEN	RED	RED	GREEN
358	Land South Of A414 And North Of Sandon Village Maldon Road Sandon Chelmsford Essex	CFS99	GREEN	GREEN	GREEN	GREEN	GREEN
359	Land North Of Oat Leys Broomfield Chelmsford	18SLAA8	RED	GREEN	GREEN	GREEN	AMBER
360	Land South Of Mashbury Road Chignal Chelmsford Essex	18SLAA9	GREEN	GREEN	GREEN	RED	GREEN

APPENDIX M – ASSESSMENT OF SHELA A SITES: METHODOLOGY AND OUTPUTS

OBJECTID	ADDRESS	NLUD REFERENCE	Obj7_Agricultural_Land_Classification_RAG	Obj7_Presence of Contaminated_Land_RAG	Obj8_Distance to Rivers_and_streams_RAG	Obj9_Presence of Flooded_Zone_RAG	Obj9_Presence of Flooded_Risk_Area_RAG
361	Novera Generation Roxwell Quarry Boyton Cross Roxwell Chelmsford Essex CM1 4LT	21SHELAA11	GREEN	AMBER	AMBER	GREEN	GREEN
362	Land North Of Tally Ho Sandon Hall Bridleway Sandon Chelmsford Essex	21SHELAA16	GREEN	GREEN	GREEN	GREEN	GREEN
363	Land West Of Eastham Main Road South Woodham Ferrers Chelmsford Essex	21SHELAA9	GREEN	GREEN	GREEN	GREEN	GREEN
364	Vodafone Telecommunications Mast 795 Carlton Farm Beehive Lane Galleywood Chelmsford	21SHELAA74	GREEN	GREEN	GREEN	GREEN	AMBER
365	Land South West Of Broomfield Place Main Road Broomfield Chelmsford	21SHELAA101	RED	GREEN	GREEN	GREEN	AMBER
366	Land Rear Of Owls Waltham Road Boreham Chelmsford	21SHELAA20	GREEN	GREEN	AMBER	GREEN	GREEN
367	Land South East Of Baileys Cottage Chatham Green Little Waltham Chelmsford Essex	21SHELAA33	GREEN	GREEN	GREEN	GREEN	GREEN
368	Land East Of The Anchor Runsell Green Danbury Chelmsford Essex	21SHELAA82	GREEN	GREEN	GREEN	GREEN	GREEN
369	Land East Of Mayes Farm Mayes Lane Sandon Chelmsford Essex	22SHELAA7	GREEN	GREEN	GREEN	GREEN	GREEN
370	Land West Of Round Hills Church Road Ramsden Heath Billericay Essex	22SHELAA21	GREEN	GREEN	GREEN	GREEN	GREEN
371	Land North East Of Meadow Road Rettendon Chelmsford Essex	CFS232	GREEN	GREEN	GREEN	GREEN	GREEN
372	Coval Lane Car Park Coval Lane Chelmsford	22SHELAA24	GREEN	GREEN	GREEN	GREEN	GREEN
373	Land North Of Wheelers Hill Wheelers Hill Little Waltham Chelmsford Essex	22SHELAA25	GREEN	GREEN	GREEN	GREEN	GREEN
374	Land Rear Of 38-44A Brock Hill Runwell Wickford	22SHELAA10	GREEN	GREEN	GREEN	GREEN	GREEN
375	The Gables Highwood Road Writtle Chelmsford Essex CM1 3PR	23GT5	GREEN	GREEN	GREEN	GREEN	GREEN
376	Highwater Farm Main Road East Hanningfield Chelmsford Essex CM3 8AH	15SLAA34	GREEN	GREEN	GREEN	GREEN	GREEN
377	Land East Of Priors Hollow Lane Broomfield Chelmsford Essex	22SHELAA17	RED	GREEN	GREEN	GREEN	AMBER
378	Roseberry Farm Hayes Chase Battlesbridge Wickford Essex	23GT4	GREEN	GREEN	GREEN	GREEN	GREEN
379	Land South Of St Annes Priory Road Bicknacre Chelmsford Essex	CFS158	GREEN	GREEN	RED	GREEN	GREEN

APPENDIX M – ASSESSMENT OF SHELA A SITES: METHODOLOGY AND OUTPUTS

OBJECTID	ADDRESS	NLUD REFERENCE	Obj7_Agricultural_Land_Classification_RAG	Obj7_Presence_of Contaminated_Land_RAG	Obj8_Distance_to Rivers_and_streams_RAG	Obj9_Presence_of Flooded_Zone_RAG	Obj9_Presence_of Flooded_Risk_Area_RAG
380	Land South East Of Roselawn Farm Main Road Broomfield Chelmsford	22SHELAA26	GREEN	GREEN	AMBER	GREEN	AMBER
381	Car Park Glebe Road Chelmsford Essex	22SHELAA23	GREEN	GREEN	GREEN	GREEN	AMBER
382	Telephone Exchange Mill Lane Ramsden Heath Billericay Essex	22SHELAA20	GREEN	GREEN	GREEN	GREEN	GREEN
383	Land North East Of 17 Old Bell Lane Rettendon Chelmsford Essex	22SHELAA14	GREEN	GREEN	GREEN	GREEN	GREEN

Table M5 Objective 13. Cultural Heritage: To conserve and enhance the historic environment, cultural heritage, character and setting and Objective 14. Landscape and Townscape: To conserve and enhance landscape character and townscapes.

OBJECTID	ADDRESS	NLUD REFERENCE	Obj13_Distance_to Registered_Parks_and_Gardens_RAG	Obj13_Distance_to Scheduled_Monuments_RAG	Obj13_Distance_to Heritage_at_Risk_RAG	Obj13_Distance_to Conservation_Areas_RAG	Obj13_Distance_to Listed_Buildings_RAG	Obj14_GREEN_Belt_designation_RAG	Obj14_GREEN_Wedge_designation_RAG
1	Land South West Of 21, Seven Ash Green, Chelmsford, Essex	CFS25	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
2	Land North East Of Little Fields Danbury Chelmsford Essex	21SHELAA43	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
3	Land At Junction Of Woodhill Road And Hulls Lane Sandon Chelmsford Essex	CFS47	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
4	Land South Of Petton Stock Road Stock Ingatestone Essex	CFS23	GREEN	GREEN	GREEN	GREEN	GREEN	RED	GREEN
5	Kings Farm Main Road Ford End Chelmsford Essex CM3 1LN	CFS24	GREEN	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN
6	Land South East Of The Lion Inn Main Road Boreham Chelmsford Essex	CFS9	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN

APPENDIX M – ASSESSMENT OF SHELA A SITES: METHODOLOGY AND OUTPUTS

OBJECTID	ADDRESS	NLUD REFERENCE	Obj13_Distance_to_RegisterED_Parks_and_Gardens_RAG	Obj13_Distance_to_Schedule_d_Monuments_RAG	Obj13_Distance_to_Heritage_at_Risk_RAG	Obj13_Distance_to_Conservation_Areas_RAG	Obj13_Distance_to_Listed_Buildings_RAG	Obj14_GREEN_Belt_designation_RAG	Obj14_GREEN_Wedge_designation_RAG
7	Barn At Little Longs Chatham Green Little Waltham Chelmsford Essex	CFS11	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
8	Land South Of 1 Oak Cottages Chalk Street Rettendon Common Chelmsford Essex CM3 8DD	CFS5	GREEN	GREEN	GREEN	GREEN	GREEN	RED	GREEN
9	Land North Of Peach House Southlands Chase Sandon Chelmsford Essex	CFS6	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
10	Land North Of Meadowgate Stock Ingatestone Essex	21SHELAA23	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
11	Land North East Of Recreation Ground Chatham Green Little Waltham Chelmsford Essex	CFS12	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
12	Land South East Of Tyrells Cottages Main Road Boreham Chelmsford Essex	CFS13	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
13	Sutch And Searle Warehouse Highwood Road Writtle Chelmsford Essex CM1 3PT	CFS14	GREEN	GREEN	GREEN	GREEN	GREEN	RED	GREEN
14	Land At Fultons Farm Lodge Road Bicknacre Chelmsford Essex	21SHELAA17	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
15	Land East Of Braintree Road Little Waltham Chelmsford	21SHELAA65	GREEN	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN
16	Argents Nurseries Highwood Road Edney Common Chelmsford Essex CM1 3PZ	CFS17	GREEN	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN
17	Land North Of White Elm Cottage Hyde Lane Danbury Chelmsford Essex	CFS18	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
18	Land Adjacent The Gables Banter Lane Great Leighs Chelmsford	CFS19	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
19	Land East Of Barn Mead Galleywood Chelmsford Essex	CFS20	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
20	Longcroft Maldon Road Margarett Ingatstone Essex CM4 9JR	CFS22	GREEN	GREEN	GREEN	GREEN	GREEN	RED	GREEN

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21	Land South of Writtle and North of the A414 Writtle Chelmsford Essex	CFS129	AMBER	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
22	Land South East Of Glebe Farm Stock Road Galleywood Chelmsford Essex	CFS96	GREEN	GREEN	GREEN	GREEN	GREEN	RED	GREEN
23	Land South East Of The Yard Old Bell Lane Rettendon Chelmsford Essex	CFS107	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
24	Land East Of St Cleres Cottages Main Road Danbury Chelmsford	21SHELAA27	AMBER	GREEN	AMBER	GREEN	AMBER	GREEN	GREEN
25	Land At Seven Ash Green Chelmsford Essex	CFS143	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
26	Land At Belsteads Farm Belsteads Farm Lane Little Waltham Chelmsford	CFS94	GREEN	GREEN	GREEN	AMBER	RED	GREEN	GREEN
27	Land North West Of Mapletree Works Brook Lane Galleywood Chelmsford	CFS112	GREEN	GREEN	GREEN	GREEN	GREEN	RED	GREEN
28	Land North Of Chickdene Farm Windsor Road Downham Billericay Essex	CFS41	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
29	Land North Of The Weir And West Of Brook Hill Little Waltham Chelmsford	CFS72	GREEN	GREEN	GREEN	RED	GREEN	GREEN	GREEN
30	Land East and West of Beehive Lane Great Baddow Chelmsford Essex	CFS63	GREEN	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN
31	Site At Fenn Roundabout Burnham Road South Woodham Ferrers Chelmsford	CFS88	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
32	Land South Of A12 And East Of Stock Road Galleywood Chelmsford Essex	CFS97	GREEN	GREEN	GREEN	GREEN	GREEN	RED	GREEN
33	Land At 87 Main Road Great Leighs Chelmsford Essex	CFS90	GREEN	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN
34	Land East Of Drakes Farm Drakes Lane Little Waltham Chelmsford Essex	CFS91	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
35	Land South Of 4 Glenside Parsonage Lane Margaretting Ingatestone Essex	CFS92	GREEN	GREEN	GREEN	RED	GREEN	GREEN	GREEN
36	Pondside Nursery And Yard Chatham Green Little Waltham Chelmsford Essex CM3 3LE	18SLAA3	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
37	BAE Works West Hanningfield Road Great Baddow Chelmsford	CFS117	GREEN	GREEN	GREEN	GREEN	RED	GREEN	GREEN
38	Land Surrounding Highlands Farm East and West of Southend Road East Hanningfield Chelmsford Essex	CFS132	GREEN	GREEN	GREEN	GREEN	RED	GREEN	GREEN

APPENDIX M – ASSESSMENT OF SHELAA SITES: METHODOLOGY AND OUTPUTS

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39	Land South Of Sheepcotes Roundabout Little Waltham Chelmsford Essex	CFS283	GREEN	GREEN	GREEN	RED	GREEN	GREEN	RED
40	Land At And West Of 71 School Road Downham Billericay Essex	CFS147	GREEN	GREEN	GREEN	GREEN	AMBER	RED	GREEN
41	Land South West Of Hillcroft Marigold Lane Stock Ingatestone Essex	CFS35	GREEN	GREEN	GREEN	GREEN	GREEN	RED	GREEN
42	Land North East Of Mole Cottage London Road Chelmsford Essex	CFS149	GREEN	GREEN	GREEN	GREEN	GREEN	RED	GREEN
43	Land At Thrift Farm Moulsham Thrift Chelmsford Essex	CFS38	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
44	Land North West Of St Cleres Hall Main Road Danbury Chelmsford Essex	CFS39	AMBER	GREEN	AMBER	GREEN	GREEN	GREEN	GREEN
45	Land East Of Four Gables And South Of Ongar Road Highwood Chelmsford Essex	CFS109	GREEN	GREEN	GREEN	GREEN	GREEN	RED	GREEN
46	Land West Of Red House Cooksmill Green Highwood Chelmsford Essex	CFS110	GREEN	GREEN	GREEN	GREEN	AMBER	RED	GREEN
47	Land North Of Hawkin Smiths Farmhouse Wydes Road Highwood Chelmsford Essex	CFS111	GREEN	GREEN	GREEN	GREEN	GREEN	RED	GREEN
48	Brookmans Farm Back Lane Stock Ingatestone CM4 9DD	CFS126	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
49	Land East Of The Crescent Little Leighs Chelmsford Essex	CFS119	GREEN	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN
50	Land South Of Brookmans Farm Back Lane Stock Ingatestone	CFS127	GREEN	GREEN	GREEN	AMBER	GREEN	RED	GREEN
51	Land South and South East of East Hanningfield Village East Hanningfield Chelmsford Essex	CFS130	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN
52	Street Record Windsor Road Downham Billericay Essex	CFS40	GREEN	GREEN	GREEN	GREEN	GREEN	RED	GREEN
53	New Barnes Farm Ingatestone Road Highwood Chelmsford Essex CM1 3RB	CFS42	GREEN	GREEN	GREEN	GREEN	GREEN	RED	GREEN
54	Land South Of 38 Chalklands Sandon Chelmsford Essex	CFS43	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
55	Land North Of Cranham Road Little Waltham Chelmsford Essex	CFS44	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
56	Footpath Rear Of Quilp Drive Chelmsford Essex	18SLAA7	GREEN	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN

APPENDIX M – ASSESSMENT OF SHELA A SITES: METHODOLOGY AND OUTPUTS

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57	Staceys School Lane Broomfield Chelmsford Essex CM1 7HF	CFS78	GREEN	GREEN	GREEN	GREEN	RED	GREEN	GREEN
58	Montpelier Farm Blasford Hill Little Waltham Chelmsford Essex CM3 3PG	CFS79	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
59	Land At Chatham Green Yard Braintree Road Little Waltham Chelmsford	CFS27	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
60	Land Opposite The Old Rectory Mashbury Road Chignal St James Chelmsford Essex	CFS28	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
61	43 Dorset Avenue Great Baddow Chelmsford Essex CM2 9UA	CFS29	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
62	Land East Of The Willows East Hanningfield Road Rettendon Chelmsford Essex	CFS103	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
63	Land West Of Hands Farm Radley Green Road Highwood Ingatestone Essex	CFS31	GREEN	GREEN	GREEN	GREEN	AMBER	RED	GREEN
64	Allotment Gardens Seymour Street Chelmsford Essex	CFS32	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
65	Land North West Of 71 School Road Downham Billericay Essex	CFS33	GREEN	GREEN	GREEN	GREEN	GREEN	RED	GREEN
66	Land Rear Of Rettendon Lodge Hayes Chase Battlesbridge Wickford Essex	CFS34	GREEN	GREEN	GREEN	GREEN	GREEN	RED	GREEN
67	Land West of Back Lane and West of Playing Fields East of Ford End Ford End Chelmsford	CFS93	GREEN	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN
68	Land West Of The Green Man And North Of Highwood Road Edney Common Chelmsford Essex	CFS108	GREEN	GREEN	GREEN	GREEN	AMBER	RED	GREEN
69	Southfields School Road Good Easter Chelmsford Essex CM1 4RT	CFS114	GREEN	GREEN	GREEN	RED	AMBER	GREEN	GREEN
70	Land East Of 1 - 15 Millfields Danbury Chelmsford Essex	CFS116	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
71	Land North West Of Longlands Farm Boreham Road Great Leighs Chelmsford	CFS120	GREEN	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN
72	Land South West Of Rettendon Place Farm Main Road Rettendon Chelmsford Essex	CFS227	GREEN	GREEN	GREEN	GREEN	GREEN	RED	GREEN
73	Land North West Of Rettendon Turnpike Rettendon Chelmsford Essex	CFS228	GREEN	GREEN	GREEN	GREEN	GREEN	RED	GREEN
74	Land East Of A130 And North West Of Runwell Road Runwell Essex	CFS229	GREEN	GREEN	GREEN	GREEN	GREEN	RED	GREEN

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75	Land South East Of Rettendon Place Main Road Rettendon Chelmsford Essex	CFS233	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
76	Land North East Of Rettendon Tumpike Rettendon Chelmsford Essex	CFS234	GREEN	GREEN	GREEN	GREEN	AMBER	RED	GREEN
77	Land South West Of Bethel Baptist Church Chignal Road Chignal Smealy Chelmsford Essex	CFS82	GREEN	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN
78	Land South West Of 217 Chignal Road Chignal Smealy Chelmsford Essex	CFS80	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
79	Ash Tree House Boyton Cross Roxwell Chelmsford Essex CM1 4LP	CFS121	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
80	Land South East Of Springwood Mashbury Road Chignal St James Chelmsford Essex	CFS151	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
81	Land North Of Ash Tree House Boyton Cross Roxwell Chelmsford	CFS152	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
82	Land East Of Broomfield Library 180 Main Road Broomfield Chelmsford Essex	CFS154	GREEN	GREEN	GREEN	GREEN	AMBER	GREEN	RED
83	Land South West Of 2 Scotts Green Hollow Lane Broomfield Chelmsford Essex	CFS156	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
84	Land South Of Hunters Moon Whites Hill Stock Ingatestone Essex	CFS179	GREEN	GREEN	GREEN	GREEN	AMBER	RED	GREEN
85	Land West Of Byfield House Stock Road Stock Ingatestone Essex	CFS174	GREEN	GREEN	GREEN	GREEN	GREEN	RED	GREEN
86	Land North West Of Montpelier Villa Main Road Little Waltham Chelmsford Essex	CFS189	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
87	West Side Of Entrance To Wood Haven North Hill Little Baddow Chelmsford Essex	15SLAA22	GREEN	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN
88	Land South Of Southwood House Woodhouse Lane Little Waltham Chelmsford Essex	15SLAA32	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
89	Hillview Meadow Lane Runwell Wickford Essex SS11 7DX	15SLAA35	GREEN	GREEN	GREEN	GREEN	GREEN	RED	GREEN
90	Land East Of The Pumping Station Old Church Road East Hanningfield Chelmsford Essex	15SLAA36	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
91	Land South East Of 42 Church Hill Little Waltham Chelmsford Essex	CFS74	GREEN	GREEN	GREEN	RED	GREEN	GREEN	AMBER

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92	Land South East Of 148 Mill Road Stock Ingatestone	15SLAA38	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
93	Land North West Of Park And Ride Terminus Woodhill Road Sandon Chelmsford Essex	CFS101	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
94	Horseshoe Farm Main Road Bicknacre Chelmsford Essex CM3 4EX	CFS104	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
95	Land North East Of Skeggs Farm Chelmsford Road Writtle Chelmsford Essex	CFS113	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
96	Old Chase Farm Hyde Lane Danbury Chelmsford Essex CM3 4LP	15SLAA46	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
97	Land East Of Two Wishes Lynfords Drive Runwell Wickford Essex	CFS84	GREEN	GREEN	GREEN	GREEN	GREEN	RED	GREEN
98	Land North Of Greenacres Runwell Chase Runwell Wickford Essex	CFS85	GREEN	GREEN	GREEN	GREEN	GREEN	RED	GREEN
99	Land North West Of Lammas Cottage High Street Stock Ingatestone Essex	CFS142	GREEN	GREEN	GREEN	RED	AMBER	GREEN	GREEN
100	Land North Of Cuton Hall Lane Chelmer Village Way Springfield Chelmsford Essex	CFS148	GREEN	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN
101	Land South West Of 52 Maldon Road Danbury Chelmsford	21SHELAA67	GREEN	GREEN	GREEN	RED	AMBER	GREEN	GREEN
102	Land North East Of Berwyn Maldon Road Margaretting Ingatestone Essex	CFS150	GREEN	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN
103	Land North And South Of Peverels Farm Domsey Lane Little Waltham Chelmsford Essex	21SHELAA60	GREEN	GREEN	GREEN	GREEN	RED	GREEN	GREEN
104	Land North West Of Bowfield Farmbridge End Road Roxwell Chelmsford Essex	21SHELAA48	GREEN	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN
105	Redes Farm Cottage Main Road Great Waltham Chelmsford Essex CM3 1LL	CFS281	GREEN	GREEN	GREEN	GREEN	RED	GREEN	GREEN
106	Site South of Woodhouse Lane and East of North Court Road Little Waltham Chelmsford Essex	CFS98	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
107	Land West of Greenfield Highwood Road Edney Common Chelmsford Essex	CFS221	GREEN	GREEN	GREEN	GREEN	AMBER	RED	GREEN
108	Land East Of Little Fields And North Of Maldon Road Danbury Chelmsford Essex	CFS58	GREEN	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN
109	Field Adjacent Lionfield Cottages Main Road Boreham Chelmsford Essex	CFS59	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN

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110	Field At Junction Of Main Road And Hoe Lane Rettendon Chelmsford Essex	CFS64	GREEN	GREEN	GREEN	GREEN	GREEN	RED	GREEN
111	Land North Of Nurses Cottage North Hill Little Baddow Chelmsford Essex	CFS155	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
112	Field South Of Jubilee Rise Danbury Chelmsford Essex	CFS159	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
113	Land North West Of Woodlands And Rose Marie Banters Lane Great Leighs Chelmsford	15SLAA25	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
114	Land Adjacent Sandpit Cottage Holybread Lane Little Baddow Chelmsford Essex	CFS162	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
115	Land North Side Of Ladywell Lane Sandon Chelmsford Essex	CFS163	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
116	Land South Of The Old Rectory Mashbury Road Chignal St James Chelmsford Essex	CFS239	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
117	Land South East Of Ilgars Farm Cottages And North Of Burnham Road South Woodham Ferrers Chelmsford	CFS280	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
118	Land North East Of Telephone Exchange Burnham Road South Woodham Ferrers Chelmsford	15SLAA23	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
119	Land North West Of Blatch Cote White Elm Road Bicknacre Chelmsford Essex	15SLAA29	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
120	Land South Of Woodlands East Hanningfield Road Sandon Chelmsford Essex	15SLAA33	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
121	Sports Centre Partridge Green Broomfield Chelmsford Essex CM1 7EY	15SLAA47	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
122	Land South Of Rough Hill Complex The Tye East Hanningfield Chelmsford Essex	15SLAA48	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN
123	Land At Boreham Interchange Colchester Road Boreham Chelmsford Essex	CFS54	RED	GREEN	GREEN	RED	AMBER	GREEN	GREEN
124	Land Northwest Of Wheelers Hill Roundabout Wheelers Hill Little Waltham Chelmsford Essex	CFS122	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	AMBER
125	Land South East Of Little Belsteads Back Lane Little Waltham Chelmsford	CFS123	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	RED
126	Boreham Airfield Waltham Road Boreham Chelmsford	CFS139	GREEN	GREEN	GREEN	GREEN	RED	GREEN	GREEN

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127	Land South Of 720 Galleywood Road Chelmsford Essex	CFS133	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
128	Land Around Sewage Works Goodmans Lane Great Leighs Chelmsford Essex	17SLAA24	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
129	Hills Yard Beachs Drive Chelmsford CM1 2NJ	CFS168	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
130	Land South East Of Sandpit Cottage Holybread Lane Little Baddow Chelmsford Essex	CFS206	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
131	Land East and West of A1114 and North and South of the A12 Great Baddow and Galleywood Chelmsford Essex	CFS73	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
132	Land At Sturgeons Farm Cow Watering Lane Writtle Chelmsford Essex	CFS199	GREEN	GREEN	GREEN	GREEN	GREEN	RED	GREEN
133	Land East Of Little Rye Fields Little Rye Fields Chelmsford	21SHELAA89	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
134	Land East and West of Beaumont Otes Chignal Road Chignal Smealy Chelmsford Essex	CFS209	GREEN	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN
135	Site Huts Chelmer Viaduct Development Site Chelmer Road Chelmsford Essex	21SHELAA92	GREEN	GREEN	GREEN	RED	AMBER	GREEN	RED
136	Land North East Of Spread Eagle Church Lane Great Waltham Chelmsford Essex	CFS215	GREEN	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN
137	Land East Of 118 To 124 Plantation Road Boreham Chelmsford Essex	21SHELAA64	GREEN	GREEN	GREEN	RED	AMBER	GREEN	GREEN
138	Land At Green Lane Roxwell Chelmsford Essex	CFS70	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
139	Land North Of Paulk Hall Lane Great Leighs Chelmsford Essex	17SLAA23	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
140	Land South Of Church Of England Primary School Main Road Ford End Chelmsford Essex	CFS216	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
141	Land East Of Home Pastures Main Road Ford End Chelmsford Essex	CFS217	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
142	Land North Of Hilltops Southend Road Howe Green Chelmsford Essex	CFS218	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
143	Land North East Of Hands Farm Cottages Radley Green Road Highwood Ingatestone Essex	CFS220	GREEN	GREEN	GREEN	GREEN	GREEN	RED	GREEN

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144	Land North Of Woodhouse Lodge Woodhouse Lane Little Waltham Chelmsford Essex	15SLAA1	GREEN	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN
145	Land Adjacent 112 Brook Lane Galleywood Chelmsford CM2 8NN	15SLAA37	GREEN	GREEN	GREEN	GREEN	GREEN	RED	GREEN
146	Dowsett Farm Dowsett Lane Ramsden Heath Billericay Essex CM11 1JL	15SLAA39	GREEN	GREEN	GREEN	GREEN	AMBER	RED	GREEN
147	Land North East Of Meadow Road Rettendon Chelmsford Essex	15SLAA40	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
148	The Island Car Park High Bridge Road Chelmsford Essex	15SLAA41	GREEN	GREEN	GREEN	RED	GREEN	GREEN	GREEN
149	Land Adjacent White Cottage South Street Great Waltham Chelmsford Essex	15SLAA42	GREEN	GREEN	GREEN	RED	AMBER	GREEN	GREEN
150	7 St Giles Moor Hall Lane Bicknacre Chelmsford Essex CM3 8AR	15SLAA43	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
151	Land Opposite 19 To 23 Church Green Broomfield Chelmsford Essex	15SLAA13	GREEN	GREEN	GREEN	RED	AMBER	GREEN	GREEN
152	Land South West Of Southernwood London Road Great Notley Essex	15SLAA10	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
153	Land East Of The Green Man Main Road Howe Street Chelmsford	15SLAA12	GREEN	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN
154	67 Peartree Lane Bicknacre Chelmsford Essex CM3 4LS	CFS46	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
155	Field OS Ref 4730 The Chase Boreham Chelmsford Essex	CFS51	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
156	Land Known As North West Quadrant West Of Avon Road Chelmsford	CFS165	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
157	Land South Of Channels Drive Roundabout Channels Drive Broomfield Chelmsford	21SHELAA79	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
158	Land At Boreham Interchange Colchester Road Boreham Chelmsford Essex	21SHELAA96	AMBER	GREEN	GREEN	RED	AMBER	GREEN	GREEN
159	Land North East Of Batemans Cottages Boyton Cross Roxwell Chelmsford	21SHELAA86	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
160	Kay-Metzeler Ltd Brook Street Chelmsford CM1 1UQ	21SHELAA18	GREEN	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN
161	Land North West Of Gubbions Hall Farm BanTERS Lane Great Leighs Chelmsford	21SHELAA88	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
162	Field Rear Of 7 To 8 The Greenway Runwell Wickford Essex	21SHELAA51	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN

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OBJECTID	ADDRESS	NLUD REFERENCE	Obj13_Distance_to_RegisterED_Parks_and_Gardens_RAG	Obj13_Distance_to_Schedule_d_Monuments_RAG	Obj13_Distance_to_Heritage_at_Risk_RAG	Obj13_Distance_to_Conservation_Areas_RAG	Obj13_Distance_to_Listed_Buildings_RAG	Obj14_GREEN_Belt_designation_RAG	Obj14_GREEN_Wedge_designation_RAG
163	Crondon Park Golf Club Barn Stock Road Stock Ingatestone Essex	CFS176	GREEN	GREEN	GREEN	GREEN	RED	RED	GREEN
164	Land South And North West Of Lynfords Drive Runwell Wickford Essex	CFS177	GREEN	GREEN	GREEN	GREEN	GREEN	RED	GREEN
165	Greenacres Domsey Lane Little Waltham Chelmsford Essex CM3 3PS	CFS178	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
166	Land Adjacent Newells Slades Lane Galleywood Chelmsford Essex	CFS180	GREEN	GREEN	GREEN	GREEN	GREEN	RED	GREEN
167	Land North South East And West Of Pontlands Park Hotel West Hanningfield Road Great Baddow Chelmsford	CFS187	GREEN	GREEN	GREEN	GREEN	GREEN	RED	GREEN
168	Danecroft Woodhill Road Danbury Chelmsford Essex CM3 4DY	CFS188	GREEN	GREEN	GREEN	RED	AMBER	GREEN	GREEN
169	Land West Of 129 Watchouse Road Galleywood Chelmsford	CFS191	GREEN	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN
170	Land On The West Side Of North Hill Little Baddow Chelmsford Essex	CFS192	GREEN	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN
171	1 Wantz Cottages Ship Road West Hanningfield Chelmsford Essex CM2 8UZ	CFS193	GREEN	GREEN	GREEN	GREEN	AMBER	RED	GREEN
172	2 Wantz Cottages Ship Road West Hanningfield Chelmsford Essex CM2 8UZ	CFS194	GREEN	GREEN	GREEN	GREEN	GREEN	RED	GREEN
173	Land South East Of 36 Castle Close And North West Of 42 Catherine's Close Great Leighs Chelmsford Essex	CFS195	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
174	Former Industrial Site Signals Lane Galleywood Chelmsford Essex	CFS197	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
175	Baddow Road Car Park Baddow Road Chelmsford CM2 0DD	CFS263	GREEN	GREEN	GREEN	RED	GREEN	GREEN	GREEN
176	Waterhouse Lane Depot And Nursery Waterhouse Lane Chelmsford Essex CM1 2RY	CFS266	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
177	Land Between Highview And High House Farm Woodham Road Battlesbridge Wickford Essex	CFS268	GREEN	GREEN	GREEN	GREEN	AMBER	RED	GREEN
178	Land South West Of Writtle College Juicing Plant Lordship Road Writtle Chelmsford Essex	CFS201	GREEN	AMBER	GREEN	AMBER	AMBER	GREEN	AMBER
179	Land South East Of Merefields Main Road Little Waltham Chelmsford Essex	CFS140	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	RED

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180	Barn Adjacent The Old Off Licence Blasford Hill Little Waltham Chelmsford Essex	CFS198	GREEN	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN
181	Land East Of Hallfield House Back Lane Little Waltham Chelmsford	CFS138	GREEN	GREEN	GREEN	RED	GREEN	GREEN	RED
182	Land South East Of Southlands Cottages Runwell Road Runwell Wickford Essex	CFS172	GREEN	GREEN	GREEN	GREEN	GREEN	RED	GREEN
183	Land Adjacent Danbury Mission Evangelical Church Maldon Road Danbury Chelmsford Essex	CFS173	GREEN	GREEN	GREEN	RED	GREEN	GREEN	GREEN
184	Land At Runwell House Runwell Road Runwell Wickford Essex	CFS66	GREEN	GREEN	GREEN	GREEN	GREEN	RED	GREEN
185	Allotment Gardens Runwell Road Runwell Wickford Essex	CFS67	GREEN	GREEN	GREEN	GREEN	AMBER	RED	GREEN
186	Land West Of 7 Abbey Fields Chelmsford	CFS68	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN
187	Bromley Lodge Tileworks Lane Rettendon Common Chelmsford Essex CM3 8HB	CFS69	GREEN	GREEN	GREEN	GREEN	GREEN	RED	GREEN
188	Land East Of Rignals Lane Galleywood Chelmsford Essex	CFS71	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
189	Land At Greenacres Runwell Chase Runwell Wickford Essex	CFS86	GREEN	GREEN	GREEN	GREEN	GREEN	RED	GREEN
190	Land East Of 52 Main Road Great Leighs Chelmsford Essex	15SLAA28	GREEN	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN
191	Land North West Of Lockside Marina Hill Road South Chelmsford Essex	CFS262	GREEN	GREEN	GREEN	RED	GREEN	GREEN	GREEN
192	Land North West Of Eagle Villas Main Road Ford End Chelmsford Essex	17SLAA15	GREEN	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN
193	Land North West Of The Spread Eagle Main Road Margaretting Ingatestone Essex	17SLAA16	GREEN	GREEN	GREEN	RED	AMBER	RED	GREEN
194	Field 2284 South Of Maltings Road Battlesbridge Wickford Essex	17SLAA17	GREEN	GREEN	GREEN	RED	GREEN	RED	GREEN
195	Lathcoats Farm Shop Beehive Lane Great Baddow Chelmsford CM2 8LX	17SLAA18	GREEN	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN
196	Land East Of Broomfield Library 180 Main Road Broomfield Chelmsford	17SLAA19	GREEN	GREEN	GREEN	GREEN	AMBER	GREEN	RED
197	Storage 115 Brock Hill Runwell Wickford	22SHELAA12	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN

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198	Smithfield Nursery Woodham Road Rettendon Wickford Essex SS11 7QW	22SHELAA9	GREEN	GREEN	GREEN	GREEN	GREEN	RED	GREEN
199	Countryside Skills Centre Cow Watering Lane Writtle Chelmsford Essex	CFS203	GREEN	GREEN	GREEN	GREEN	GREEN	RED	GREEN
200	Runwell Hall Farm Hoe Lane Rettendon Chelmsford Essex CM3 8DQ	CFS205	GREEN	GREEN	GREEN	GREEN	GREEN	RED	GREEN
201	Land At Manor Farm Sandford Mill Lane Great Baddow Chelmsford Essex	CFS208	GREEN	GREEN	GREEN	RED	GREEN	GREEN	GREEN
202	Campion Farm Gutters Lane Broomfield Chelmsford Essex CM1 7BT	CFS211	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	AMBER
203	Land South Of Hassenbrook Victoria Road Writtle Chelmsford	CFS213	GREEN	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN
204	Chenwill Links Drive Chelmsford Essex CM2 9AW	CFS224	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
205	Essex Police HQ and Sports Ground New Court Road Chelmsford	CFS267	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
206	Land North West Of Hillminster Hawk Hill Rettendon Wickford Essex	CFS230	GREEN	GREEN	GREEN	GREEN	GREEN	RED	GREEN
207	Field East Of Saxon Way Broomfield Chelmsford Essex	CFS212	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
208	Land South Of Burnham Road Battlesbridge Wickford	CFS231	GREEN	GREEN	GREEN	GREEN	GREEN	RED	GREEN
209	Rembrandt House Blasford Hill Little Waltham Chelmsford Essex CM3 3PF	CFS235	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	RED
210	Land North West Of Sundayville Lynfords Drive Runwell Wickford Essex	CFS236	GREEN	GREEN	GREEN	GREEN	GREEN	RED	GREEN
211	Parklands West Hanningfield Road Great Baddow Chelmsford CM2 8HR	CFS238	GREEN	GREEN	GREEN	GREEN	GREEN	RED	GREEN
212	Civic Centre Land Site Duke Street Chelmsford Essex	CFS241	GREEN	GREEN	RED	RED	RED	GREEN	GREEN
213	Play Area Jubilee Rise Danbury Chelmsford Essex	CFS243	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
214	Allotment Gardens Hill Road South Chelmsford Essex	CFS253	GREEN	GREEN	GREEN	RED	GREEN	GREEN	GREEN
215	Freighter House Depot Drovers Way Boreham Chelmsford Essex	CFS254	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
216	Brand & Howes Ltd 47 Baddow Road Chelmsford CM2 0DD	CFS255	GREEN	GREEN	GREEN	RED	GREEN	GREEN	GREEN
217	Garages Rear Of 44 St Nazaire Road Chelmsford Essex	CFS256	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN

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218	Garages Rear Of 27 Medway Close Chelmsford Essex	CFS257	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
219	Land North Of Galleywood Reservoir Beehive Lane Galleywood Chelmsford	CFS260	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
220	Sandford Mill Water Works Sandford Mill Road Springfield Chelmsford Essex CM2 6NY	CFS261	GREEN	GREEN	GREEN	RED	AMBER	GREEN	RED
221	Land to the East of Bulls Lodge Farm Generals Lane Boreham Chelmsford Essex	CFS207	GREEN	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN
222	Inspire House Hollycroft Great Baddow Chelmsford Essex CM2 7FW	21SHELAA52	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
223	Land At Ilgars Farm West Of Willow Grove South Woodham Ferrers Chelmsford Essex	21SHELAA4	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
224	Land South Of Bakery Cottage Chatham Green Little Waltham Chelmsford Essex	21SHELAA47	GREEN	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN
225	Land North East Of Lilley Farm School Lane Great Leighs Chelmsford Essex	21SHELAA61	GREEN	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN
226	Land At Garage Block And West Of 5 To 11 Cards Road Sandon Chelmsford Essex	CFS102	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN
227	Land West Of Hanbury Road Chelmsford Essex	CFS166	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	AMBER
228	Driving Range And Golf Academy Crondon Park Golf Club Stock Road Stock Ingatestone Essex CM4 9DP	CFS175	GREEN	GREEN	GREEN	GREEN	GREEN	RED	GREEN
229	Land North Of Peartree Cottage Braintree Road Little Waltham Chelmsford	21SHELAA3	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
230	Land North Of Mill Lane East Of Barley Mead And South Of Maldon Road Danbury Chelmsford Essex	CFS56	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
231	Land West Of Twitty Fee Danbury Chelmsford Essex	21SHELAA50	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
232	Land South West Of 2 Scotts Green Hollow Lane Broomfield Chelmsford Essex	21SHELAA100	GREEN	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN
233	Land Adjacent The Fox And Raven Chelmer Village Way Springfield Chelmsford Essex	21SHELAA91	GREEN	GREEN	GREEN	RED	AMBER	GREEN	RED

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234	Larmar Engineering Co Ltd Main Road Margaretting Ingatestone Essex CM4 9JD	CFS45	GREEN	GREEN	GREEN	RED	AMBER	GREEN	GREEN
235	Land East Of Imbirds Yard Souther Cross Road Good Easter Chelmsford Essex	21SHELAA42	GREEN	GREEN	GREEN	RED	AMBER	GREEN	GREEN
236	Field Rear Of Telephone Exchange Church Street Great Baddow Chelmsford Essex	CFS226	GREEN	GREEN	GREEN	AMBER	AMBER	GREEN	GREEN
237	Land North Of Field End Sandon Hall Bridleway Sandon Chelmsford Essex CM2 7RL	21SHELAA59	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
238	Roxwell Quarry Roxwell Road Roxwell Chelmsford Essex CM1 4LT	21SHELAA57	GREEN	RED	GREEN	GREEN	AMBER	GREEN	GREEN
239	Land Southeast And West Of Garage Block Hunts Close Writtle Chelmsford Essex	21SHELAA97	AMBER	GREEN	GREEN	RED	GREEN	GREEN	GREEN
240	Land East Of BanTERS Lane BanTERS Lane Great Leighs Chelmsford	15SLAA16	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
241	Land North Of Steepleview Butts Green Road Sandon Chelmsford	21SHELAA14	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
242	Field At Grid Reference 571030 215770 Hyde Hall Lane Great Waltham Chelmsford Essex	21SHELAA66	GREEN	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN
243	Jackletts Farm Slough Road Danbury Chelmsford Essex CM3 4LX	21SHELAA30	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
244	Land East And North East Of Three Mile Hill Roundabout Margaretting Ingatestone Essex	21SHELAA85	GREEN	GREEN	GREEN	GREEN	GREEN	RED	GREEN
245	Land North of Newlands Spring and South West of Broomfield Village, Chignall and Broomfield Chelmsford Essex	CFS183	GREEN	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN
246	Wood Farm Stock Road Galleywood Chelmsford Essex CM2 8JU	CFS95	GREEN	GREEN	GREEN	GREEN	GREEN	RED	GREEN
247	Land North Of St Swithins Cottages Howe Green Chelmsford Essex	21SHELAA68	GREEN	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN
248	Land Opposite Peach House Southlands Chase Sandon Chelmsford Essex	CFS7	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
249	Land East Of Myjoy Woodhill Road Sandon Chelmsford Essex	CFS48	GREEN	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN
250	Land East Of Premier Lodge Hotel Main Road Boreham Chelmsford Essex	CFS50	AMBER	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN

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251	Land East and West of the A12 and North of the A414, Great Baddow and Sandon, Chelmsford, Essex	CFS83	GREEN	GREEN	GREEN	RED	RED	GREEN	GREEN
252	Kingsgate Bicknacre Road Bicknacre Chelmsford CM3 4ES	21SHELAA49	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
253	Haven Farm Goat Hall Lane Chelmsford Essex CM2 8PH	21SHELAA54	GREEN	GREEN	GREEN	GREEN	GREEN	RED	GREEN
254	Land North Of Orchard Way Chelmsford	21SHELAA78	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN
255	Silver Ash Cranham Road Little Waltham Chelmsford Essex CM3 3NB	21SHELAA83	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
256	Land North and South of East Hanningfield Road, South and East of Howe Green Sandon Chelmsford Essex	CFS131	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
257	Land East of Plantation Road and west of Church Road Boreham Chelmsford Essex	CFS145	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
258	Land North East Of Skeggs Farm Chelmsford Road Writtle Chelmsford Essex	21SHELAA98	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN
259	Land South Of Corner Cottage Woodhill Road Danbury Chelmsford Essex	21SHELAA46	AMBER	GREEN	AMBER	GREEN	GREEN	GREEN	GREEN
260	Land North Of Boreham Industrial Estate Waltham Road Boreham Chelmsford	21SHELAA21	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
261	Land Adjacent Reeds Spring Roxwell Road Writtle Chelmsford Essex	21SHELAA41	GREEN	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN
262	Land South East Of High House Farm Woodham Road Battlesbridge Wickford Essex	CFS269	GREEN	GREEN	GREEN	GREEN	AMBER	RED	GREEN
263	Land South East Of High House Farm Woodham Road Battlesbridge Wickford Essex	CFS270	GREEN	GREEN	GREEN	GREEN	AMBER	RED	GREEN
264	Land Between Highview And High House Farm Woodham Road Battlesbridge Wickford Essex	CFS271	GREEN	GREEN	GREEN	GREEN	AMBER	RED	GREEN
265	Land South West Of Broomfield Place Main Road Broomfield Chelmsford	18SLAA11	GREEN	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN
266	Land Adjacent To Weighbridge Site Brook Street Chelmsford	18SLAA16	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN

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267	Land North Of The A12 East Of Southend Road Great Baddow Chelmsford Essex	18SLAA17	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
268	Land South Of 89 To 143 Galleywood Road Great Baddow Chelmsford Essex	18SLAA18	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
269	Land North Of Mill Road North End Dunmow Essex CM6 3PE	18SLAA19	GREEN	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN
270	Land North Of Elm Green Lane Danbury Chelmsford Essex	18SLAA4	AMBER	GREEN	GREEN	RED	GREEN	GREEN	GREEN
271	Poolman Ltd Bakers Lane West Hanningfield Chelmsford Essex CM2 8LD	18SLAA6	GREEN	GREEN	GREEN	GREEN	GREEN	RED	GREEN
272	Land North East Of 148 The Street Little Waltham Chelmsford Essex	CFS272	GREEN	GREEN	GREEN	RED	GREEN	GREEN	AMBER
273	Bell Works Well Lane Danbury Chelmsford Essex	CFS274	AMBER	GREEN	AMBER	GREEN	GREEN	GREEN	GREEN
274	187 Main Road Broomfield Chelmsford Essex CM1 7DJ	CFS277	GREEN	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN
275	Galleywood Hall 279 Beehive Lane Great Baddow Chelmsford	CFS265	GREEN	GREEN	GREEN	GREEN	GREEN	RED	GREEN
276	Land West of Broomfield Village Broomfield Chelmsford Essex	CFS181	GREEN	GREEN	GREEN	RED	RED	GREEN	GREEN
277	Land South West Of Pease Hall Sandford Mill Road Springfield Chelmsford	21SHELAA93	GREEN	GREEN	GREEN	RED	AMBER	GREEN	GREEN
278	Land Rear Of 22 Downham Road Ramsden Heath Billericay Essex	15SLAA44	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
279	Land North Of Mill Lane East Of Barley Mead And South Of Maldon Road Danbury Chelmsford	15SLAA45	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
280	Mount Maskall Generals Lane Boreham Chelmsford Essex CM3 3HW	CFS10	GREEN	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN
281	Land Rear Of 7 Willowmeade Ramsden Heath Essex	21SHELAA10	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
282	Land North and South of 19 and 21 Lordship Road Writtle Chelmsford Essex	CFS200	GREEN	AMBER	GREEN	GREEN	AMBER	GREEN	GREEN
283	Former St Peter's College Fox Crescent Chelmsford Essex CM1 2BL	CFS276	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
284	Land South West Of Silverwood South Hanningfield Road Rettendon Chelmsford Essex	CFS134	GREEN	GREEN	GREEN	GREEN	GREEN	RED	GREEN

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285	Land North Of The Old Coal Yard Little Waltham Road Springfield Chelmsford Essex	CFS135	GREEN	GREEN	GREEN	GREEN	AMBER	GREEN	RED
286	Land South Of Cob Cottage Church Road West Hanningfield Chelmsford Essex	CFS136	GREEN	GREEN	GREEN	GREEN	AMBER	RED	GREEN
287	Land North East Of 55 - 65 Peartree Lane Bicknacre Chelmsford Essex	18SLAA20	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
288	Unit 1 The Applestore Chantry Farm Chantry Lane Boreham Chelmsford Essex CM3 3AN	17SLAA32	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
289	Field Adjacent Mill House Mill Lane Great Leighs Chelmsford Essex	21SHELAA90	GREEN	AMBER	GREEN	GREEN	AMBER	GREEN	GREEN
290	Ivy Hill Hotel Writtle Road Margaretting Ingatestone CM4 0EH	21SHELAA62	GREEN	GREEN	GREEN	GREEN	GREEN	RED	GREEN
291	Land Between Back Lane And Essex Regiment Way Little Waltham Chelmsford Essex	21SHELAA80	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	RED
292	Land North And West Of Kingsgate Bicknacre Road Danbury Chelmsford	21SHELAA76	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
293	Land North Of Sandon Lodge Woodhill Road Sandon Chelmsford Essex	21SHELAA5	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
294	Land West Of Farrow Road Chelmsford Essex	CFS137	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
295	Land North West Of The Crescent Little Leighs Chelmsford Essex	CFS141	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
296	Land East Of St Marys Church Church Road Little Baddow Chelmsford Essex	CFS144	GREEN	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN
297	Land East Of Bowen House Wheelers Hill Little Waltham Chelmsford Essex	CFS146	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	RED
298	206 and 208 Main Road Broomfield Chelmsford Essex CM1 7AJ	CFS153	GREEN	GREEN	GREEN	GREEN	AMBER	GREEN	AMBER
299	Land East Of De Beauvoir Farm Church Road Ramsden Heath Billericay Essex	19SHELAA8	GREEN	GREEN	GREEN	GREEN	GREEN	RED	GREEN
300	Land North West Of Hareswood Elm Green Lane Danbury Chelmsford Essex	21SHELAA95	AMBER	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
301	Land South West Of Warehouse Highwood Road Highwood Chelmsford Essex	19SHELAA12	GREEN	GREEN	GREEN	GREEN	GREEN	RED	GREEN
302	Land West Of Mayes Farm Mayes Lane Sandon Chelmsford Essex	20SHELAA5	GREEN	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN

APPENDIX M – ASSESSMENT OF SHELA A SITES: METHODOLOGY AND OUTPUTS

OBJECTID	ADDRESS	NLUD REFERENCE	Obj13_Distance_to_RegisterED_Parks_and_Gardens_RAG	Obj13_Distance_to_Scheduled_Monuments_RAG	Obj13_Distance_to_Heritage_at_Risk_RAG	Obj13_Distance_to_Conservation_Areas_RAG	Obj13_Distance_to_Listed_Buildings_RAG	Obj14_GREEN_Belt_designation_RAG	Obj14_GREEN_Wedge_designation_RAG
303	Land East Of Whitegates Farm South Hanningfield Road Rettendon Chelmsford Essex	19SHELAA6	GREEN	GREEN	GREEN	GREEN	GREEN	RED	GREEN
304	Land East and West of the A12, North and North West of Howe Green Sandon Chelmsford Essex	CFS55	GREEN	GREEN	GREEN	GREEN	RED	GREEN	GREEN
305	Land Opposite Mid Essex Gravel Pits Ltd Essex Regiment Way Little Waltham Chelmsford Essex	CFS124	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	RED
306	Land East Of 685A Galleywood Road Chelmsford Essex	15SLAA18	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
307	Land South West Of Allotment Gardens Hall Lane Sandon Chelmsford Essex	19SHELAA10	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
308	Land West Of Beauvoir Arms Downham Road Ramsden Heath Billericay Essex	19SHELAA4	GREEN	GREEN	GREEN	GREEN	AMBER	RED	GREEN
309	Land South Of Ongar Road And West Of Highwood Road Writtle Chelmsford Essex	CFS214	GREEN	GREEN	GREEN	GREEN	GREEN	RED	GREEN
310	Land North Of Cricketers Close Broomfield Chelmsford	CFS53	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
311	Land North of South Woodham Ferrers South Woodham Ferrers Chelmsford Essex	CFS282	GREEN	GREEN	RED	RED	GREEN	GREEN	GREEN
312	Chelmsford City Racecourse Great Leighs Bypass Great Leighs Chelmsford Essex CM3 1QP	CFS204	GREEN	GREEN	GREEN	GREEN	RED	GREEN	GREEN
313	Storage Adjacent Pond View BanTERS Lane Great Leighs Chelmsford	17SLAA1	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
314	Southern Wood London Road Great Notley Braintree Essex CM77 7QL	15SLAA7	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
315	Creeds Farm School Lane Great Leighs Chelmsford Essex CM3 1NL	19SHELAA7	GREEN	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN
316	Land At Ilgars Farm, West Of Willow Grove South Woodham Ferrers Chelmsford Essex	20SHELAA3	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
317	Land Adjacent The Pines Park Lane Ramsden Heath Billericay Essex	19SHELAA5	GREEN	GREEN	GREEN	GREEN	GREEN	RED	GREEN
318	Land South Of De Beauvoir Farm Church Road Ramsden Heath Billericay Essex	19SHELAA9	GREEN	GREEN	GREEN	GREEN	GREEN	RED	GREEN

APPENDIX M – ASSESSMENT OF SHELA A SITES: METHODOLOGY AND OUTPUTS

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319	Paddock Opposite Powers Farm Cranham Road Little Waltham Chelmsford Essex	19SHELAA13	GREEN	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN
320	Land West Of Peartree Cottage Braintree Road Little Waltham Chelmsford	17SLAA3	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
321	Land Rear Of 6 To 16 Highfields Mead East Hanningfield Chelmsford Essex	15SLAA2	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
322	Land At Margaretting Service Station Main Road Margaretting Ingatestone Essex	15SLAA4	GREEN	GREEN	GREEN	GREEN	AMBER	RED	GREEN
323	Hill House Main Road Rettendon Common Chelmsford Essex CM3 8EA	15SLAA6	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
324	38 Victoria Road Writtle Chelmsford CM1 3PA	15SLAA8	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
325	Land South West Of Hayes Leisure Park Hayes Chase Battlesbridge Wickford Essex	21SHELAA7	GREEN	GREEN	GREEN	AMBER	GREEN	RED	GREEN
326	Livery Stables Fulbourne Farm Boreham Road Great Leighs Chelmsford CM3 1PR	17SLAA22	GREEN	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN
327	Norwood London Road Great Notley Braintree Essex CM77 7QL	15SLAA9	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
328	Field At Crondon Park Lane Stock Ingatestone Essex	17SLAA5	GREEN	GREEN	GREEN	RED	GREEN	RED	GREEN
329	Land North Of Baileys Cottage Chatham Green Little Waltham Chelmsford Essex	17SLAA4	GREEN	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN
330	Land South Of Mill View Blasford Hill South Woodham Ferrers Chelmsford Essex	17SLAA6	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	AMBER
331	Agricultural Barn School Lane Great Leighs Chelmsford Essex	21SHELAA72	GREEN	GREEN	GREEN	GREEN	RED	GREEN	GREEN
332	Falcon Bowling And Social Club Channels Drive Broomfield Chelmsford CM3 3FB	21SHELAA77	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
333	Land South East Of Main Road Great Leighs Chelmsford Essex	17SLAA25	GREEN	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN
334	Land East Of The Crescent Little Leighs Chelmsford Essex	17SLAA26	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
335	Unit 28 Little Boyton Hall Farm Boyton Hall Lane Roxwell Chelmsford CM1 4LN	17SLAA27	GREEN	GREEN	GREEN	GREEN	RED	GREEN	GREEN
336	Land East Of Runwell Chase Runwell Wickford	17SLAA28	GREEN	GREEN	GREEN	GREEN	GREEN	RED	GREEN

APPENDIX M – ASSESSMENT OF SHELA A SITES: METHODOLOGY AND OUTPUTS

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337	3 Bilton Road Chelmsford CM1 2UP	17SLAA29	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
338	Land North Of Communication Station At Bushy Hill Edwins Hall Road Woodham Ferrers Chelmsford	17SLAA30	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
339	Land South Of Windmill Farm Back Lane East Hanningfield Chelmsford	17SLAA7	GREEN	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN
340	Rembrandt House Blasford Hill Little Waltham Chelmsford Essex CM3 3PF	17SLAA9	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	RED
341	Land North Of Cranham Road Little Waltham Chelmsford Essex	CFS125	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
342	Land West Of Pitt Place Church Street Great Baddow Chelmsford Essex	21SHELAA1	GREEN	GREEN	GREEN	GREEN	GREEN	RED	GREEN
343	Land South East Of Fortune Cottage School Lane Great Leighs Chelmsford Essex	17SLAA31	GREEN	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN
344	Land North East Of Skeggs Farm Chelmsford Road Writtle Chelmsford Essex	17SLAA13	AMBER	GREEN	GREEN	RED	GREEN	GREEN	GREEN
345	Land South West Of Sunnyfields School School Lane Great Leighs Chelmsford Essex	17SLAA14	GREEN	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN
346	Land North Of Cranham Road Little Waltham Chelmsford Essex	17SLAA11	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
347	Bushy Hill Communication Station Edwins Hall Road Woodham Ferrers Chelmsford CM3 8RU	17SLAA12	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
348	Land North East Of Pemberton Lodge 61 Brook End Road North Springfield Chelmsford Essex	18SLAA1	GREEN	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN
349	Briars Farm Main Road Boreham Chelmsford Essex CM3 3AD	CFS52	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
350	Land North and South of Brick Barns Farm Mashbury Road Chignal St James Chelmsford Essex	CFS182	GREEN	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN
351	Field South Of Little Waltham Lodge Main Road Little Waltham Chelmsford Essex	21SHELAA81	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
352	Land North, South And East Of Shepcotes Wood Essex Regiment Way Little Waltham Chelmsford Essex	21SHELAA84	GREEN	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN

APPENDIX M – ASSESSMENT OF SHELA A SITES: METHODOLOGY AND OUTPUTS

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353	Land South West Of Brook Hill Little Waltham Chelmsford	21SHELAA19	GREEN	GREEN	GREEN	RED	GREEN	GREEN	GREEN
354	The Granary Car Park Victoria Road Chelmsford CM2 6LH	21SHELAA63	GREEN	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN
355	Gay Bowers Farm Bakers Lane West Hanningfield Chelmsford Essex CM2 8LD	18SLAA5	GREEN	GREEN	GREEN	GREEN	GREEN	RED	GREEN
356	Street Record Can Bridge Way Chelmsford Essex	21SHELAA71	GREEN	AMBER	GREEN	RED	AMBER	GREEN	GREEN
357	Land North South East And West Of Pontlands Park Hotel West Hanningfield Road Great Baddow Chelmsford	21SHELAA99	GREEN	GREEN	GREEN	GREEN	GREEN	RED	GREEN
358	Land South Of A414 And North Of Sandon Village Maldon Road Sandon Chelmsford Essex	CFS99	GREEN	GREEN	GREEN	RED	AMBER	GREEN	GREEN
359	Land North Of Oat Leys Broomfield Chelmsford	18SLAA8	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
360	Land South Of Mashbury Road Chignal Chelmsford Essex	18SLAA9	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
361	Novera Generation Roxwell Quarry Boyton Cross Roxwell Chelmsford Essex CM1 4LT	21SHELAA11	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
362	Land North Of Tally Ho Sandon Hall Bridleway Sandon Chelmsford Essex	21SHELAA16	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
363	Land West Of Eastham Main Road South Woodham Ferrers Chelmsford Essex	21SHELAA9	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
364	Vodafone Telecommunications Mast 795 Carlton Farm Beehive Lane Galleywood Chelmsford	21SHELAA74	GREEN	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN
365	Land South West Of Broomfield Place Main Road Broomfield Chelmsford	21SHELAA101	GREEN	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN
366	Land Rear Of Owls Waltham Road Boreham Chelmsford	21SHELAA20	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
367	Land South East Of Baileys Cottage Chatham Green Little Waltham Chelmsford Essex	21SHELAA33	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
368	Land East Of The Anchor Runsell Green Danbury Chelmsford Essex	21SHELAA82	GREEN	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN
369	Land East Of Mayes Farm Mayes Lane Sandon Chelmsford Essex	22SHELAA7	GREEN	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN

APPENDIX M – ASSESSMENT OF SHELAA SITES: METHODOLOGY AND OUTPUTS

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370	Land West Of Round Hills Church Road Ramsden Heath Billericay Essex	22SHELAA21	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
371	Land North East Of Meadow Road Rettendon Chelmsford Essex	CFS232	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
372	Coval Lane Car Park Coval Lane Chelmsford	22SHELAA24	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
373	Land North Of Wheelers Hill Wheelers Hill Little Waltham Chelmsford Essex	22SHELAA25	GREEN	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN
374	Land Rear Of 38-44A Brock Hill Runwell Wickford	22SHELAA10	GREEN	GREEN	GREEN	GREEN	GREEN	RED	GREEN
375	The Gables Highwood Road Writtle Chelmsford Essex CM1 3PR	23GT5	GREEN	GREEN	GREEN	GREEN	GREEN	RED	GREEN
376	Highwater Farm Main Road East Hanningfield Chelmsford Essex CM3 8AH	15SLAA34	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
377	Land East Of Priors Hollow Lane Broomfield Chelmsford Essex	22SHELAA17	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
378	Roseberry Farm Hayes Chase Battlesbridge Wickford Essex	23GT4	GREEN	GREEN	GREEN	GREEN	GREEN	RED	GREEN
379	Land South Of St Annes Priory Road Bicknacre Chelmsford Essex	CFS158	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
380	Land South East Of Roselawn Farm Main Road Broomfield Chelmsford	22SHELAA26	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
381	Car Park Glebe Road Chelmsford Essex	22SHELAA23	GREEN	GREEN	RED	RED	GREEN	GREEN	GREEN
382	Telephone Exchange Mill Lane Ramsden Heath Billericay Essex	22SHELAA20	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
383	Land North East Of 17 Old Bell Lane Rettendon Chelmsford Essex	22SHELAA14	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN



APPENDIX N – HABITATS REGULATIONS ASSESSMENT



Chelmsford City Council

LOCAL PLAN 2022 – 2041 HABITATS REGULATIONS ASSESSMENT

HRA Supporting Information for Pre-Submission
(Reg.19) Consultation





Chelmsford City Council

LOCAL PLAN 2022 - 2041 HABITATS REGULATIONS ASSESSMENT

HRA Supporting Information for Pre-Submission (Reg.19)
Consultation

TYPE OF DOCUMENT (VERSION) PUBLIC

PROJECT NO. 808355

OUR REF. NO. 808355----1_P013.05

DATE: DECEMBER 2024



Chelmsford City Council

LOCAL PLAN 2022 - 2041 HABITATS REGULATIONS ASSESSMENT

HRA Supporting Information for Pre-Submission (Reg.19)
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QUALITY CONTROL

Issue/revision	First issue	Revision 1	Revision 2	Revision 3
Remarks				
Date	27/02/24	01/03/24	22/11/24	05/12/24
Prepared by	Mike Frost	Mike Frost	Mike Frost	Mike Frost
Signature				
Checked by	Robert Deanwood	Robert Deanwood	Robert Deanwood	Robert Deanwood
Signature				
Authorised by	Andrew Brooks	Andrew Brooks	Andrew Brooks	Andrew Brooks
Signature				
Project number	808355	808355	808355	808355
Report number	808355---- 1_p013.02 DRAFT	808355---- 1_p013.03	808355---- 1_p013.04	808355---- 1_p013.05
File reference				



EXECUTIVE SUMMARY

Chelmsford City Council has decided to prepare a new Local Plan to ensure it remains fit for purpose, reflects national planning guidance, delivers local priorities, and meets future needs whilst restoring a five-year supply of deliverable housing sites. The Council is currently consulting on the **Pre-Submission draft Local Plan**.

Local Plans are subject to Regulation 105 of *The Conservation of Habitats and Species Regulations 2017* (as amended) (the 'Habitats Regulations'); the process by which Regulation 105 is met is known as '**Habitats Regulations Assessment**' (HRA). The Council has a statutory duty to prepare the Local Plan and is therefore the Competent Authority for an HRA.

There is no statutory requirement for HRA to be undertaken on draft plans or similar developmental stages (e.g. issues and options; preferred options). However, it is accepted best-practice for the HRA of strategic planning documents to be run as an iterative process alongside plan development. **This HRA report therefore accompanies the Pre-Submission draft (Regulation 19) Local Plan that is being published for consultation.**

However, **it does not constitute a formal 'HRA screening' or Appropriate Assessment** as the plan is still in development and so any screening or appropriate assessment conclusions would be premature; however, the principles of HRA are applied to the Pre-Submission draft to (a) provide an initial assessment of the likely HRA conclusions, were the plan adopted as currently drafted and (b) identify additional data requirements and/or additional measures that may be required to ensure that the Submission Draft Plan (Regulation 22) has no adverse effects on any European sites.

The HRA of the Pre-Submission draft Local Plan has considered potential effects on all European sites within 15km of the Council's administrative area; any additional sites that may be hydrologically linked to the Local Plan's zone of influence; and any additional sites identified by Natural England following the Issues and Options consultation.

A 'screening' assessment has concluded that nine European sites might be exposed to 'significant' effects from the Local Plan, alone or in combination: Essex Estuaries SAC: Crouch and Roach Estuaries (Mid-Essex Coast Phase 3) SPA: Crouch and Roach Estuaries (Mid-Essex Coast Phase 3) Ramsar: Blackwater Estuary (Mid-Essex Coast Phase 4) SPA: Blackwater Estuary (Mid-Essex Coast Phase 4) Ramsar: Dengie (Mid-Essex Coast Phase 1) SPA: Dengie (Mid-Essex Coast Phase 1) Ramsar: Outer Thames Estuary SPA: and Epping Forest SAC.

Appropriate assessments have been undertaken for those aspects where effect pathways are present (in combination water quality, air quality and visitor pressure effects, and effects on species away from the sites), taking into account specific and cross-cutting policy-based mitigation and avoidance measures that have been incorporated into the plan. These appropriate assessments have concluded that (as currently drafted) **the Pre-Submission draft Local Plan will have no adverse effects on the integrity of any European sites, alone or in combination.**

This conclusion is obviously preliminary: it will be necessary to review any changes that are made to the Pre-Submission draft Local Plan as it proceeds to the submission stage in order to ensure that these initial HRA conclusions remain applicable, and the HRA will also be reviewed and updated as the Local Plan and its evidence base is developed further.

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1 INTRODUCTION

1.1 THE CHELMSFORD CITY COUNCIL (CCC) LOCAL PLAN

- 1.1.1. Chelmsford City Council (the Council) adopted the Chelmsford Local Plan 2013 – 2036 in May 2020. The Council is required to review the Local Plan every five years, and is currently preparing a new Local Plan for the period 2022 – 2041.
- 1.1.2. The Council is intending three rounds of public consultation on draft versions of the plan prior to its submission for examination by an independent Planning Inspector, on the following broad timeline:
- Review of the Adopted Local Plan - Issues and Options consultation (completed October 2022)¹.
 - Review of the Adopted Local Plan - Preferred Options consultation (May-June 2024)².
 - Review of the Adopted Local Plan - Consultation on Draft Local Plan (Regulation 19) (early 2025)
- 1.1.3. The Council is completing an Integrated Impact Assessment (IIA) alongside the revised Local Plan. This encompasses the Sustainability Appraisal (SA), Strategic Environmental Assessment (SEA), Habitats Regulations Assessment (HRA), and Health Impact and Equality Assessment (HIEA) of the revised Local Plan.

1.2 HABITATS REGULATIONS ASSESSMENT

- 1.2.1. Regulations 105 and 107 of The Conservation of Habitats and Species Regulations 2017 (as amended) (the ‘Habitats Regulations’)³ transpose the provisions of Articles 6(3) and 6(4) of Council Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora (the ‘Habitats Directive’) as they relate to land-use plans in England and Wales. Regulation 105 states that if a

¹ Available at: <https://www.chelmsford.gov.uk/planning-and-building-control/planning-policy-and-local-plan/local-plan-review-2022/>

² Documentation available at: <https://www.chelmsford.gov.uk/media/ew4mbrsr/chelmsford-local-development-scheme-2023-2028.pdf>

³ The 2017 Regulations were amended by the *Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019* to reflect the UK’s exit from the EU, although these largely carried forward the provisions and terminology of the 2017 Regulations and do not fundamentally alter their interpretation. This report therefore primarily refers to the 2017 Regulations and (where appropriate for clarity) the relevant provisions of the Habitats Directive.

land-use plan is “(a) is likely to have a significant effect on a European site⁴ or a European offshore marine site⁵ (either alone or in combination with other plans or projects); and (b) is not directly connected with or necessary to the management of the site” then the plan-making authority must “...make an appropriate assessment of the implications for the site in view of that site’s conservation objectives” before the plan is given effect.

- 1.2.2. The plan can only be given effect if it can be concluded (following an ‘appropriate assessment’) that the plan “...will not adversely affect the integrity” of a site, unless the provisions of Regulation 107 are met.
- 1.2.3. The process by which Regulation 105 is met is known as Habitats Regulations Assessment (HRA)⁶. An HRA determines whether there will be any ‘likely significant effects’ (LSE) on any European site as a result of a plan’s implementation (either on its own or ‘in combination’ with other plans or projects)⁷ and, if so, whether there will be any ‘adverse effects on site integrity’⁸. The Council has a statutory duty to prepare the Local Plan and is therefore the Competent Authority for an HRA.

1.3 THIS REPORT

- 1.3.1. Regulation 105 essentially provides a test that the final plan must pass; there is no statutory requirement for HRA to be undertaken on draft plans or similar developmental stages (e.g. issues and options; preferred options). However, it is accepted best-practice for the HRA of strategic planning documents to be run as an iterative process alongside plan development, with the emerging policies or options reviewed during development to ensure that potentially adverse effects on European sites can be identified at an early stage, and avoided or mitigated through the plan development process. This is undertaken in consultation with Natural England (NE) and other appropriate consultees.

⁴ As noted, the 2019 amendment to the Habitats Regulations largely carried forward the provisions and terminology of the 2017 Regulations, and so the term ‘European site’ is currently retained and for all practical purposes the definition is essentially unchanged. European sites are therefore: any Special Area of Conservation (SAC) from the point at which the European Commission and the UK Government agreed the site as a ‘Site of Community Importance’ (SCI) (if this was before 31 Jan 2020); any classified Special Protection Area (SPA); and any candidate SAC (cSAC). However, the term is also commonly used when referring to potential SPAs (pSPAs), to which the provisions of Article 4(4) of Directive 2009/147/EC (the ‘new wild birds directive’) are applied; and to possible SACs (pSACs) and listed Ramsar Sites, to which the provisions of the Habitats Regulations are applied a matter of Government policy (NPPF para. 187) when considering development proposals that may affect them. “European site” is therefore used in this document in its broadest sense, as an umbrella term for all of the above designated sites. Note, it is likely that this term will be supplanted at some point in the future although an appropriate UK-wide alternative has not yet been established (e.g. the NPPF in England has adopted the term ‘Habitats sites’ to refer collectively to those sites defined by Regulation 8; the *Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019* replaces ‘Natura 2000’ with the ‘National Site Network’).

⁵ ‘European offshore marine sites’ are defined by Regulation 18 of *The Conservation of Offshore Marine Habitats and Species Regulations 2017* (as amended); these regulations cover waters (and hence sites) over 12 nautical miles from the coast.

⁶ The term ‘Appropriate Assessment’ has been historically used to describe the process of assessment; however, the process is more accurately termed ‘Habitats Regulations Assessment’ (HRA), with the term ‘Appropriate Assessment’ limited to the specific stage within the process.

⁷ Also referred to as the ‘test of significance’.

⁸ Also referred to as the ‘integrity test’.

- 1.3.2. WSP Ltd. (WSP) is helping the Council to meet its obligations under Regulation 105. The Issues and Options (I&O) consultation was supported by an Integrated Impact Assessment (IIA) document, which included sections addressing HRA⁹. This provided:
- an outline of the proposed approach and scope of the Local Plan HRA;
 - a summary of the environmental and European site baseline, as currently understood, and any known data gaps or environmental aspects subject to future studies;
 - informal guidance for the Council on any HRA-related issues or risks that may be relevant to the Options selection process, and/or which may need to be considered when reviewing the Local Plan.
- 1.3.3. WSP subsequently reviewed the I&O consultation comments relating to HRA.
- 1.3.4. CCC drafted its “*Review of the Adopted Local Plan - Preferred Options*” for consultation over summer 2024, which was accompanied by an updated HRA document within the Preferred Options IIA¹⁰. CCC subsequently received comments on its Preferred Options, and has now prepared its “***Review of the Adopted Local Plan – Pre-Submission***” for consultation in early 2025.
- 1.3.5. **This HRA report forms part of the IIA that accompanies the *Review of the Adopted Local Plan - Pre-Submission* consultation document.** As with previous HRA reports it does not constitute a formal ‘HRA screening’ or ‘Appropriate Assessment’ as the plan is still in development and so any screening or appropriate assessment conclusions would be premature; however, the principles of HRA have been applied to the Pre-Submission version of the plan to (a) provide an assessment of the likely HRA conclusions, were the plan adopted as drafted and (b) identify additional data requirements and/or additional measures that may be required to ensure that the Submission Draft Plan (Regulation 22) has no adverse effects on any European sites.
- 1.3.6. This report therefore adopts the broad layout and anticipated content of the final (Submission Draft) HRA report and so replicates data and content from the previous HRA documents (with these data reviewed and updated as required). The report includes the following aspects:
- Details of the approach to the HRA of the Local Plan (Section 2).
 - A summary of the baseline condition of the European sites and features that are potentially vulnerable (i.e. both exposed and sensitive) to the likely effects of the Local Plan, and the impact pathways (Section 3).
 - A summary of the ‘screening’ assessments undertaken as part of the HRA of the Pre-Submission draft plan, identifying those European sites and features that will not be affected by plan proposals, and those plan aspects (policies or allocations) which will not significantly affect any European sites (Section 4).
 - Appropriate assessments for those European sites and features that are vulnerable to aspects of the Local Plan, taking account of avoidance or mitigation measures included in the Pre-Submission (Reg. 19) plan (Sections 5 – 8).

⁹ IIA Section 6; available at <https://www.chelmsford.gov.uk/media/undd21y/chelmsford-local-plan-issues-and-options-ia.pdf>.

¹⁰ Available at: <https://www.chelmsford.gov.uk/media/hjjhwhgg/preferred-options-integrated-impact-assessment.pdf>



- Identification of additional data requirements and/or additional measures that may be required to ensure that the Submission Draft (Reg. 22) plan avoids adverse effects on integrity (Sections 5 – 8).
- An indication of the anticipated conclusion for the HRA of the Local Plan, assuming a submission consistent with the Pre-Submission (Reg. 19) plan (Section 9).

2 APPROACH TO HRA OF THE LOCAL PLAN

2.1 OVERVIEW

- 2.1.1. European Commission guidance¹¹ and established case-practice suggests a four-stage process for addressing Articles 6(3) and 6(4), and hence Regulations 105 and 107 (see Box 1), although not all stages will necessarily be required:

Box 1 – Stages of HRA

Stage 1 – Screening or ‘Test of significance’

This stage identifies the likely effects of a project or plan on a European site, either alone or ‘in combination’ with other projects or plans, and considers whether these effects are likely to be significant. The ‘screening’ test or ‘test of significance’ is a low bar, intended as a trigger rather than a threshold test: a plan should be considered ‘likely’ to have an effect if the competent authority is unable (on the basis of objective information) to exclude the possibility that the plan or project could have significant effects on any European site, either alone or in combination with other plans or projects; an effect will be ‘significant’ simply if it could undermine the site’s conservation objectives. Note that mitigation measures should not be taken into account at the ‘screening’ stage, in accordance with the People over Wind (Court of Justice of the European Union (ECJ) Case C-323/17); this reinforces the idea of screening as a ‘low bar’ and makes ‘appropriate assessments’ more common.

Stage 2 – Appropriate Assessment (including the ‘Integrity test’)

An ‘appropriate assessment’ (if required) involves a closer examination of the plan or project where the effects on relevant European sites are significant or uncertain, to determine whether any sites will be subject to ‘adverse effects on integrity’ if the plan or project is given effect. The scope of any ‘appropriate assessment’ stage is not set, and the assessments will not be extremely detailed in every case (particularly if mitigation is clearly available, achievable, and likely to be effective). The assessments must be ‘appropriate’ to the effects and proposal being considered, and sufficient to ensure that there is no reasonable doubt that adverse effects on site integrity will not occur (or sufficient for those effects to be appropriately quantified should Stages 3 and 4 be required).

Stage 3 – Assessment of Alternative Solutions

Where adverse effects remain after the inclusion of mitigation, Stage 3 examines alternative ways of achieving the objectives of the project or plan that avoid adverse impacts on the integrity of European sites. A plan or project that has adverse effects on the integrity of a European site cannot be permitted if alternative solutions are available, except for imperative reasons of overriding public interest (IROPI; see Stage 4).

Stage 4 – Assessment Where No Alternative Solutions Exist and Where Adverse Impacts Remain

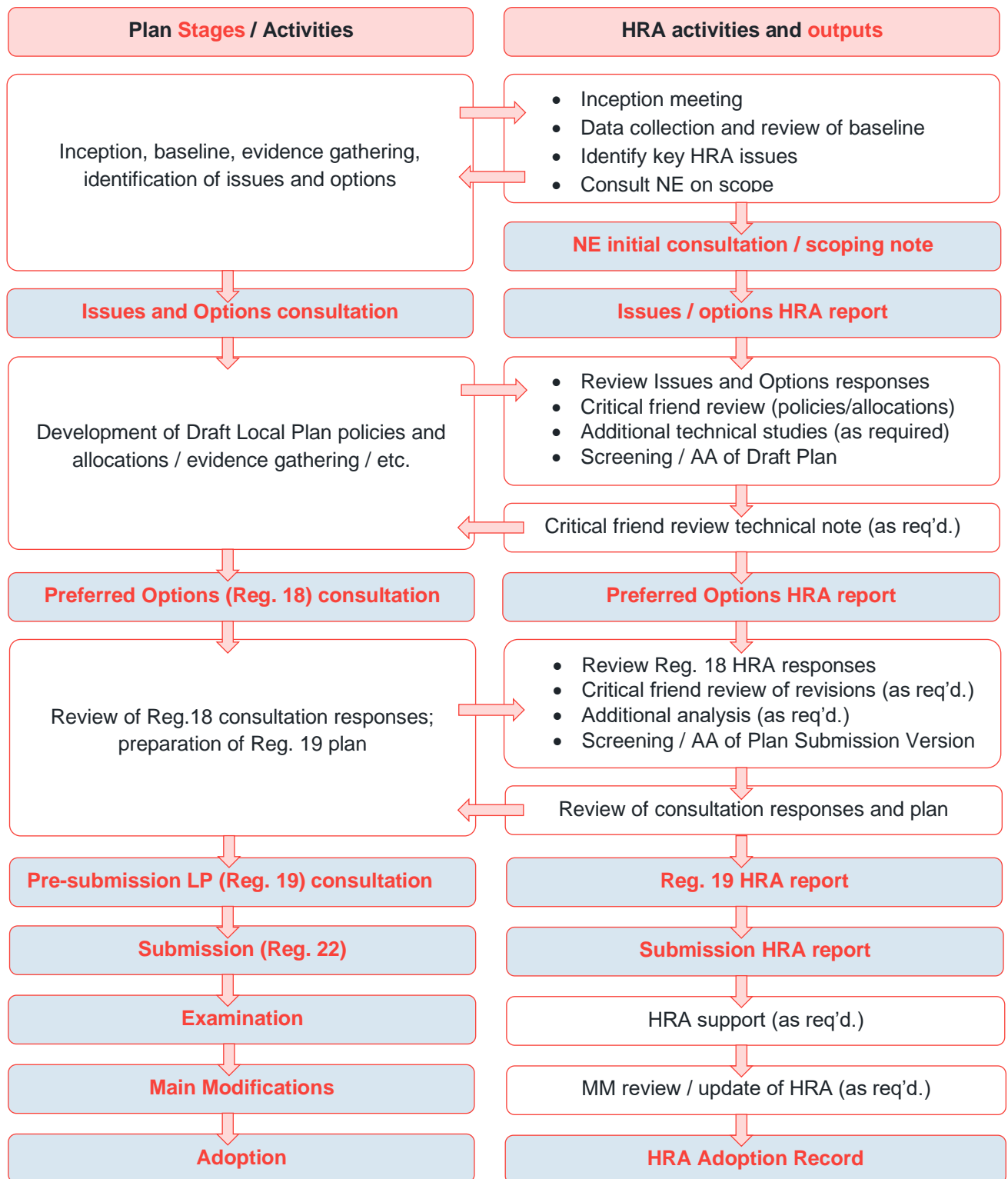
This stage assesses compensatory measures where it is deemed that there are no alternatives that have no or lesser adverse effects on European sites, and the project or plan should proceed for imperative reasons of overriding public interest (IROPI). The EC guidance does not deal with the assessment of IROPI, although the IROPI need to be sufficient to override the adverse effects on European site integrity, taking into account the compensatory measures that can be secured (which must ensure the overall coherence of the ‘national site network’).

¹¹ *Methodological guidance on the provisions of Article 6(3) and (4) of the Habitats Directive 92/43/EEC* (EC 2002).

- 2.1.2. HRAs of local planning documents rarely proceed beyond Stage 2, as alternatives to policies or allocations that adversely affect the integrity of a European site¹² are almost always available.
- 2.1.3. The stages in Box 1 (if required) are used to ensure compliance with the Habitats Regulations and so principally reflect the stepwise legislative tests applied to the final, submitted project or plan; there is no statutory requirement for HRA (or its specific stages) to be completed for draft plans or similar developmental stages. Attempting to rigidly apply these steps to the emerging or interim stages of strategic plans is not always appropriate, and often reduces the clarity and usefulness of the HRA as a plan-shaping process for both plan-makers and consultees.
- 2.1.4. Consequently there is inherent flexibility for the HRA process to be run in a manner that provides maximum benefit for plan-development and sound decision-making, whilst still ultimately meeting the legislative tests.
- 2.1.5. The HRA of this plan therefore employs an iterative and consultative approach to HRA, with outputs tailored to each stage of the plan development and consultation process, and the requirements of the key stakeholders, rather than trying to force the guideline HRA stages on to the emerging plan. The HRA therefore contributes to the plan evidence-base, so assisting with the development of sustainable policies from the beginning of the plan-making process rather than being a purely retrospective ‘test’ applied towards the end.
- 2.1.6. Figure 2.1 below provides an overview of our preferred approach to the HRA of Local Plans, identifying the relationships between the HRA process / key outputs and the plan development / consultation points (Reg. 18 etc.). **Note, this is indicative and additional outputs may be appropriate as the plan evolves.**
- 2.1.7. In summary, the early stages of the process are relatively iterative and do not look like a ‘formal’ HRA – so, for example, the Issues and Options HRA report did not attempt to ‘screen’ the Issues and Options (partly as these will be too broad for any such assessment to be meaningful, although guidance would be provided if any options clearly present a risk of unavoidable adverse effects if pursued), but rather set out the local baseline and intended HRA scope, discuss potential data gaps, and identify the key HRA-related issues for the Local Plan to address in its development.
- 2.1.8. The HRA reporting aligns more closely with the guideline stages as the Local Plan develops, with the Preferred Options typically being accompanied by a ‘Draft Local Plan HRA’ report that includes a more detailed ‘screening’ and ‘appropriate assessment’ of the Preferred Options Draft Plan, setting out the HRA-related evidence and the anticipated conclusion (if the plan were to be adopted as drafted, recognising that the HRA can only be completed for the final, adopted plan). This report would then be updated for subsequent consultation stages to reflect consultation responses and plan amendments.

¹² Note, the UK European sites are no longer legally part of the ‘Natura 2000’ network of protected sites, with this being replaced in the UK by the ‘national site network’ which comprises all existing SACs and SPAs and any new SACs and SPAs designated under the 2019 Regulations (Ramsar sites do not form part of the network). This also has relevance if compensation measures are required for an adverse effect, as the relevant metric is the overall coherence of the ‘national site network’. The 2019 Regulations establish management objectives for the ‘national site network’ which contribute to the conservation of UK habitats and species that are also of pan-European importance, and to the achievement of their favourable conservation status within the UK.

Figure 2-1 - Indicative HRA process for Local Plans



2.2 GUIDANCE

2.2.1. The following guidance has been used during the review and assessment of the Pre-Submission draft Local Plan:

- UK Government (2019). *Appropriate assessment: Guidance on the use of Habitats Regulations Assessment* [online]. Available at: <https://www.gov.uk/guidance/appropriate-assessment> [Accessed October 2023].
- Tyldesley, D. & Chapman, C. (2023). *The Habitats Regulations Assessment Handbook* [online]. DTA Publications Limited. Available at: <https://www.dtapublications.co.uk/handbook/>. [Accessed October 2023].
- EC (2019). *Managing Natura 2000 sites: The provisions of Article 6 of the ‘Habitats’ Directive 92/43/EEC*. Available at: <https://op.europa.eu/en/publication-detail/-/publication/caf47cb6-207a-11e9-8d04-01aa75ed71a1/language-en/format-PDF/source-search>.
- Natural England (2020). *Guidance on how to use Natural England’s Conservation Advice Packages in Environmental Assessments*. Natural England, Peterborough.
- Defra (2012). *The Habitats and Wild Birds Directives in England and its seas: Core guidance for developers, regulators & land/marine managers* [online]. Available at https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/82706/habitats-simplify-guide-draft-20121211.pdf. [Accessed October 2023].
- PINS Note 05/2018: *Consideration of avoidance and reduction measures in Habitats Regulations Assessment: People over Wind, Peter Sweetman v Coillte Teoranta*. [withdrawn].
- SNH (2019). SNH Guidance Note: *The handling of mitigation in Habitats Regulations Appraisal – the People Over Wind CJEU judgement* [online]. Scottish Natural Heritage. Available at: <https://www.nature.scot/sites/default/files/2019-08/Guidance%20Note%20-%20The%20handling%20of%20mitigation%20in%20Habitats%20Regulations%20Appraisal%20-%20the%20People%20Over%20Wind%20CJEU%20judgement.pdf>. [Accessed October 2023].

2.2.2. Additional topic-specific guidance (for example, in relation to the assessment of air quality effects) is identified within the relevant assessment sections.

2.3 CONSULTATION AND PLAN EVOLUTION

2.3.1. The HRA process is completed alongside the development of the Plan, and the HRA reports issued at each stage of the plan development reflect the assessment and process at that point in time.

2.3.2. The consultations to date are as follows:

- initial consultation on the intended approach to HRA, undertaken alongside the SEA Scoping Report consultation (14 April – 20 May 2022);
- the ‘Issues and Options’ Reg. 18 consultation HRA document (11 August – 20 October 2022);
- the ‘Preferred Options’ Reg. 18 consultation HRA document (May – June 2024); and
- **the Pre-Submission Reg. 19 consultation HRA document (this report; January – March 2025).**

2.3.3. Appropriate HRA reports will be produced to accompany the future plan consultation stages; additional consultations on specific technical aspects are undertaken and documented as required.

2.4 STUDY AREA

- 2.4.1. The zone of influence of a Local Plan varies according to the aspect being considered (for example, noise effects would rarely extend more than a few hundred metres from the source), and so it is not usually appropriate to employ ‘arbitrary’ spatial buffers to determine those European sites that should be considered within an HRA.
- 2.4.2. However, as distance is a strong determinant of the scale and likelihood of most effects, the considered use of a suitably precautionary search area as a starting point for the assessment (based on an understanding of both the likely plan outcomes and European site interest features) has some important advantages. Using buffers allows the systematic identification of European sites using GIS, so minimising the risk of sites or features being overlooked, and ensures that sites for which there are no reasonable impact pathways can be quickly and transparently excluded from any further screening or assessment. It also has the significant advantage of providing a consistent point of reference for consultees following the assessment process, allowing the screening to focus on the potential effects, rather than on explaining why certain sites may or may not have been considered in relation to a particular aspect of the plan.
- 2.4.3. Most Local Plan HRAs adopt a 15km buffer for the identification of European sites that may be exposed to significant effects, with sites beyond this distance considered as required. The HRA of this plan therefore considers:
- all European sites within 15km of the Council’s administrative area (see **Table 3-2, Section 3**);
 - any additional sites that may be hydrologically linked to the Local Plan’s zone of influence; and
 - any additional sites identified by Natural England following the Issues and Options Consultation (particularly in relation to air or water quality, see below).
- 2.4.4. This is considered to be a suitably precautionary starting point for the assessment of the Local Plan. **Note, at the screening stage the assessment essentially assumes that there will be ‘no effect’ (and hence no possibility of ‘in combination’ effects) on European sites not included within the scope.**

2.5 DATA COLLECTION

- 2.5.1. The screening and appropriate assessment stages take account of the baseline condition of the European sites and their interest features¹³, including (where reported) data on
- the site boundaries and the boundaries of the component SSSIs;
 - the conservation objectives;
 - information on the attributes of the European sites that contribute to and define their integrity;
 - the condition, vulnerabilities and sensitivities of the sites and their interest features, including known pressures and threats;
 - the approximate locations of the interest features within each site (if reported); and

¹³ The interest features are taken to be the qualifying features; and other site features that may be relevant to site integrity, particularly ‘typical species’ (for SACs) and within-site supporting habitats for SPAs.

- designated or non-designated ‘functional habitats’ (if identified).

2.5.2. These data are derived from, where available / relevant:

- the most recent JNCC-hosted GIS datasets;
- the Standard Data forms for SACs and SPAs and Information Sheets for Ramsar sites;
- Article 12 and 17 reporting;
- the published site Conservation Objectives;
- Supplementary Advice to the conservation objectives (SACO) where available¹⁴;
- Site Improvement Plans (SIPs);
- Core Management Plans (Wales only); and
- the supporting Site of Special Scientific Interest’s favourable condition tables where relevant and where no SACOs applicable to the features are available.

2.5.3. Note:

- For SPAs, the qualifying features are taken as those identified on the most recent JNCC datasets and citations, or NE conservation objectives sheets, where these post-date the 2nd SPA Review (i.e. it will be assumed that any amendments suggested by the SPA review have been made) unless otherwise identified to us by NE.
- The conservation objectives for Ramsar sites are taken to be the same as for the corresponding SACs / SPAs (where sites overlap); SSSI Definition of Favourable Condition (FCTs) are used for those Ramsar features not covered by SAC/SPA designations.

2.5.4. Where possible the site data is used to identify other features that may be relevant to site integrity, particularly ‘**typical species**’ (for SACs), within-site **supporting habitats**, and designated or non-designated ‘**functional habitats**’.

2.5.5. A ‘**typical species**’ is broadly described by EC guidance as being any species (or community of species) which is particularly characteristic of, confined to, and/or dependent upon the qualifying Annex I habitat feature at a particular site. This may include those species which:

- are critical to the composition or structure of an Annex I habitat (e.g. constant species identified by the National Vegetation Classification (NVC) community classification);
- exert a critical positive influence on the Annex I habitat’s structure or function (e.g. a bioturbator (mixer of soil/sediment), grazer, surface borer or predator);
- are consistently associated with, and dependent upon, the Annex I habitat feature for specific ecological needs (e.g. feeding, sheltering), completion of life-cycle stages (e.g. egg-laying) and/or during certain seasons/times; or
- are particularly distinctive or representative of the Annex I habitat feature at a particular site.

¹⁴ NE has published ‘*Supplementary advice on conserving and restoring site features*’ for most European sites in England which describe in more detail the range of ecological attributes which are most likely to contribute to a site’s overall integrity, and the targets each qualifying feature needs to achieve in order for the site’s conservation objectives to be met.

- 2.5.6. Within-site **supporting habitats** are those which support the population(s) of the qualifying species and which are therefore critical to the integrity of the feature.
- 2.5.7. '**Functional habitats**' are generally taken to be habitats or features outside a European site boundary that are important or critical to the functional integrity of the site habitats and / or its interest features. These might include, for example:
- 'buffer' areas around a site (e.g. dense scrub areas preventing public access; areas of land that reduce the effects of agricultural run-off; etc.);
 - specific features or habitats relied on by mobile species during their lifecycle (e.g. high-tide roosts for waders; significant maternity colonies for bats known to hibernate within an SAC; areas that are critical for foraging or migration; etc. Note, this is not intended as a speculative catch-all covering any habitat that might be occasionally used by, or suitable for, a particular species¹⁵).
- 2.5.8. Note, many SPAs and Ramsar sites are largely coincident, both spatially and in terms of features; within this document SPA and Ramsar site names may therefore sometimes be combined with the suffix "SPA/Ramsar" for simplicity where this is not material to the assessment of specific sites or features.

2.6 REVIEWING THE EMERGING PLAN

- 2.6.1. The principles¹⁶ of 'screening' are applied to the emerging plan and its components (i.e. the policies and allocations) as part of an iterative review process, to ensure that:
- any necessary technical assessments focus on those plan aspects that are likely to result in significant effects on European sites; and
 - that the policies of the adopted plan are drafted to provide appropriate overarching safeguards that help (alongside any subsequently identified mitigation) to ensure that the adopted plan will have no significant effects or no significant adverse effects.
- 2.6.2. The outcomes of the HRA reviews are reported as appropriate at each consultation stage; this reporting may outline anticipated conclusions in relation to specific plan aspects. The outcomes of these reviews are re-visited throughout plan evolution to ensure that they remain robust, and that the overall performance of the plan in relation to the safeguarding of European sites meets expectations.
- 2.6.3. The reviews are intended to be a coarse filter for identifying potential effect pathways that cannot be self-evidently discounted, and hence those aspects where further investigation ('appropriate assessment') is required to determine the scale or nature of any effects and / or any bespoke mitigation that is necessary, rather than detailed assessments in their own right.

¹⁵ Case law notes that such land should be necessary to the conservation of the protected habitat types and species (*Holohan v An Bord Pleanala C-461/17*) or play an important role in maintaining or restoring the population of qualifying species at favourable conservation status.

¹⁶ i.e. exploring whether significant effects on European sites are possible; note, from a strict procedural perspective the tests in Regulation 105 (including the 'test of significance') can only be formally applied to the plan intended for adoption and not to its various phases or iterations; therefore the term 'screening' is used advisedly when applied to assessments completed alongside earlier stages of the plan development.

2.7 SCREENING / ASSESSMENT OF THE DRAFT PLANS

- 2.7.1. The Preferred Options (Reg. 18) and Pre-Submission (Reg. 19) draft plans are accompanied by HRA documents that include a ‘screening’ and ‘appropriate assessment’, setting out the HRA-related evidence and the anticipated conclusion (if the plan were to be adopted as drafted, recognising that the HRA can only be completed for the final, adopted plan).
- 2.7.2. The ‘screening’ in these HRAs identifies the following aspects and excludes them from the scope of the appropriate assessment:
- those European sites that are **not** vulnerable (i.e. both exposed and sensitive) to the outcomes of the plan); and
 - the policies and allocations that cannot have significant effects, alone or in combination, or which cannot be assessed at the plan level (e.g. policies that support development or other changes but which are too general to allow any specific assessments of effects (i.e. the locations, scale, quantum etc. are not specified below the geographical level of the plan, assuming that the type of development proposed is not such that significant effects would be unavoidable regardless of these aspects).
- 2.7.3. **The ‘screening’ does not take into account ‘mitigation’, in accordance with ‘People over Wind’** (see below).
- 2.7.4. The ‘**appropriate assessment**’ determines whether any aspect of the plan will have ‘adverse effects on integrity’ for any European sites, taking into account the sites’ conservation objectives and conservation status. Site integrity (in HRA terms) is “*the coherent sum of the site’s ecological structure, function and ecological processes, across its whole area, which enables it to sustain the habitats, complex of habitats and/or populations of species for which the site is designated*” (EC Guidance ‘*Managing Natura 2000*’ (2018)).
- 2.7.5. Where a site or interest feature has a ‘favourable’ conservation status then a ‘no adverse effects on integrity’ conclusion can be reached provided that this status will not be undermined by the plan or project at hand; if the conservation status is ‘unfavourable’ then the plan or project must not reduce the conservation status further or create conditions that would make it more difficult for the site or feature to reach ‘favourable’ conservation status. It should be noted that this is not simply a test of whether there are negative effects; an effect may be negative but not undermine the site’s conservation objectives. The integrity test incorporates the precautionary principle, whereby plans or projects should not be approved unless there is no reasonable scientific doubt that adverse effects on site integrity will not occur¹⁷.
- 2.7.6. Appropriate assessments are therefore used to provide a more detailed examination of those plan aspects where significant effects are likely, or (commonly) where there is a residual uncertainty which the assessment is intended to resolve or a mitigation measure requires examination. The

¹⁷ It should be noted that ‘no reasonable scientific doubt’ does not mean ‘absolute certainty’ (which is rarely achievable in any case, particularly at the plan level where detail on specific future developments is often unavailable); sufficient certainty may be achieved through the use of suitably conservative assumptions (e.g. in modelling) or evidence from best-practice elsewhere, taking into account any advice from the relevant statutory bodies. The plan-making authority can then put in place a legally enforceable framework that provides certainty by ensuring that the potential adverse effects identified using the best-available information will not be realised.

‘appropriate assessment’ stage may therefore conclude that the proposals are likely to have an adverse effect on the integrity of a site (in which case they should be abandoned or modified); or that the effects will be ‘significant’ but not adverse (i.e. an effect pathway exists, but those effects will not undermine site integrity, perhaps due to mitigation proposed for inclusion within the plan); or that the effects would, if screening were re-visited, be ‘not significant’ (i.e. the anticipated effect is subsequently shown to be nugatory or *de minimis*¹⁸).

IN COMBINATION EFFECTS

- 2.7.7. Consideration of ‘**in combination**’ effects is not a separate assessment but is integral to both the screening and appropriate assessment stages.
- 2.7.8. At the screening stage the ‘in combination’ assessment focuses on those Local Plan effects that are ‘not significant’, aiming to identify whether these effects might interact with other plans or projects to result in significant effects on a European site in combination (recognising that Local Plan effects that are effectively nil and indistinguishable from background variations cannot operate ‘in combination’ and so can be excluded from the in combination assessment at the screening stage). Any significant ‘in combination’ effects identified are then considered at the appropriate assessment stage, where the assessment aims to determine whether the residual effects of the Local Plan (after mitigation is accounted for) could nevertheless interact with aspects of other plans and projects to adversely affect the integrity of a European site.
- 2.7.9. There is limited guidance available on the scope of the ‘in combination’ element, particularly with regard to which plans or projects should be considered.
- 2.7.10. The assessment of in combination effects arising within the Local Plan itself, or between Local Plans (e.g. of allocations cumulatively or the overall quantum of development regionally) are fundamentally integrated into the assessments, as most effect pathways (e.g. increased recreational pressure) are inherently cumulative.
- 2.7.11. However, the assessment should not be limited to plans at the same level in the planning hierarchy and there is consequently a wide range of strategic plans that could have potential ‘in combination’ effects with the Local Plan. The plans identified by the SA provide the basis for the assessment of ‘in combination’ effects with strategic plans; these plans are reviewed to identify any potential effects (see **Appendix C**) and then considered (as necessary) within the screening and appropriate assessment stages. The assessment does not generally include national strategies, national policy or legislation since the Local Plan must be compliant with these. The assessment takes account of any HRAs completed for those plans, where these are freely available for review¹⁹. It is considered that ‘in combination’ effects are most likely in respect of other regional and sub-regional development plans and strategies.
- 2.7.12. With regard to projects, The Planning Inspectorate’s National Infrastructure Projects database²⁰ is used to identify major projects with the potential to affect the European sites in the HRA scope,

¹⁸ In the absence of avoidance or mitigation measures, as per ‘People over Wind’.

¹⁹ There is no statutory requirement to issue HRAs for public comment, and so many HRAs are not available or are only made available publicly for short consultation periods. In these instances it is assumed that the HRA of the plan was able to conclude ‘no adverse effects’ if the relevant plan has been adopted.

²⁰ <https://infrastructure.planninginspectorate.gov.uk/projects/>

along with any other major projects that CCC are advised of during the plan development process. However, it should be noted that the in combination assessment can be greatly limited by the information available for other plans and projects, particularly where these are at an early stage of development.

- 2.7.13. It is not generally possible to produce a definitive list of existing minor planning applications near each European site, and generating a list of these is typically of little value (since many will be consented and delivered prior to the plan being adopted, and/or before developments supported by the plan are bought forward (i.e. they will form part of the baseline for future project-level HRAs); they typically must meet the policy requirements of the Local Plan also.

2.8 NOTES ON MITIGATION AND AVOIDANCE

- 2.8.1. The development of avoidance or mitigation measures is important to the HRA and plan development process. 'Avoidance measures' are those that are implemented during the iterative plan development process (for example, abandoning a policy or allocation that is likely to have unavoidable adverse effects if implemented)²¹; mitigation measures are used where significant effects are identified in order to prevent adverse effects on a site's integrity²².
- 2.8.2. Avoidance or mitigation measures should aim to reduce the probability or magnitude of impacts on a European site until 'no likely significant effects' or 'no adverse effects on integrity' are anticipated, and they will generally involve the development and adoption of (for example) wording changes to policies, or additional safeguarding policies. Measures must be specific and targeted, and likely to work; it is not appropriate to re-state existing legislation or policy, for example by adding "*and must have no significant effect on any European site*" (or similar) to every policy. The avoidance or mitigation measures should also reflect the limited influence that the Council can exert on non-planning issues and should not generally exceed requirements set by national planning policy or guidance.
- 2.8.3. The 'People Over Wind' judgment creates some issues for the application of avoidance and mitigation measures in the HRA process, stating that "*...it is not appropriate, at the screening stage, to take account of the measures intended to avoid or reduce the harmful effects [mitigation] of the plan or project on that site*"; as noted, this contrasts with established practice in this area (based on the 'Dilly Lane' judgment)
- 2.8.4. There is limited guidance on the practical implementation of the 'People over Wind' judgment, particularly for plan-level HRAs where the assessment process is usually concurrent with plan development and where measures are invariably incorporated into the plan before the formal 'screening' of the final version takes place. Indeed, many 'recommendations' derived from an iterative policy review process might be interpreted as 'avoidance' or 'mitigation' measures if viewed solely in terms of their implications for European sites, making it difficult to distinguish between basic good policy practice and 'mitigation'.

²¹ Note, the term 'avoidance measures' in this context is not synonymous with the representation of 'mitigation' used in the People over Wind judgment.

²² Although it should be noted that not all 'likely significant effects' will require mitigation measures: the effect may be considered to be likely to be significant (i.e. has the potential to undermine the conservation objectives) but may be shown on further examination to be too limited to have any risk of adversely affecting site integrity.

- 2.8.5. For example, generic policies promoting the use of Sustainable Drainage Systems (SuDS); or safeguarding designated sites (including European sites); or requiring that developers ensure utility provision in advance of occupation, are fairly standard inclusions in virtually all land-use plans but will all act to moderate potential environmental changes that could affect European sites. However, it would clearly be illogical to attempt to screen a hypothetical version of the plan that did not include such policies, particularly if these are included independently of the HRA results.
- 2.8.6. The broader context of the ‘People over Wind’ case suggests that the judgment is principally focusing on those instances where specific measures are included or relied on to avoid or mitigate a specific effect that has been identified, and which would otherwise be significant; the judgment argues that the effectiveness of any such measures should be examined through an appropriate assessment stage. It is therefore arguable that an exhaustive examination of a plan’s genesis to see if any aspects might count as ‘mitigation’ for screening purposes is not necessary, or (arguably) consistent with the intent of the Habitats Directive or the ‘People over Wind’ judgment.
- 2.8.7. Therefore, the screening **does not** take account of specific measures that are included in response to a specific identified effect on a European site, and which are intended to avoid or reduce that effect. However, generic policy safeguards that would be included regardless of the presence of European sites are essentially just ‘the plan’ and are not considered to be ‘mitigation’ unless there is a specific effect or pathway that they are intended or relied on to obviate. Aspects requiring specific investigations to understand the problem (and hence the mitigation requirements), or which rely on established mitigation to avoid an effect, are subject to AA.

2.9 UNCERTAINTY AND ‘DOWN THE LINE’ ASSESSMENT

- 2.9.1. For most policies, even at the strategic level, it will be clear if adverse effects are likely at an early stage, and in these instances the policy should not be included within the plan since plans should not include proposals which would be likely to fail the Habitats Regulations tests at the project application stage. For other options, however, the effects may be uncertain and it is therefore important that this uncertainty is addressed either through additional investigation or (if this is not possible) appropriate mitigation measures that provide certainty that the predicted effect will not occur or will not adversely affect site integrity.
- 2.9.2. It is usually possible to incorporate caveats or measures within policy text that are sufficient to ensure that adverse effects will not occur. However, for other policies this may not be possible because there is insufficient available information about the nature of the development that is being proposed through the policy to enable a robust conclusion to be reached. In these instances, it may be appropriate and acceptable for assessment to be undertaken ‘down-the-line’ at a lower tier in the planning hierarchy. For this to be acceptable, the following conditions must be met:
- the higher tier plan appraisal cannot reasonably predict the effects on a European site in a meaningful way; whereas;
 - the lower tier plan, which will identify more precisely the nature, scale or location of development, and thus its potential effects, retains enough flexibility within the terms of the higher tier plan over the exact location, scale or nature of the proposal to enable an adverse effect on site integrity to be avoided; and
 - HRA of the plan at the lower tier is required as a matter of law or Government policy.
- 2.9.3. This approach is applied as appropriate to the screening and appropriate assessment stages.

3 BASELINE SUMMARY AND IMPACT PATHWAYS

3.1 EFFECT PATHWAYS AND KEY REGIONAL PRESSURES

- 3.1.1. The provisions of the Habitats Regulations ensure that ‘direct’ (encroachment) effects on European sites as a result of land use change (i.e. the partial or complete destruction of a European site) are generally unlikely under normal circumstances, and this will not occur as a result of the Local Plan. Indeed, local plans will generally assist the safeguarding of European sites through their protective policies. However, there will be a number of areas where the direction, controls or influence provided by a plan can result in outcomes that can affect European site interest features.
- 3.1.2. Most potential effect pathways are associated with broad ‘quantum of development’ or population growth aspects, and whilst a local plan is not necessarily the main driver of these effects, they do have a key role in managing them locally through the site allocation process. In this context, the main aspects through which the Local Plan could affect European sites in the study area are:
- through individual allocations or supported developments that are ‘directed’ to a specific location or area; or
 - through ‘in combination’ effects resulting from the cumulative impacts of development associated with the Local Plan and with the plans and programmes of external authorities (such as neighbouring LPAs).
- 3.1.3. These aspects could affect European sites on their own, through typical development-related mechanisms operating at the local scale in relation to specific allocations (e.g. noise, lighting, etc.; see **Table 3-1**); or collectively by exacerbating regional pressures (e.g. pressures on water supply).

Table 3-1 - Typical effect pathways and environmental changes associated with terrestrial development

Pressure / Threat	Common environmental changes
Hydrological changes	Temperature changes Salinity changes Water flow changes Flood regime changes
Pollution and other chemical changes	Non-synthetic and synthetic compound contamination Radionuclide contamination Introduction of other substances (solid, liquid or gas) De-oxygenation Nutrient enrichment Organic enrichment
Physical loss	Physical loss of habitat Physical change to another habitat
Physical damage	Habitat structure changes Changes in suspended solids Siltation rate changes

Pressure / Threat	Common environmental changes
Other physical pressures	Litter Electromagnetic changes Noise changes Introduction of light Barrier to species movement Death or injury by collision
Biological pressures	Visual disturbance Genetic modification and translocation of indigenous species Introduction or spread of non-indigenous species Introduction of microbial pathogens Exploitation / harvesting of species Removal of non-target species during exploitation / harvesting

- 3.1.4. Significant effects or significant adverse effects as a result of individual allocations ‘alone’ are typically unlikely as most environmental changes have a limited ‘zone of influence’ (for example, noise effects on species will rarely be significant over 500m from the source based on natural rates of attenuation alone), and most allocations will not be located particularly close to a European site. However, the Local Plan HRA must also consider the potential for development supported by the plan to operate ‘in combination’ both internally (e.g. between allocations) or with external plans and programmes (e.g. cumulative housing growth regionally). ‘In combination’ changes are often of an inherently larger scale or operate over larger areas.
- 3.1.5. There is obviously a wide range of potential mechanisms and pathways for ‘in combination’ effects depending on the European sites and features. However, there are a few key mechanisms by which local plans (etc.) most commonly operate cumulatively to affect European sites; these are noted below, and provide the broad framework for assessing potential ‘in combination’ effects associated with the Local Plan:
- **Recreational pressure:** Many European sites will be vulnerable to some degree of impact as a result of recreational pressure, although the effects of recreational pressure are complex and very much dependent on the specific conditions and interest features at each site. Local plans can influence recreational pressure through their allocations and associated controls.
 - **Urbanisation:** Urbanisation is generally used as a collective term covering a suite of often disparate risks and impacts that occur due to increases in human populations near protected sites. This would include varied aspects such as fly-tipping or vandalism, predation by cats, or the dispersal of invasive species, although the effects of these aspects depend on proximity, accessibility and the interest features of the sites. This is generally only realised where allocations are close to a designated site.
 - **Atmospheric pollution:** The most relevant air pollutants to habitats and species (particularly plant species) are the primary pollutants sulphur dioxide (SO₂, typically from combustion of coal and heavy fuel oils), nitrogen oxides (NO_x, mainly from vehicles) and ammonia (NH₃, typically from agriculture). These pollutants affect habitats and species mainly through acidification and eutrophication. Local Plans will generally have few specific point-sources for air emissions and

such emissions would typically be controlled through project-level permissions; the main issue for local plans is the assessment of ‘in combination’ effects due to air quality changes that might be associated with the quantum of development growth proposed / supported by a Local Plan, particularly in relation to traffic and N-deposition.

- **Water resources and flow regulation:** The exploitation and management of water resources is connected to a range of activities, most of which are not directly controlled or influenced by local plans; for example, agriculture, flood defence, recreation, power generation, fisheries and nature conservation. Much of the water supply to water-resource sensitive European sites is therefore managed through specific consenting regimes that are independent of local plans. Increased housing growth (which is likely to be supported by a local plan) increases demand on public water supply abstractions, some of which are associated with European sites; however, the consenting regimes are subject to HRA and, importantly, water companies are required to produce 25-year Water Resource Management Plans (WRMPs) that take into account predicted population growth and protected sites when considering future water resource provision. It is therefore very unlikely that development within one local planning authority area could have direct and consequential effects on a European site if growth is in line with water company predictions, particularly as most water companies operate conjunctive-use systems that do not rely on single-source provision. This aspect is most typically managed through policy.
- **Water quality:** Most waterbodies and watercourses are affected to some extent by point or diffuse sources of pollutants, notably nitrates and phosphates. Point sources are usually discrete discharge points, such as wastewater treatment works (WTW) outfalls, which are generally managed through specific consenting regimes that are independent of local plans. In contrast, diffuse pollution is derived from a range of sources (e.g. agricultural run-off; road run-off) that cannot always be easily traced or quantified. Development promoted or supported by local plans is likely to increase demand on wastewater treatment works, and potentially increase run-off which could indirectly affect downstream European sites – although there will inevitably be attenuation as distance from the source increases.

3.1.6. In addition, many European interest features (particularly more mobile animal species) may use or be reliant on non-designated habitats outside of a European site during their life-cycle. All of the above aspects (recreation, water resources, etc.) can therefore also affect European site integrity indirectly through effects on ‘functional habitats’ beyond the designated site boundary.

3.1.7. It should be noted that CCC has completed various reports and studies to update the environmental baseline for the Local Plan, some of which will be relevant to the HRA including:

- Stage 1 - Scoping Water Cycle Study, 2024
- Stage 2 - Detailed Water Cycle Study, 2024
- SFRA Level 1, 2024
- SFRA Level 2, 2024
- Sequential and Exception Testing, 2024

3.1.8. These are available at <https://www.chelmsford.gov.uk/planning-and-building-control/planning-policy-and-local-plan/local-plan-review-2022/>.

3.2 EUROPEAN SITE SUMMARIES

3.2.1. As noted, the HRA of the Local Plan will consider potential effects on:

- all European sites within 15km of the Council’s administrative area (see **Table 3-2**);
- any additional sites that may be hydrologically linked to the Local Plan’s zone of influence; and
- any additional sites identified by Natural England following the Issues and Options consultation.

3.2.2. This is considered to be a suitably precautionary starting point for the assessment of the Local Plan. This scope therefore includes the following sites²³:

Table 3-2 - European sites within scope

Site	Location relative to the CCC boundary
Essex Estuaries SAC	Includes all of the principal estuaries within Essex; within the CCC area along the River Crouch and its tributaries near South Woodham Ferrers.
Crouch and Roach Estuaries (Mid-Essex Coast Phase 3) SPA	Within the CCC area along the River Crouch and its tributaries near South Woodham Ferrers.
Crouch and Roach Estuaries (Mid-Essex Coast Phase 3) Ramsar	Within the CCC area along the River Crouch and its tributaries near South Woodham Ferrers.
Blackwater Estuary (Mid-Essex Coast Phase 4) SPA	Closest point of this site (near Maldon) is approximately 5.3km from the CCC boundary; hydrologically connected via the River Chelmer.
Blackwater Estuary (Mid-Essex Coast Phase 4) Ramsar	Closest point of this site (near Maldon) is approximately 5.3km from the CCC boundary; hydrologically connected via the River Chelmer.
Benfleet and Southend Marshes SPA	Closest point of this site (near Canvey Island) is approximately 8.4km from the CCC boundary; no hydrological connectivity.
Benfleet and Southend Marshes Ramsar	Closest point of this site (near Canvey Island) is approximately 8.4km from the CCC boundary; no hydrological connectivity.
Foulness (Mid-Essex Coast Phase 5) SPA	Approximately 13.6km from CCC boundary; no hydrological connectivity.
Foulness (Mid-Essex Coast Phase 5) Ramsar	Approximately 13.6km from CCC boundary; no hydrological connectivity.
Thames Estuary and Marshes SPA	Approximately 13.5km from CCC boundary; no hydrological connectivity.
Thames Estuary and Marshes Ramsar	Approximately 13.5km from CCC boundary; no hydrological connectivity.

²³ Note, at the screening stage the assessment would essentially assume that there will be ‘no effect’ (and hence no possibility of ‘in combination’ effects) on European sites not included within the scope.

Site	Location relative to the CCC boundary
Abberton Reservoir SPA	Closest point of this site is approximately 16.6km from the CCC boundary; site included due to the reliance of the Essex Water Resource Zone (which covers Chelmsford) on this source.
Abberton Reservoir Ramsar	Closest point of this site is approximately 16.6km from the CCC boundary; site included due to the reliance of the Essex Water Resource Zone (which covers Chelmsford) on this source.
Dengie (Mid-Essex Coast Phase 1) SPA	Closest point of this site is approximately 20.0km from the CCC boundary; no hydrological connectivity. Site is included following scoping response from NE in relation to the previous Local Plan, principally due to the potential for visitor pressure effects.
Dengie (Mid-Essex Coast Phase 1) Ramsar	Closest point of this site is approximately 20.0km from the CCC boundary; no hydrological connectivity. Site is included following scoping response from NE in relation to the previous Local Plan, principally due to the potential for visitor pressure effects.
Outer Thames Estuary SPA	This SPA was extended in December 2017 to include (<i>inter alia</i>) areas of the Crouch and Roach Estuaries that provide foraging habitat for common terns associated with the Foulness SPA. Closest point of site is approximately 2.7km from the CCC boundary.
Epping Forest SAC	NE (in its response to the Preferred Options Consultation Document for the previous or adopted Local Plan) indicated that the HRA should also consider potential effects on Epping Forest SAC (approximately 17km west of the Chelmsford City Council Administrative Area boundary) due to air quality changes; this site is included in the scope for the revised Local Plan for consistency.

3.2.3. Consultations with Natural England have not identified any additional sites that are likely to require assessment.

3.2.4. With regard to downstream receptors, all of the European sites downstream of the CCC area are identified in **Table 3-2**. Note that the coastal and estuarine European sites that are down-catchment from the CCC area have not been identified as sites that are in unfavourable condition due to excessive nutrients in recent NE advice to LPAs²⁴ (such that ‘nutrient neutrality’²⁵ is being deployed or considered as mitigation).

²⁴ Letter from NE to LPA Chief Executives and Heads of Planning, 16 March 2022; Re. Advice for development proposals with the potential to affect water quality resulting in adverse nutrient impacts on habitats sites.

²⁵ Poor water quality due to nutrient enrichment from elevated nitrogen and phosphorus levels is one of the primary reasons for European sites being in unfavourable condition, and substantial reductions are needed to achieve favourable conservation status. ‘Nutrient neutrality’ is a mitigation approach that potentially allows new developments to be approved provided that there is no net increase in nutrient loading within the catchments of the affected European site.

- 3.2.5. **The key data for these sites are set out in Appendix A.** This provides a summary of the European sites within the scope, including:
- a contextual overview of each site;
 - their interest features;
 - their condition; and
 - the current pressures and threats identified for each site²⁶.
- 3.2.6. These are based on the citations, the Site Improvement Plans (SIPs), information on the condition of the underlying SSSIs, and any supplementary advice provided by Natural England²⁷.
- 3.2.7. The potential mechanisms by which the Local Plan could affect these sites are discussed in **Section 3.1**. There are many factors currently affecting the European sites over which the Local Plan will have no or little influence; analysis of the available European site data and the SSSI condition assessments indicates that the most common reasons for an ‘unfavourable’ condition assessment of the component SSSI units are due to inappropriate management of some form (e.g. over- or under-grazing, scrub control, water-level management etc.).

CONSERVATION OBJECTIVES

- 3.2.8. The Conservation Objectives and Supplementary advice documents for the SACs and SPAs benchmark Favourable Conservation Status (FCS) for each feature. Guidance²⁸ from the UK Statutory Nature Conservation Bodies (SNCBs) provides a broad characterisation of FCS, stating that it “*relates to the long-term distribution and abundance of the populations of species in their natural range, and for habitats to the long-term natural distribution, structure and functions as well as the long-term survival of its typical species in their natural range. It describes a situation in which individual habitats and species are maintaining themselves at all relevant geographical scales and with good prospects to continue to do so in the future*”.
- 3.2.9. The conservation objectives for the sites noted above have been revised by Natural England in recent years to improve the consistency of assessment and reporting. As a result, the high-level conservation objectives for all sites are effectively the same:
- 3.2.10. For SACs:
- “*With regard to the SAC and the natural habitats and/or species for which the site has been designated (the ‘Qualifying Features’...), and subject to natural change; ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to*

²⁶ The Natural England Site Improvement Plans identify ‘pressures’, which are factors that are known to be currently affecting a site, and ‘threats’ which are factors that may not be exerting a pressure at the moment but which have the potential to do so based on local site knowledge.

²⁷ NE has published ‘*Supplementary advice on conserving and restoring site features*’ for most European sites, which describe in more detail the range of ecological attributes which are most likely to contribute to a site’s overall integrity, and the targets each qualifying feature needs to achieve in order for the site’s conservation objectives to be met.

²⁸ JNCC (2018). *Favourable Conservation Status: UK Statutory Nature Conservation Bodies Common Statement* [online]. Available at: <https://data.jncc.gov.uk/data/b9c7f55f-ed9d-4d3c-b484-c21758cec4fe/FCS18-InterAgency-Statement.pdf>. [Accessed March 2022].

achieving the Favourable Conservation Status of its Qualifying Features, by maintaining or restoring [note: as applicable to each site];

- The extent and distribution of the qualifying natural habitats;
- The extent and distribution of the habitats of qualifying species;
- The structure and function (including typical species) of the qualifying natural habitats;
- The structure and function of the habitats of qualifying species;
- The supporting processes on which the qualifying natural habitats rely;
- The supporting processes on which the habitats of qualifying species rely;
- The populations of qualifying species; and,
- The distribution of qualifying species within the site”.

3.2.11. For SPAs:

- *“With regard to the SPA and the individual species and/or assemblage of species for which the site has been classified (the ‘Qualifying Features’...), and subject to natural change; ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the aims of the Wild Birds Directive, by maintaining or restoring:*
 - The extent and distribution of the habitats of the qualifying features;
 - The structure and function of the habitats of the qualifying features;
 - The supporting processes on which the habitats of the qualifying features rely;
 - The population of each of the qualifying features; and
 - The distribution of the qualifying features within the site”.

3.2.12. The conservation objectives for Ramsar sites are taken to be the same as for the corresponding SACs / SPAs (where sites overlap). The conservation objectives are considered when assessing the potential effects of plans and policies on the sites; information on the sensitivities of the interest features also informs the assessment. Links to the conservation objectives are provided in **Appendix A**.

3.2.13. As noted, NE has published ‘Supplementary advice on conserving and restoring site features’ (SACO) for some European sites, which describe in more detail the range of ecological attributes which are most likely to contribute to a site’s overall integrity, and the minimum targets each qualifying feature needs to achieve in order to meet the site’s conservation objectives. These are considered at the screening and appropriate assessment stages, as necessary.

3.3 IN COMBINATION PLANS AND PROJECTS

PLANS

3.3.1. The plans identified by the SA provide the basis for the assessment of ‘in combination’ effects with strategic plans (see **Appendix B**).

PROJECTS

3.3.2. The assessment currently takes into account the following major projects identified by the Planning Inspectorate (PINS) or otherwise identified within approximately 20km of the relevant European sites (**Table 3-3**). It should be recognised that many of these projects are offshore projects that inherently have an extremely low risk of interacting directly with the CCC Local Plan to affect any European sites (i.e. spatially coincident impacts, etc.).

Table 3-3 – Major Projects considered for potential in combination effects

Project	Summary	Status	European sites in LP HRA scope potentially exposed to i/c effects* and project-HRA summary (where available)
Manston Airport	Plans to reopen and develop Manston Airport into a dedicated air freight facility able to handle at least 10,000 air cargo movements.	Determined (2022)	<ul style="list-style-type: none"> ■ Outer Thames Estuary SPA ■ Note, project HRA identified no LSE or no adverse effects for any European sites.
Sea Link	High Voltage Direct Current (HVDC) offshore cables from Suffolk to Pegwell Bay	Pre-application	<ul style="list-style-type: none"> ■ Essex Estuaries SAC ■ Foulness (Mid-Essex Coast Phase 5) Ramsar ■ Foulness (Mid-Essex Coast Phase 5) SPA
Tilbury2	A new port facility acting alongside the existing Port of Tilbury. Extension of existing jetty facilities and the dredging of berth pockets in the River Thames.	Decided (2020)	<ul style="list-style-type: none"> ■ Thames Estuary and Marshes Ramsar ■ Thames Estuary and Marshes SPA ■ Note, project HRA identified no adverse effects for any European sites
Lower Thames Crossing (Recommendation)	New road crossing connecting Kent and Essex between Gravesham and East Tilbury.	Recommendation	<ul style="list-style-type: none"> ■ Thames Estuary and Marshes Ramsar ■ Thames Estuary and Marshes SPA ■ Note, the project HRA identified no effect pathways for any other sites in the CCC LP HRA scope, including The Swale SPA/Ramsar or the Medway Estuary and Marshes SPA/Ramsar.
LionLink	High Voltage Direct Current (HVDC) offshore cables from the Netherlands to Suffolk.	Pre-application	<ul style="list-style-type: none"> ■ Outer Thames Estuary SPA

Project	Summary	Status	European sites in LP HRA scope potentially exposed to i/c effects* and project-HRA summary (where available)
East Anglia ONE	An offshore wind farm which could consist of up to 67 turbines, generators and associated infrastructure, with an installed capacity of up to 800MW, located 36km from Lowestoft and 42km from Southwold	Decided	<ul style="list-style-type: none"> ■ Outer Thames Estuary SPA ■ Note, project HRA identified no LSE or no adverse effects for any European sites.
East Anglia TWO	An offshore wind farm which could consist of up to 75 turbines, generators and associated infrastructure, with an installed capacity of up to 900MW, located 37km from Lowestoft and 32km from Southwold	Decided	<ul style="list-style-type: none"> ■ Outer Thames Estuary SPA ■ Note, project HRA identified no LSE or no adverse effects for any European sites.
A12 Chelmsford to A120 Widening Scheme	Widening where necessary of the A12 between Chelmsford (junction 19) and the A120 (junction 25) from two to three lanes in each direction	Decided	<ul style="list-style-type: none"> ■ Essex Estuaries SAC ■ Crouch and Roach Estuaries (Mid-Essex Coast Phase 3) SPA ■ Crouch and Roach Estuaries (Mid-Essex Coast Phase 3) Ramsar ■ Blackwater Estuary (Mid-Essex Coast Phase 4) SPA ■ Blackwater Estuary (Mid-Essex Coast Phase 4) Ramsar ■ Abberton Reservoir SPA ■ Abberton Reservoir Ramsar ■ Dengie (Mid-Essex Coast Phase 1) SPA ■ Dengie (Mid-Essex Coast Phase 1) Ramsar ■ Outer Thames Estuary SPA ■ Note, project HRA identified no LSE for any European sites, including in combination with the Chelmsford Local Plan.

Project	Summary	Status	European sites in LP HRA scope potentially exposed to i/c effects* and project-HRA summary (where available)
Sizewell C	New nuclear power station.	Decided	<ul style="list-style-type: none"> ■ Outer Thames Estuary SPA ■ Note, project HRA identified no LSE or no adverse effects for any European sites.
Norwich to Tilbury	Proposal to reinforce the 400kV high voltage power network in East Anglia to include a new 400kV connection substation in the Tendring district	Pre-application	<ul style="list-style-type: none"> ■ Crouch and Roach Estuaries (Mid-Essex Coast Phase 3) SPA ■ Crouch and Roach Estuaries (Mid-Essex Coast Phase 3) Ramsar ■ Blackwater Estuary (Mid-Essex Coast Phase 4) SPA ■ Blackwater Estuary (Mid-Essex Coast Phase 4) Ramsar ■ Abberton Reservoir SPA ■ Abberton Reservoir Ramsar ■ Potential impacts on birds away from the estuaries.
North Falls Wind Farm	An offshore electricity generating station approximately 24.5km from its nearest point at the Port of Lowestoft.	Pre-application	<ul style="list-style-type: none"> ■ Outer Thames Estuary SPA ■ Blackwater Estuary (Mid-Essex Coast Phase 4) SPA ■ Blackwater Estuary (Mid-Essex Coast Phase 4) Ramsar
Five Estuaries Offshore Wind Farm	Five Estuaries is an offshore wind farm to generate in excess of 300MW.	Pre-application	<ul style="list-style-type: none"> ■ Outer Thames Estuary SPA ■ Blackwater Estuary (Mid-Essex Coast Phase 4) SPA ■ Blackwater Estuary (Mid-Essex Coast Phase 4) Ramsar
Oikos Storage Ltd	The Oikos Marine & South Side project comprises the alteration of existing harbour facilities	Pre-application	<ul style="list-style-type: none"> ■ Outer Thames Estuary SPA ■ Thames Estuary and Marshes Ramsar ■ Thames Estuary and Marshes SPA
Nautilus Interconnector	Nautilus Interconnector is a proposed second Interconnector between Great Britain and Belgium.	Pre-application	<ul style="list-style-type: none"> ■ Outer Thames Estuary SPA

Project	Summary	Status	European sites in LP HRA scope potentially exposed to i/c effects* and project-HRA summary (where available)
Bradwell B	A new nuclear power station capable of generating up to 2.2GW of electricity.	Pre-application	<ul style="list-style-type: none"> ■ Essex Estuaries SAC ■ Blackwater Estuary (Mid-Essex Coast Phase 4) SPA ■ Blackwater Estuary (Mid-Essex Coast Phase 4) Ramsar ■ Dengie (Mid-Essex Coast Phase 1) SPA ■ Dengie (Mid-Essex Coast Phase 1) Ramsar ■ Outer Thames Estuary SPA
Longfield Solar Farm	A new 500MW solar photovoltaic array generating station, co-located with battery storage, plus grid connection infrastructure.	Decided (2023)	<ul style="list-style-type: none"> ■ Essex Estuaries SAC ■ Blackwater Estuary (Mid-Essex Coast Phase 4) SPA ■ Blackwater Estuary (Mid-Essex Coast Phase 4) Ramsar ■ Note, project HRA identified no LSE for any European sites.

* Note, this draws on any HRAs for these schemes that are publicly available; it is assumed that if a European site is not considered by the project-level screening then that project has ‘no effect’ on that site (and so no possibility of ‘in combination’ effects with the Local Plan).

3.4 2013 – 2036 LOCAL PLAN HRA

3.4.1. The main HRA document for the 2013 – 2036 Local Plan was completed in 2018, and reviewed and finalised prior to publication of the plan in 2020.

3.4.2. The HRA of the 2013 – 2036 Local Plan concluded that most aspects of the plan would have no significant effects on any European sites, alone or in combination. Appropriate assessments were undertaken where effect pathways could not be self-evidently excluded at screening, which took account of mitigation measures in accordance with ‘People over Wind’. In summary:

- **Recreational Pressures:** The Council committed to the adoption of the Essex Coast Recreational Disturbance Avoidance and Mitigation Strategy (RAMS)²⁹ which sets out a long-term strategic approach to lessen the impact of local housing development on protected birds along the Essex coast. The RAMS included measures successfully employed for other European sites, and this plan-level mitigation measure was therefore considered to be both achievable and likely to be effective and so was relied on to ensure that proposals coming forward under the Local Plan either avoid affecting the designated sites entirely (no significant effect) or will not adversely affect site integrity where potential effect pathways remain.
- **Air Quality:** The air quality assessment focused on sections of Epping Forest SAC and the mid-Essex estuaries sites that are within 200m of a road that might see a potentially significant increase in traffic (>1,000 AADT) and to which the Local Plan might reasonably contribute. This analysis determined that:
 - The Local Plan’s contribution to traffic growth and air quality changes around Epping Forest SAC would be inconsequential, and that air quality and associated traffic thresholds for the features of the SAC will be substantially exceeded over plan period irrespective of the Local Plan’s contribution to traffic volumes near this site. The ‘in combination’ contribution of the Local Plan is therefore considered to be too small to be ‘significant’.
 - There will be traffic growth associated with a large allocation at South Woodham Ferrers on roads within 200m of the Crouch estuary European sites, but these changes will not exceed the accepted thresholds for significance, alone or ‘in combination’. Furthermore, the features of these estuarine sites are not highly sensitive to air quality changes due to the physiochemical characteristics of the sites. The same conclusion was reached for roads near the Blackwater estuary around Maldon.
- **Water quality:** A detailed WCS was undertaken by AECOM (2018) which has concluded that the treatment capacity of one waste water treatment works in the region could be exceeded due to the growth supported by the Local Plan, which could affect the European sites of the mid-Essex estuaries. However, the improvements required to support the housing growth envisaged by the plan are possible using wastewater treatment technologies currently available and are achievable before the capacity limitations expose European sites to potential effects. The Local Plan included policies requiring the provision of the infrastructure necessary to support new development (including utilities provision and SuDS), which will (in conjunction with the existing waste water planning and consents regime).

²⁹ Available at: <https://www.chelmsford.gov.uk/media/uj2nfqpl/essex-coast-rams-habitats-regulations-assessment-strategy-document-2018-2038.pdf>

- **Functional land:** A review of the allocation sites concluded that it is unlikely that any of the sites coincide with functionally-significant non-designated areas of land that are likely to be critical to the integrity of any European sites (particularly with reference to Golden plover and Dark-bellied brent geese). Most are a substantial distance from the nearest European sites and do not appear particularly unique or otherwise notable in a regional context. It is considered that any risk can be accurately quantified and appropriately mitigated at a lower planning tier (e.g. site masterplanning).

3.4.3. The HRA concluded that the Local Plan would have ‘no adverse effects’ on the integrity of any European sites, alone or in combination.

4 PRE-SUBMISSION PLAN ‘SCREENING’

4.1 PRE-SUBMISSION PLAN SUMMARY

- 4.1.1. The updated Local Plan, together with the adopted Minerals and Waste Local Plans, South East (Inshore) Marine Plan and made (adopted) Neighbourhood Plans, will form the Development Plan for the area³⁰.
- 4.1.2. The Local Plan outlines the strategic priorities and long-term vision for Chelmsford and identifies locations for delivering housing and other strategic development needs such as employment, leisure, community and transport development. It contains a Spatial Strategy to deliver this vision. The Local Plan sets out the amount and location of new development, and how places will change and be shaped throughout the Local Plan period and beyond.
- 4.1.3. The Pre-Submission draft Local Plan is available at: www.chelmsford.gov.uk/planning-and-building-control/planning-policy-and-local-plan/local-plan-review. In broad terms the Pre-Submission Local Plan includes:
- Nine ‘Strategic Priorities’ for the Council’s area.
 - Provision for up to 22,990 net new homes over the plan period (the quantum of growth).
 - Policies providing geographical direction for development (typically specific housing and employment site allocations, but also implicit location preferences for certain activities or sectors prescribed through (for example) areas of search).
 - Policies broadly supporting development or other changes, but which do not specify a quantum or location.
 - Various development control policies that set out the Council’s tests or expectations when considering proposals, such as safeguarding policies, environmental protection policies or policies relating to design or other qualitative criteria.
- 4.1.4. These aspects could affect European sites on their own, through typical development-related mechanisms operating at the local scale in relation to specific allocations (e.g. noise, lighting, etc.; see **Table 3-1**); or collectively by exacerbating regional pressures (e.g. pressures on water supply or sewerage treatment).

4.2 REVIEW / INITIAL ‘SCREENING’ OF PLAN COMPONENTS: POLICIES AND ALLOCATIONS

REVIEW OF PRE-SUBMISSION POLICIES

- 4.2.1. When considering the likely effects of a policy, it is recognised that some policy ‘types’ cannot usually result in impacts on any European sites. Different guidance documents suggest various

³⁰ Note, HRAs for these plans have been completed (where required) by the relevant competent authorities, and are accounted for as necessary by the HRA of the Pre-Submissions. These plans are also considered for their ‘in combination’ effects with the Local Plan, although it should be noted that the Local Plan is designed to operate reciprocally with these plans.

classification and referencing systems to help identify those policies that can be ‘screened out’ on that basis; the general characteristics of these policy types are summarised in **Table 4-1**.

Table 4-1 - Policy ‘types’ that can usually be screened out

Broad Policy Type	Notes
General statements of policy / aspiration	The European Commission recognises* that plans or plan components that are general statements of policy or political aspirations cannot have significant effects; for example, general commitments to sustainable development. This may include policies that support development or other changes but which are too general (e.g. locations, scale, quantum etc. not specified below the geographical level of the plan) to allow any specific assessments of effects, provided that the type of development proposed is not such that significant effects would be unavoidable regardless of location etc.
General design / guidance criteria or policies that cannot lead to or trigger development	A general ‘criteria based’ policy expresses the tests or expectations of the plan-making body when it comes to consider proposals, or relates to design or other qualitative criteria which do not themselves lead to development (e.g. controls on building design; requirements for affordable homes; etc); however, policies with criteria relating to specific proposals or allocations should not be screened out.
External plans / projects	Plans or projects that are proposed by other plans or permissions regimes and which are referred to in the plan being assessed for completeness (for example, Highways Agency road schemes; specific waste development proposals promoted by a County Minerals and Waste Plan; DCO applications being advanced separately from the plan at hand); however, these would be considered as part of the plan-level ‘in combination’ assessment.
Environmental protection policies	Policies designed to protect the natural or built environment will not usually have significant or adverse effects (although they may often require modification if relied on to provide sufficient safeguards for other policies).
Policies which make provision for change but which could have no conceivable effect	Policies or proposals that cannot affect a European site (due to there being no impact pathways and hence no effect; for example, proposals for new cycle path several kilometres from the nearest European site; criteria for a development’s appearance; etc.) or which cannot undermine the conservation objectives, either alone or in combination, if impact pathways exist.

* EC (2000). *Managing Natura 2000 sites: the provisions of Article 6 of the ‘Habitats’ Directive 92/43/EEC*

- 4.2.2. It must be noted that it is inappropriate to uncritically apply a policy classification tool (as in **Table 4-1**) to all policies of a certain type. There will be some occasions when a policy or similar may have potentially significant effects, despite being of a ‘type’ that would normally be screened out. Moreover, many policies will have a number of elements to them which may meet different criteria.
- 4.2.3. The criteria in **Table 4-1** have been applied to a review of the policies within the Pre-Submission draft Local Plan to identify the following broad policy groups:

- **‘No effect’** policies: policies that will have ‘no effect’ (i.e. policies that, if included as drafted, self-evidently would not have any effect on a European site due to the type of policy or its operation; for example, a policy controlling town centre shop signage; a policy setting out sustainable development criteria that developments must meet). Note that ‘no effect’ policies cannot have in-combination effects.
- **‘No likely significant effect’** policies: policies where impact pathways exist but the effects will not be significant (alone or in-combination).
- **‘Likely significant effect’** policies: policies where the precise effects on European sites (either alone or in combination) are uncertain or significant, or where measures have been incorporated into the policy to mitigate potential effects, and hence require additional investigation (appropriate assessment). Note that further investigation will often demonstrate that there is no significant effect or allow the suitability of any incorporated mitigation measures to be confirmed.

4.2.4. Reflecting these policy groups, a colour coding system (see **Table 4-2**) has been used for the review and initial ‘screening’ of the Local Plan policies in **Appendix B**.

Table 4-2 - Colour coding for ‘screening’ of Local Plan policies

	No effect or no LSE – policy will not or cannot affect any European sites and can therefore be screened out (subject to a brief review of the final policy prior to adoption).
	Policies with mitigating/moderating elements that do not have significant effects but which are relied on (at least in part) to ensure that significant or significant adverse effects from specific pathways do not occur; these are examined through AA.
	Policies that have potential pathways for effects that require examination through appropriate assessment; note, this does not imply such policies will have adverse effects or even (potentially) significant effects; rather it is an assessment flag.

4.2.11. It should be noted that the inclusion of a policy in the ‘yellow’ category does not mean that significant effects are inevitable since in many instances the assessments reflect uncertainties that need to be explored through further analysis (and it would be possible to undertake an appropriate assessment stage and still conclude (following a further screening) that there will be no significant effects).

4.2.12. The review considers the policies collectively and individually, and so takes the non-specific cross-cutting protective policies within the plan into account although cross-cutting or overarching policies are not relied on where specific mitigation for specific effects is considered necessary for the policy (this is particularly relevant for policies that provide broad or non-specific support for development but which are screened out because they do not define or direct particular developments or activities; in these instances the plan’s protective policies will form a key part of the overall decision-making process). The review also considers any internal tensions within the plan that may be relevant to HRA.

4.2.13. In summary, the vast majority of the planning policies contained in the Pre-Submission draft Local Plan are categorised as ‘no effect’ or ‘no significant effect’ policies (see **Appendix B**). However, the policies in **Table 4-3** are explored further through appropriate assessment.

Table 4-3 - Policy aspects requiring examination through appropriate assessment

Policies	Screening rationale
S6 Housing and Employment Requirements	This policy underpins the growth intentions for the CCC area and therefore is linked to the consideration of possible in combination effects due to recreational pressure
S7 The Spatial Strategy	This policy underpins the spatial distribution of growth; the principal aspect of potential conflict is the inclusion of South Woodham Ferrers in the top tier hierarchy, although this is arguably reasonable given that it is the main settlement area outside Chelmsford. This aspect is explored further.
Allocation policies	Allocation policies are examined for potential effects alone and in combination.

REVIEW OF PRE-SUBMISSION SITE ALLOCATIONS

- 4.2.14. The allocation sites (housing, employment) proposed by the Council have been reviewed to identify those which (if developed) could result in significant effects on a European site that are not obviously avoidable with the standard project-level measures that would be required to meet existing regulatory regimes. The assessment largely focuses on the identification of specific effects that might be associated with specific allocations (and which may therefore require the inclusion of allocation-specific mitigation within the plan) rather than the broader ‘quantum of development’ effects³¹. The risk of effects is obviously strongly dependent on how a particular development is implemented at the project stage and in most cases potential effects can be avoided using best-practice and standard scheme-level avoidance measures which do not necessarily need to be specified for each allocation.
- 4.2.15. In summary, none of the Pre-Submission allocations will have significant effects alone due to their size, location, the habitats affected, the absence of impact pathways, and their distance from the nearest European sites, with the possible exception of the following:
- One allocation within 500m of a European site (Land North of South Woodham Ferrers)
 - Allocations that may affect ‘functionally linked land’ (FLL) associated with some sites (see **Section 4.3** below).

4.3 REVIEW / ‘SCREENING’ OF EUROPEAN SITES

- 4.3.1. European sites or interest features within a study area can often be excluded from further assessment at an early stage in the assessment process (‘screened out’) because the plan or project will self-evidently have either ‘no effect’ or ‘no significant effect’ on these sites (i.e. the interest features are not sensitive to the environmental changes associated with the plan or project; or will not be exposed to those changes due to the absence of any reasonable impact pathways); or, if both exposed and sensitive, the effects of the environmental changes will clearly be inconsequential to the achievement of the conservation objectives).

³¹ Effects due to the overall quantum of development are essentially a within-plan ‘in combination’ effect and are considered in relation to specific European sites in Section 4.3.

- 4.3.2. The following sections provide a brief summary of the screening of the European sites and their interest features based on the baseline data summarised in **Section 3** and the policies and proposals of the Pre-Submission draft Local Plan. It should be noted that this aspect of the screening process is a 'low bar', with sites, aspects or features only 'screened out' if they will self-evidently be unaffected by the Local Plan (i.e. it is aiming to identify those aspects that will clearly have 'no effect' or 'no significant effect' (alone or in combination) due to an absence of impact pathways). It does not attempt a detailed quantification if significant effects via particular pathway cannot be simply or self-evidently excluded (this is completed at an 'appropriate assessment' stage, when mitigation is also accounted for).
- 4.3.3. When screening it is appropriate to assume that all relevant lower-tier consents and permissions (etc.) will be correctly assessed and controlled, and that any activities directly or indirectly supported by the Local Plan will adhere to the relevant legislative and regulatory requirements, and all normal best-practice (e.g. it would be inappropriate to assume that normal controls on, for example, the installation of a new discharge to a watercourse would not be correctly followed). The screening also recognises that there are some aspects over which the Local Plan will have no control (e.g. agricultural practices).

RECREATIONAL PRESSURE

- 4.3.4. Many European sites will be vulnerable to some degree of impact as a result of recreational pressure, although the effects of recreational pressure are complex and very much dependent on the specific conditions and interest features at each site. For example: some bird species are more sensitive to disturbance associated with walkers or dogs than others; some habitats will be more sensitive to trampling or mechanical disturbance than others; some sites will be more accessible than others.
- 4.3.5. The most typical mechanisms for recreational effects are through direct damage of habitats, or disturbance of certain species. Damage will most often be accidental or incidental, but many sites are particularly sensitive to soil or habitat erosion caused by recreational activities and require careful management to minimise any effects (for example, through provision and maintenance of 'hard paths' (boardwalks, stone slabs etc.) and signage to minimise soil erosion along path margins).
- 4.3.6. Disturbance of species due to recreational activities can also be a significant problem at some sites, although the relationship (again) is highly variable and depends on a range of factors including the species, the time of year and the scale, type and predictability of disturbance. Most studies have focused on the effects on birds, either when breeding or foraging. For example, a long-term monitoring project by Natural England on the Thanet Coast has found that turnstones (a shoreline-feeding waterbird) are particularly vulnerable to disturbance from dogs, which interrupts their feeding behaviour and can prevent them from gaining sufficient body fat for overwintering or migration. Finney *et al.* (2005), meanwhile, noted that re-surfacing the Pennine Way significantly reduced the impact of recreational disturbance on the distribution of breeding Golden plover, by encouraging walkers to remain on the footpath.
- 4.3.7. In contrast, some species are largely unaffected by human disturbance (or even benefit from it) which can result in local or regional changes in the composition of the fauna. The scale, type and predictability of disturbance is also important; species can become habituated to some disturbance (e.g. noise), particularly if it is regular or continuous. Unpredictable disturbance is most problematic.

- 4.3.8. Most recreational activities with the potential to affect European sites are ‘casual’ and pursued opportunistically (e.g. walking, walking dogs, riding) rather than structured (e.g. organised group activities or trips to specific discrete attractions), which means that it can be difficult to quantify or predict either the uptake or the impacts of these activities on European sites and (ultimately) harder to control or manage effects. It also means that it is difficult to explore in detail all of the potential aspects of visitor pressure at the strategy level. However, it is possible for plans and strategies to influence recreational use of European sites through the planning process, for example by increasing the amount of green space required within or near developments if potentially vulnerable European sites are located nearby.
- 4.3.9. Attempts to predict the effects of increased recreation on European sites that may be associated with development or allocations derived from strategic plans typically aim to identify the distance within which a certain percentage of visits originate. These are then used to identify ‘buffer zones’ or ‘zones of influence’ within which new development would be considered likely to have significant effects on a site.
- 4.3.10. However, it is important to note that there is no standard method for defining the ‘zone of influence’ and a range of approaches have been adopted for different sites. For example, in a study for Canterbury City Council, Fearnley *et al.* (2014) suggested several possible options for a ‘zone of influence’ around the Thanet Coast SAC, on which mitigation proposals could be based; these ranged from 4.9km (the distance within which 75% of all ‘regular visitors’³² live) to 7.2km (the distance within which 90% of all ‘regular visitors’ live), to 9.8km (the distance within which 75% of all visitors live). Indeed, Fearnley *et al.* (2014) note that “*The identification of a ‘zone of influence’ is really an exercise in identifying a boundary which seems pragmatic, representative of visitor patterns to the site, the physical features of the site, infrastructure, current housing distribution and the nature of the surrounding area*”. The South-East Devon European Site Mitigation Strategy (Liley *et al.* 2014) identifies several alternative approaches for determining the a ‘zone of influence’ around the Exe Estuary SPA (and hence the appropriate area for seeking developer contributions towards mitigation); these ranged from 7.8km from the SPA boundary to 14.3km, with a distance of 10km ultimately selected for the purposes of seeking developer contributions.
- 4.3.11. Probably the most common metric now used for ‘buffer zones’ or ‘zones of influence’ is the distance within which approximately 75% of visitors live. This is obviously strongly influenced by the location of the nearest large population centres (i.e. sites that are further from population centres will inevitably have larger 75% distances) but based on various surveys over recent years the distance within which 75% of visitors live is typically less than 7km (although coastal sites are often more attractive with larger distances). Some visitor surveys (particularly for sites that are regional attractions, hence likely to attract occasional visitors travelling relatively far) use the area within which 90% of ‘regular visitors’ (i.e. once a week or more) live; this results in smaller Zols (vs the 75% metric) that reflect the relatively greater impact of these users.
- 4.3.12. Visitor surveys have been previously undertaken for some sites within the scope, which provide a reasonable and robust basis for identifying locations within which residential development might result in ‘significant effects’ alone or in combination.

³² People visiting at least once a week.

- 4.3.13. The Essex Coast RAMS defines ‘Zones of influence’ (Zol) for the European sites associated with the Essex estuaries, based on visitor surveys, which provide a reasonable and robust basis for identifying locations within which residential development might result in ‘significant effects’ alone or in combination. These Zols vary according to the site: in summary, the CCC area overlaps with the Zols for seven European sites (Crouch and Roach Estuaries (Mid-Essex Coast Phase 3) SPA/Ramsar; Blackwater Estuary (Mid-Essex Coast Phase 4) SPA/Ramsar; Dengie SPA/Ramsar³³; and Essex Estuaries SAC.

³³ Note, Dengie SPA/Ramsar, located on the eastern end of the Dengie peninsula, is a substantial distance from the nearest population centres and recognised for its relative inaccessibility by road; the Zol for this site is consequently 20km, arguably reflecting the distance to the nearest large towns rather than the site being proportionally more attractive to visitors than, say, the Crouch and Roach Estuaries (Mid-Essex Coast Phase 3) SPA/Ramsar (Zol 4.5km).

Table 4-4 - Summary of European site screening in relation to visitor pressure

Site	Notes	Screen in?
Essex Estuaries SAC	This site is vulnerable (i.e. both exposed and sensitive) to increases in recreational activity and visitor pressure from regional housing growth, to which CCC will contribute; the Essex Coast RAMS defines 'zones of influence' (Zol) within which significant effects from housing growth are considered likely; the Zol for this site is based on the Zols for the associated SPA/Ramsar sites (see below). All of the residential allocation sites in the Pre-Submission Local Plan are within the Zols for the Crouch and Roach Estuaries (Mid-Essex Coast Phase 3) SPA/Ramsar or the Blackwater Estuary (Mid-Essex Coast Phase 4) SPA/Ramsar, and hence for this site also.	Yes
Crouch and Roach Estuaries (Mid-Essex Coast Phase 3) SPA	Strategic Growth Site 10 (North of South Woodham Ferrers) is within the Zol for this site defined by the Essex Coast RAMS.	Yes
Crouch and Roach Estuaries (Mid-Essex Coast Phase 3) Ramsar	Strategic Growth Site 10 (North of South Woodham Ferrers) is within the Zol for this site defined by the Essex Coast RAMS.	Yes
Blackwater Estuary (Mid-Essex Coast Phase 4) SPA	All of the residential allocation sites in Chelmsford are within the Zol for this site defined by the Essex Coast RAMS.	Yes
Blackwater Estuary (Mid-Essex Coast Phase 4) Ramsar	All of the residential allocation sites in Chelmsford are within the Zol for this site defined by the Essex Coast RAMS.	Yes
Benfleet and Southend Marshes SPA	The Zol for this site defined by the Essex Coast RAMS does not overlap with the CCC area.	No
Benfleet and Southend Marshes Ramsar	The Zol for this site defined by the Essex Coast RAMS does not overlap with the CCC area.	No
Foulness (Mid-Essex Coast Phase 5) SPA	The Zol for this site defined by the Essex Coast RAMS does not overlap with the CCC area.	No
Foulness (Mid-Essex Coast Phase 5) Ramsar	The Zol for this site defined by the Essex Coast RAMS does not overlap with the CCC area.	No
Thames Estuary and Marshes SPA	The Zol for this site defined by the Essex Coast RAMS does not overlap with the CCC area.	No
Thames Estuary and Marshes Ramsar	The Zol for this site defined by the Essex Coast RAMS does not overlap with the CCC area.	No
Abberton Reservoir SPA	Public access to the reservoir is limited and controlled by ESW, and access is designed to minimise effects on the interest features of the site. Effects as a result of the Local Plan are therefore very unlikely given the control over access (and hence exposure) that can be ensured at this site.	No

Site	Notes	Screen in?
Abberton Reservoir Ramsar	As for Abberton Reservoir SPA.	No
Dengie (Mid-Essex Coast Phase 1) SPA	Strategic Growth Site 10 (North of South Woodham Ferrers) is within the Zol for this site defined by the Essex Coast RAMS.	Yes
Dengie (Mid-Essex Coast Phase 1) Ramsar	Strategic Growth Site 10 (North of South Woodham Ferrers) is within the Zol for this site defined by the Essex Coast RAMS.	Yes
Outer Thames Estuary SPA	This marine site is designated for its aggregation of wintering red-throated diver and foraging areas for common tern and little tern breeding at Foulness (Mid-Essex Coast Phase 5) SPA, Breydon Water SPA and Minsmere to Walberswick SPA. The site is within 2.5km of the CCC area on the Crouch estuary.	Yes
Epping Forest SAC	Visitor surveys for the Epping Forest Strategic Access Management and Monitoring (SAMM) Strategy indicate that the Zol for recreational effects is 6.2km; the CCC plan will not therefore have significant effects on this site.	No

URBANISATION

- 4.3.14. Urbanisation is generally used as a collective term covering a suite of often disparate risks and impacts that occur due to increases in human populations near protected sites. Typically, this would include aspects such as fly-tipping or vandalism, although the effects of these aspects again depend on the interest features of the sites: for example, predation of some species by cats is known to be sizeable (Woods *et al.* 2003) and can be potentially significant for some European sites. Recreational pressure is arguably one type of effect associated with urbanisation, although this is usually considered separately as it is less closely associated with proximity; as a broad guide, urbanisation effects are more likely when developments (etc.) are within a few hundred metres of a designated site, whereas people will typically travel further for recreation.
- 4.3.15. Where sensitive sites are involved, development buffers of around 400m are typically used to minimise the effects of urbanisation: for example, Natural England has identified a 400m zone around the Chichester and Langstone Harbours SPA within which housing development should not be located due to the potential effects of urbanisation (particularly, the risk of chick predation by cats, which cannot be mitigated). Similarly, LPAs near the Thames Basin Heaths SPA have adopted a 400m zone around the SPA boundary where there is a presumption against new residential development as the impact on the SPA is considered likely to be adverse. For screening purposes therefore it is assumed that proximate urbanisation effects will not occur over 1km from a site.
- 4.3.16. It should be noted that the bird species at these sites are particularly sensitive due to their breeding behaviours; the qualifying features of other sites may a substantially lower exposure to potential effects due to their behavioural characteristics.
- 4.3.17. Only two European sites (**Crouch and Roach Estuaries (Mid-Essex Coast Phase 3) SPA/Ramsar**) are within 1km of the CCC area; these sites are therefore considered further (specifically with reference to **Strategic Growth Site 10: North of South Woodham Ferrers**).

There will be no significant effects via this aspect, alone or in combination, for any other European sites.

ATMOSPHERIC POLLUTION

- 4.3.18. A number of pollutants have a negative effect on air quality; however, the most significant and relevant to habitats and species (particularly plant species) are the primary pollutants sulphur dioxide (SO₂, typically from combustion of coal and heavy fuel oils although this has declined substantially), nitrogen oxides (NO_x, mainly from vehicles) and ammonia (NH₃, principally from agriculture, although catalytic converters are a significant source), which (together with secondary aerosol pollutants³⁴) are deposited as wet or dry deposits. These pollutants affect habitats and species mainly through acidification and eutrophication.
- 4.3.19. Acidification increases the acidity of soils, which can directly affect some organisms and which also promotes leaching of some important base chemicals (e.g. calcium), and mobilisation and uptake by plants of toxins (especially metals such as aluminium).
- 4.3.20. Air pollution contributes to eutrophication within ecosystems by increasing the amounts of available nitrogen (N)³⁵. This is a particular problem in low-nutrient habitats, where available nitrogen is frequently the limiting factor on plant growth, and results in slow-growing low-nutrient species being out-competed by faster growing species that can take advantage of the increased amounts of available N.
- 4.3.21. Overall in the UK, there has been a significant decline in SO_x and NO_x emissions in recent years and a consequential decrease in acid deposition. In England, SO_x and NO_x have declined by 97% and 72% respectively since 1970 (Defra, 2018) which is the result of a switch from coal to gas, nuclear and renewables for energy generation, and increased efficiency and emissions standards for cars. These emissions are generally expected to decline further in future years. In contrast, emissions of ammonia have remained largely unchanged; they have declined by 10% in England since 1980 (Defra, 2018), but since 2008 have started to increase slightly.
- 4.3.22. The effect of SO_x and NO_x decreases on ecosystems has been marked, particularly in respect of acidification; the key contributor to acidification is now thought to be deposited nitrogen, for which the major source (ammonia emissions) has not decreased significantly. Indeed, eutrophication from N-deposition (again, primarily from ammonia) is now considered the most significant air quality issue for many habitats.
- 4.3.23. In practice, the principal source of air pollution associated with the Local Plan will be related to changing patterns of vehicle use due to the promotion of new development (since the Local Plan does not provide for any new significant point-sources). The Department of Transport's *Transport Analysis Guidance*³⁶ states that "*beyond 200m, the contribution of vehicle emissions from the roadside to local pollution levels is not significant*" and therefore this distance is used to determine

³⁴ Secondary pollutants are not emitted, but are formed following further reactions in the atmosphere; for example, SO₂ and NO_x are oxidised to form SO₄²⁻ and NO₂⁻ compounds; ozone is formed by the reaction of other pollutants (e.g. NO_x or volatile organic compounds) with UV light; ammonia reacts with SO₄²⁻ and NO₂⁻ to form ammonium (NH₄⁺).

³⁵ Nitrogen that is in a form that can be absorbed and used by plants.

³⁶ See <http://www.dft.gov.uk/webtag/documents/expert/unit3.3.3.php#013>; accessed 15/06/14.

the potential exposure of the European sites to any local effects associated with the Local Plan. Environment Agency (EA) guidance (EA, 2007) also states that “*Where the concentration within the emission footprint in any part of the European site(s) is less than 1% of the relevant long-term benchmark (EAL, Critical Level or Critical Load), the emission is not likely to have a significant effect alone or in combination irrespective of the background levels*”.

- 4.3.24. Highways England’s *Design Manual for Roads and Bridges* (DMRB) sets out an approach for assessing the effect of emissions from specific road schemes on designated sites; this suggests that a quantitative air quality assessment may be required if a European site is within 200m of an affected road and the predicted change in annual average daily traffic (AADT) is over 1,000.
- 4.3.25. This approach has some limitations when considering the effects of a Local Plan (rather than a specific road scheme) although in the absence of any other specific guidance or thresholds it has typically been applied to main or strategic roads³⁷ within 200m of a European site, with case law³⁸ indicating that changes in AADT on particular roads should be determined ‘in combination’ with other plans and projects.
- 4.3.26. Recent JNCC guidance³⁹ recommends that “*For the purpose of decision-making, unless local circumstances support a wider zone, plan HRA should take account of the potential effects of traffic emissions on European sites located within 10 km of the plan boundary. This zone is based on professional judgment recognising that the effects of growth from development beyond 10 km will have been accounted for in the Nitrogen Futures [refer to Refer <https://jncc.gov.uk/our-work/nitrogen-futures>] modelling work business as usual scenario.*”
- 4.3.27. GIS analysis identifies only one main road (motorway, A or B) within both 200m of a European site and 10km of the CCC area (the B1026 Goldhanger Road at Maldon). However potential effects on roads near **Epping Forest SAC**, the **Crouch and Roach Estuaries (Mid-Essex Coast Phase 3) SPA/Ramsar** and the **Blackwater Estuary (Mid-Essex Coast Phase 4) SPA/Ramsar** are also considered for consistency with the adopted Local Plan and its HRA.
- 4.3.28. Note, for most wetland habitats (particularly waterbodies) eutrophication via agricultural run-off and flood water is overwhelmingly more significant than air pollution, and available-N is rarely a limiting factor in these ecosystems; aquatic and estuarine/marine sites may therefore be screened out due to the limited sensitivity of the features.

³⁷ i.e. trunk roads, A-roads and some B-roads. Changes in the number of vehicles using minor roads in the region will be too small to meaningfully assess using the industry standard approaches to AADT modelling that can be applied at the strategy-level (i.e. without substantial additional data collection including field monitoring at specific locations – this may be appropriate for a specific development or allocation but not for traffic-growth generally).

³⁸ *Wealden District Council v. Secretary of State for Communities and Local Government, Lewes District Council and South Downs National Park Authority* [2017] EWHC 351.

³⁹ JNCC (2021). *Guidance on Decision-making Thresholds for Air Pollution* [online]. JNCC, Peterborough. Available at: <https://data.jncc.gov.uk/data/6cce4f2e-e481-4ec2-b369-2b4026c88447/JNCC-Report-696-Main-FINAL-WEB.pdf>

Table 4-5 - Summary of European site screening in relation to air quality

Site	Notes	Screen in?
Essex Estuaries SAC	The habitat features of the SAC are not particularly sensitive to atmospheric pollutants and the major road routes in and through the Chelmsford area are not within 200m of the site. The possible exception to this is the area around South Woodham Ferrers, where the A132 is approximately 230m from the European site at its closest point; this road may experience increases in traffic volumes associated with growth around South Woodham Ferrers.	Yes
Crouch and Roach Estuaries (Mid-Essex Coast Phase 3) SPA	The habitat features of the SPA are not particularly sensitive to atmospheric pollutants and the major road routes in and through the Chelmsford area are not within 200m of the site. The possible exception to this is the area around South Woodham Ferrers, where the A132 is approximately 230m from the European site at its closest point; this road may experience increases in traffic volumes associated with growth around South Woodham Ferrers.	Yes
Crouch and Roach Estuaries (Mid-Essex Coast Phase 3) Ramsar	As per Essex Estuaries SAC and Crouch and Roach Estuaries (Mid-Essex Coast Phase 3) SPA	Yes
Blackwater Estuary (Mid-Essex Coast Phase 4) SPA	Few roads are within 200m of the European site boundaries; the majority are unclassified minor roads linked to small settlements or villages which will not see any potentially significant increases in traffic volumes as result of the Local Plan, with the possible exception of roads around Maldon (notably the B1026 Goldhanger Road, east of Heybridge)	Yes
Blackwater Estuary (Mid-Essex Coast Phase 4) Ramsar	As per Essex Estuaries SAC and Blackwater Estuary (Mid-Essex Coast Phase 4) SPA	Yes
Benfleet and Southend Marshes SPA	No roads within 200m of site likely to receive potentially significant additional traffic volumes associated with the CCC Local Plan (distance, orientation).	No
Benfleet and Southend Marshes Ramsar	No roads within 200m of site likely to receive potentially significant additional traffic volumes associated with the CCC Local Plan (distance, orientation).	No
Foulness (Mid-Essex Coast Phase 5) SPA	No roads within 200m of site likely to receive potentially significant additional traffic volumes associated with the CCC Local Plan (distance, orientation).	No
Foulness (Mid-Essex Coast Phase 5) Ramsar	No roads within 200m of site likely to receive potentially significant additional traffic volumes associated with the CCC Local Plan (distance, orientation).	No
Thames Estuary and Marshes SPA	No roads within 200m of site likely to receive potentially significant additional traffic volumes associated with the CCC Local Plan (distance, orientation).	No

Site	Notes	Screen in?
Thames Estuary and Marshes Ramsar	No roads within 200m of site likely to receive potentially significant additional traffic volumes associated with the CCC Local Plan (distance, orientation).	No
Abberton Reservoir SPA	No roads within 200m of site likely to receive potentially significant additional traffic volumes associated with the CCC Local Plan (distance, orientation).	No
Abberton Reservoir Ramsar	No roads within 200m of site likely to receive potentially significant additional traffic volumes associated with the CCC Local Plan (distance, orientation).	No
Dengie (Mid-Essex Coast Phase 1) SPA	No roads within 200m of site likely to receive potentially significant additional traffic volumes associated with the CCC Local Plan (distance, orientation).	No
Dengie (Mid-Essex Coast Phase 1) Ramsar	No roads within 200m of site likely to receive potentially significant additional traffic volumes associated with the CCC Local Plan (distance, orientation).	No
Outer Thames Estuary SPA	No roads within 200m of site likely to receive potentially significant additional traffic volumes associated with the CCC Local Plan (distance, orientation).	No
Epping Forest SAC	Currently included based on NE consultation responses to the previous or adopted plan.	Yes

WATER RESOURCES

- 4.3.29. The exploitation and management of water resources is connected to a range of activities, most of which are not directly controlled or influenced by the Local Plan; for example, agriculture, flood defence, recreation, power generation, fisheries and nature conservation. Much of the water supply to water-resource sensitive European sites is managed through specific consenting regimes that are independent of the Local Plan.
- 4.3.30. Development supported or managed by the Local Plan is likely to increase demand for water, which could indirectly affect some European sites in the study area. When assessing the potential effects of increased water demand it is important to understand how the public water supply (PWS) system operates and how it is regulated with other water resource consents.
- 4.3.31. Essex and Suffolk Water (ESW) is responsible for supply to the Council area, which is within its Essex Water Resource Zone (WRZ). The supply network in this area is complex and highly integrated, which provides flexibility for the movement of raw and potable water around the WRZ as it is required (for both public water supply and augmentation of rivers during dry periods). In broad summary, most water for the Essex WRZ (around 77%) is derived from surface water abstractions within the WRZ (water from the rivers Chelmer, Blackwater and Stour, and the Roman River is passed to the storage reservoirs at Hanningfield and Abberton, or treated directly at local treatment works for supply), with a small percentage (~3%) derived from groundwater via chalk well and adit sources in the south and south west of the zone. The remaining 20% is provided as bulk supply

from Thames Water's Lea Valley Reservoirs and by the Ely Ouse Essex Transfer Scheme (EOETS), which is owned and operated by the EA and transfers water from the Ely Ouse in Norfolk to Essex to augment flows in the rivers Stour and Blackwater in dry years. The complexity of the supply system means that direct and specific supply relationships (i.e. "*abstraction from source X supplies Chelmsford*") cannot necessarily be made and it is rarely possible or appropriate to identify a particular 'source' for water supply to a specific area.

- 4.3.32. More importantly, the water resources planning process helps to ensure that growth in water demand does not affect European sites. The *Water Industry Act 1991*, as amended by the *Water Act 2003* and *Water Act 2014*, requires that all water companies must publish a Water Resources Management Plan (WRMP) that sets out their strategy for managing water resources across their supply areas over the next 25 years and beyond. WRMPs use calculations of Deployable Output (DO) to establish supply/demand balances; this enables water companies to identify those WRZs with potential supply deficits over the planning period⁴⁰. The calculations account for any reductions in abstraction that are required to safeguard European sites⁴¹ and so the WRMP process (with other regulations) helps ensure (as far as is achievable) that future changes in demand will not affect any European sites⁴².
- 4.3.33. ESW accounted for the growth predicted by the Council and other LPAs in forecasting for its current (2019) WRMP. The 2019 WRMP was subject to HRA, which concluded that it would have no adverse effects on any European sites, including those water-resource sensitive sites and features within the Local Plan HRA study area.
- 4.3.34. ESW has published its WRMP for the 2025 – 2030 planning period⁴³. This indicates that there will be a supply-demand deficit in the Essex WRZ that will be met through demand management, a new water treatment works (WTW) fed by a groundwater source, and WTW upgrades to improve treatment capacity. The HRA for WRMP concludes that it will have no adverse effects on any European sites, alone or in combination.
- 4.3.35. The WRMPs provide the best estimate of future water resource demand, and therefore **it is reasonable to assume that the growth predicted within the Local Plan can be accommodated**

⁴⁰ Forecasts are completed in accordance with the Water Resources Planning Guidelines (published by the Environment Agency) and take into account (inter alia) economic factors (economic growth, metering, pricing), behavioural factors (patterns of water use), demographic factors (population growth, inward and outward migration, changes in occupancy rate), planning policy (LPA land use plans), company policies (e.g. on leakage control and water efficiency measures) and environmental factors, including climate change. The WRMP therefore accounts for these demand forecasts based on historical trends, an established growth forecast model and through review of local and regional planning documents.

⁴¹ For example, sustainability reductions required by the Review of Consents (RoC) or the Environment Agency's Restoring Sustainable Abstractions (RSA) programme. It should be noted that, under the WRMP process, the RoC changes (and non- changes to licences) are considered to be valid over the planning period. This means that the WRMP (and its underlying assumptions regarding the availability of water and sustainability of existing consents) is compliant with the RoC and so the WRMP can only affect European sites through any new resource and production-side options it advocates to resolves deficits, and not through the existing permissions regime.

⁴² Calculations of DO include for Target Headroom (precautionary 'over-capacity' in available water) to buffer any unforeseen variation in predicted future demand; the WRMP is also reviewed on a five-yearly cycle to ensure it is performing as expected and to account for any variations between predicted and actual demand.

⁴³ Available at: <https://www.nwg.co.uk/responsibility/environment/wrmp/wrmp-2025-2030/>

without significant effects on any European sites due to PWS abstractions. Furthermore, since the WRMPs explicitly account for the growth predicted by the Council and other LPAs⁴⁴, ‘in combination’ effects between the Local Plan and the WRMP on water resources will not occur. Having said that, the Local Plan can obviously help manage demand and promote water efficiency measures through its policy controls.

Table 4-6 - Summary of European site screening in relation to water resources

Site	Notes	Screen in?
Essex Estuaries SAC	The site features are water resource sensitive, and potentially vulnerable to increased abstraction (although this is not currently affecting the site). The ESW WRMP will have no significant effects on this site, based on its HRA, and therefore growth within Chelmsford can be accommodated based on the available data. However, the Local Plan policies should allow for the early identification of infrastructure requirements and it may be appropriate to review this conclusion following completion of the 2024 WRMP (in preparation).	No, although ensure policies reflect need to plan for water resource provision.
Crouch and Roach Estuaries (Mid-Essex Coast Phase 3) SPA	As per Essex Estuaries SAC	As per Essex Estuaries
Crouch and Roach Estuaries (Mid-Essex Coast Phase 3) Ramsar	As per Essex Estuaries SAC	As per Essex Estuaries
Blackwater Estuary (Mid-Essex Coast Phase 4) SPA	As per Essex Estuaries SAC	As per Essex Estuaries
Blackwater Estuary (Mid-Essex Coast Phase 4) Ramsar	As per Essex Estuaries SAC	As per Essex Estuaries
Benfleet and Southend Marshes SPA	As per Essex Estuaries SAC	As per Essex Estuaries
Benfleet and Southend Marshes Ramsar	As per Essex Estuaries SAC	As per Essex Estuaries
Foulness (Mid-Essex Coast Phase 5) SPA	As per Essex Estuaries SAC	As per Essex Estuaries

⁴⁴ Defra/ EA guidance on WRMPs requires that forecast population and property figures be based, wherever possible, upon plans published by local authorities (including ‘adopted’, ‘emergent’, ‘consultation’ and ‘draft’ local plans).

Site	Notes	Screen in?
Foulness (Mid-Essex Coast Phase 5) Ramsar	As per Essex Estuaries SAC	As per Essex Estuaries
Thames Estuary and Marshes SPA	As per Essex Estuaries SAC	As per Essex Estuaries
Thames Estuary and Marshes Ramsar	As per Essex Estuaries SAC	As per Essex Estuaries
Abberton Reservoir SPA	The site features are water resource sensitive, and potentially vulnerable to increased abstraction (although this is not currently affecting the site, which is in favourable condition). The ESW WRMP will have no significant effects on this site, based on its HRA, and therefore growth within the CCC area can be accommodated based on the available data. However, the Local Plan policies should allow for the early identification of infrastructure requirements and it may be appropriate to review this conclusion following completion of the 2019 WRMP (in preparation).	No, although ensure policies reflect need to plan for water resource provision.
Abberton Reservoir Ramsar	As for Abberton Reservoir SPA.	No
Dengie (Mid-Essex Coast Phase 1) SPA	As per Essex Estuaries SAC	As per Essex Estuaries
Dengie (Mid-Essex Coast Phase 1) Ramsar	As per Essex Estuaries SAC	As per Essex Estuaries
Outer Thames Estuary SPA	The site habitats are arguably water resource sensitive, and potentially vulnerable to increased abstraction, although tern species are not considered sensitive to this impact pathway due to their foraging behaviours.	No
Epping Forest SAC	Not sensitive to abstraction pressures.	No

WATER QUALITY

- 4.3.36. The Council area lies within the surface water catchments of the River Chelmer (which enters the Blackwater estuary at Maldon) the River Crouch. The Council area is served by nine Anglian Water owned water recycling centres (WRCs) which also discharge to these catchments. As a result the only sites potentially exposed to water quality changes are those associated with the Blackwater estuary or the Crouch estuary (i.e. Crouch and Roach Estuaries (Mid-Essex Coast Phase 3) SPA/Ramsar; Blackwater Estuary (Mid-Essex Coast Phase 4) SPA/Ramsar; and Essex Estuaries SAC). It should be noted these European sites have not been identified as sites that are in

unfavourable condition due to excessive nutrients (such that ‘nutrient neutrality’ is being deployed or considered as mitigation) in recent NE advice to LPAs⁴⁵.

- 4.3.37. Most waterbodies and watercourses in the county are affected to some extent by point or diffuse sources of pollutants, notably nitrates and phosphates from agriculture. Point sources are usually discrete discharge points, such as wastewater treatment works (WwTW) outfalls, which are generally managed through specific consenting regimes that are independent of the Local Plan. Diffuse pollution is derived from a range of sources (e.g. agricultural run-off; road run-off) that cannot always be easily traced or quantified. Development promoted or supported by the Local Plan is likely to increase demand on wastewater treatment works and potentially increase non-agricultural run-off.
- 4.3.38. With regard to sewage discharges, a water-cycle scoping study undertaken in 2024⁴⁶ identified three WRCs with potential capacity issues over the plan period: Great Leighs (Blackwater catchment); and South Woodham Ferrers and Wickford (Crouch catchment). The Anglian Water Services (AWS) Drainage and Wastewater Management Plan (DWMP)⁴⁷ also provides information on existing WRCs are close to their discharge permits and technical achievable limits (TAL) of the existing processes (for example ammonia or phosphate limits).
- 4.3.39. Run-off from impermeable surfaces can have considerable effects on waterbodies and watercourses, and is a notable issue in both urban and rural areas. Development has traditionally sought to capture and divert rain and run-off to the nearest watercourse or treatment facility as quickly as possible, and extensive drainage networks have been developed to facilitate this. However, as developed areas have increased so have the total volumes and flow rates of run-off. This has two principal effects: firstly, impermeable surfaces provide very little resistance to the mobilisation and transport of pollutants within run-off; and secondly, flow rates and volumes often exceed the capacity of the receiving drains or watercourses, causing localised flooding or the operation of combined sewer overflows (CSOs)⁴⁸. The effect of run-off from developed areas can be mitigated or reduced by the use of Sustainable Drainage Systems (SuDS) and by increasing the area of permeable surfaces (both natural and artificial) within developed areas. These measures offer effective attenuation by reducing the volumes of surface run-off. They also increase the retention of pollutants and, in the case of some SuDS, can allow for treatment of pollutants.
- 4.3.40. However, it should also be recognised that the water quality effects of the Local Plan are ultimately either controlled by existing consents regimes (which must undergo HRA) or have diffuse ‘in combination’ effects that are difficult to quantify, and so the HRA process typically aims to ensure

⁴⁵ Letter from NE to LPA Chief Executives and Heads of Planning, 16 March 2022; Re. Advice for development proposals with the potential to affect water quality resulting in adverse nutrient impacts on habitats sites.

⁴⁶ Arcadis (2024). *Chelmsford City Council Water Cycle Study: Stage 1 – Scoping Water Cycle Study*. Arcadis, Birmingham

⁴⁷ Available at: <https://www.anglianwater.co.uk/about-us/our-strategies-and-plans/drainage-wastewater-management-plan/final-plan/>

⁴⁸ All sewerage pipes have a certain capacity, determined by the size of the pipe and the receiving water treatment works. At times of high rainfall, this capacity can be exceeded, with the risk of uncontrolled bursts. CSOs provide a mechanism to prevent this, by allowing untreated sewerage to mix with surface water run-off when certain volumes are exceeded. This is then discharged to the nearest watercourse.

that suitable mitigating policy that will minimise the impacts of plan-supported development on water quality generally is provided.

Table 4-7 - Summary of European site screening in relation to water quality

Site	Notes	Screen in?
Essex Estuaries SAC	This site and its features are potentially vulnerable (i.e. both exposed and sensitive) to water quality changes associated with the Local Plan. This may occur through discharges from WRCs (although it has not been identified as a site that is in unfavourable condition due to excessive nutrients (such that 'nutrient neutrality' is being deployed or considered as mitigation) in recent NE advice to LPAs). Effects are most likely from diffuse pollution or local point sources such as CSOs or unconsented discharges. These will largely be controlled by the EA although the Local Plan policies should aim to ensure that run-off is managed appropriately.	Yes
Crouch and Roach Estuaries (Mid-Essex Coast Phase 3) SPA	As for Essex Estuaries SAC.	Yes
Crouch and Roach Estuaries (Mid-Essex Coast Phase 3) Ramsar	As for Essex Estuaries SAC.	Yes
Blackwater Estuary (Mid-Essex Coast Phase 4) SPA	As for Essex Estuaries SAC.	Yes
Blackwater Estuary (Mid-Essex Coast Phase 4) Ramsar	As for Essex Estuaries SAC.	Yes
Benfleet and Southend Marshes SPA	Not exposed to changes in water quality within the CCC area.	No
Benfleet and Southend Marshes Ramsar	Not exposed to changes in water quality within the CCC area.	No
Foulness (Mid-Essex Coast Phase 5) SPA	Not exposed to changes in water quality within the CCC area.	No
Foulness (Mid-Essex Coast Phase 5) Ramsar	Not exposed to changes in water quality within the CCC area.	No
Thames Estuary and Marshes SPA	Not exposed to changes in water quality within the CCC area.	No
Thames Estuary and Marshes Ramsar	Not exposed to changes in water quality within the CCC area.	No
Abberton Reservoir SPA	Not exposed to changes in water quality within the CCC area.	No

Site	Notes	Screen in?
Abberton Reservoir Ramsar	Not exposed to changes in water quality within the CCC area.	No
Dengie (Mid-Essex Coast Phase 1) SPA	Not exposed to changes in water quality within the CCC area.	No
Dengie (Mid-Essex Coast Phase 1) Ramsar	Not exposed to changes in water quality within the CCC area.	No
Outer Thames Estuary SPA	As for Essex Estuaries SAC (principal area of exposure in the Crouch estuary).	Yes
Epping Forest SAC	Not exposed to changes in water quality within the CCC area.	No

FLOODING / WATER LEVEL MANAGEMENT

- 4.3.41. The implementation of the European Floods Directive (Directive 2007/60/EC) in England and Wales is being co-ordinated with the Water Framework Directive. Catchment Flood Management Plans (prepared by the EA), Shoreline Management Plans (prepared by coastal local authorities and the EA), River Basin District Flood Risk Management Plans (RBMPs, prepared by the EA) and Local Flood Risk Management Strategies set out long term policies for flood risk management. The delivery of the policies from these long-term plans will help to achieve the objectives of these plans and the RBMPs.
- 4.3.42. Much of the Council's Administrative Area is at a low to moderate flood risk (based on EA flood maps) with the exception of areas of Chelmsford (which are vulnerable to fluvial flooding) and the lower-lying coastal areas around South Woodham Ferrers. Development supported by the Local Plan is unlikely to significantly alter regional flood risk levels, but may exacerbate the effects of local flooding. Run-off from impermeable surfaces can have considerable effects on waterbodies and watercourses, meaning that flow rates and volumes often exceed the capacity of the receiving drains or watercourses. This can lead to local water quality impacts on European sites. The effect of run-off from developed areas can be reduced by the use of SuDS and by increasing the area of permeable surfaces (both natural and artificial) within developed areas.
- 4.3.43. Some sites and features may be dependent on water levels being maintained by surface water or groundwater inputs, which may in turn be affected by abstraction (see 'Water Resources', above) or local development (e.g. through dewatering of excavations, which can be an issue for groundwater levels). However, these pathways (particularly dewatering) tend to only operate over relatively short distances and hence are predominantly addressed in relation to individual allocations.
- 4.3.44. Only the downstream European sites have the potential to be exposed to changes in flooding or water levels that might be associated with the Local Plan (i.e. Crouch and Roach Estuaries (Mid-Essex Coast Phase 3) SPA/Ramsar; Blackwater Estuary (Mid-Essex Coast Phase 4) SPA/Ramsar; and Essex Estuaries SAC). However, these sites will not be particularly sensitive to this aspect (i.e. changes in flooding frequency or duration).

Table 4-8 - Summary of European site screening in relation to flooding / water level changes

Site	Notes	Screen in?
Essex Estuaries SAC	Most of this site will have no exposure and limited sensitivity to changes in flooding or water level management associated with development in the CCC area, comprising sub-tidal or intertidal habitats, or localised areas of grazing marsh (where management of water levels is usually locally controlled and influenced). Effects on the SAC due to the Local Plan only have the potential to occur around South Woodham Ferrers, where development could conceivably encroach on wetter areas associated with the terrestrial areas of the site, but this is likely to be localised.	No
Crouch and Roach Estuaries (Mid-Essex Coast Phase 3) SPA	As for Essex Estuaries SAC.	No
Crouch and Roach Estuaries (Mid-Essex Coast Phase 3) Ramsar	As for Essex Estuaries SAC.	No
Blackwater Estuary (Mid-Essex Coast Phase 4) SPA	Areas of grazing marsh associated with this site will be sensitive to changes in flooding or water management, although these areas have their water levels managed locally and will not be exposed to changes in flood risk etc. associated with the CCC area (i.e. via the Chelmer).	No
Blackwater Estuary (Mid-Essex Coast Phase 4) Ramsar	Areas of grazing marsh associated with this site will be sensitive to changes in flooding or water management, although these areas have their water levels managed locally and will not be exposed to changes in flood risk etc. associated with the CCC area (i.e. via the Chelmer).	No
Benfleet and Southend Marshes SPA	Not exposed to changes in flood risk (etc) associated with development in the CCC area.	No
Benfleet and Southend Marshes Ramsar	Not exposed to changes in flood risk (etc) associated with development in the CCC area.	No
Foulness (Mid-Essex Coast Phase 5) SPA	Not exposed to changes in flood risk (etc) associated with development in the CCC area.	No
Foulness (Mid-Essex Coast Phase 5) Ramsar	Not exposed to changes in flood risk (etc) associated with development in the CCC area.	No
Thames Estuary and Marshes SPA	Not exposed to changes in flood risk (etc) associated with development in the CCC area.	No
Thames Estuary and Marshes Ramsar	Not exposed to changes in flood risk (etc) associated with development in the CCC area.	No
Abberton Reservoir SPA	Not exposed to changes in flood risk (etc) associated with development in the CCC area.	No

Site	Notes	Screen in?
Abberton Reservoir Ramsar	Not exposed to changes in flood risk (etc) associated with development in the CCC area.	No
Dengie (Mid-Essex Coast Phase 1) SPA	Not exposed to changes in flood risk (etc) associated with development in the CCC area.	No
Dengie (Mid-Essex Coast Phase 1) Ramsar	Not exposed to changes in flood risk (etc) associated with development in the CCC area.	No
Outer Thames Estuary SPA	As for Essex Estuaries SAC (principal area of exposure in the Crouch estuary).	No
Epping Forest SAC	Not exposed to changes in flood risk (etc) associated with development in the CCC area.	No

EFFECTS ON FUNCTIONAL HABITATS OR SPECIES AWAY FROM EUROPEAN SITES

- 4.3.45. The provisions of the Habitats Regulations ensure that ‘direct’ (encroachment) effects on European sites as a result of a land use plan (i.e. the partial or complete destruction of a European site) are extremely unlikely under normal circumstances, and this will not occur as a result of the Local Plan. However, many European interest features (particularly more mobile animal species) may use or be reliant on non-designated habitats outside of a European site during their life-cycle. Developments some distance from a European site can therefore have an effect on the site if its population of interest features is reliant on the habitats being affected by a development and sufficient numbers are exposed to the environmental changes. All of the above aspects (recreation, water resources, etc.) can therefore also affect European site integrity indirectly through effects on functional habitats outside of the designated site boundary.
- 4.3.46. With regard to the European sites within the scope, most functional land will be located relatively close to the site (e.g. less than 5km from the boundary), associated with foraging or roosting behaviours of the bird interest features. However, it is recognised that some areas of cropped lowland farmland may be important for certain wintering waterbirds typically associated with coastal and wetland SPAs (e.g. Mason & MacDonald 1999; Gillings 2003), and that this behaviour is under-recorded by the standard Wetland Bird Survey (WeBS) monitoring technique.
- 4.3.47. The 2016 SPA Review (JNCC, 2016) identifies a broad group of 43 species that are known to be associated with or reliant on cropped habitats, which are under-represented in the SPA network (although the SPA Review suggests that this should be addressed outside the SPA Review process through “*wider countryside measures to preserve and promote permanent pasture as feeding and roosting habitat for the species*”). The species in **Table 4-9** identified as being associated with cropped habitats by the SPA Review are features of the SPA/Ramsar sites within the scope.
- 4.3.48. In addition, ‘flyways’ for birds may cross the CCC area. Recent studies⁴⁹ have identified areas in the east of England as having a ‘moderate’ sensitivity to wind turbine and power line installations for

⁴⁹ Gauld JG et al. (2022). [Hotspots in the grid: Avian sensitivity and vulnerability to collision risk from energy infrastructure interactions in Europe and North Africa](#). *Journal of Applied Ecology* (pre-publication).



some species associated with the SPA/Ramsar sites in the scope; however, the Local Plan does not allocate sites for these developments and so this aspect cannot be assessed at the plan level (beyond ensuring that the policy does not create a presumption in favour of developments that could affect the integrity of European site bird populations).

Table 4-9 - Species associated with cropped habitats (after JNCC 2016) and their exposure to the CCC Local Plan outcomes

Feature	Relevant SPA / Ramsar sites	Requirements	Potentially exposed to CCC plan?
Wigeon <i>Anas penelope</i>	<ul style="list-style-type: none"> ■ Abberton Reservoir SPA 	Closely associated with cropped habitats within ~2km of a roost site, particularly short improved grasslands that are close to water or partially flooded; species exhibits a relatively high level of fidelity to roost and feeding sites (JNCC 2016)	No (distance from site)
Teal <i>Anas crecca</i>	<ul style="list-style-type: none"> ■ Abberton Reservoir Ramsar ■ Abberton Reservoir SPA 	There is little information on the feeding habits of teal in agricultural habitats although they typically forage close to wetlands and it is likely that the use of particular fields is opportunistic, depending on inundation.	No (distance from site)
Ringed plover <i>Charadrius hiaticula</i>	<ul style="list-style-type: none"> ■ Benfleet and Southend Marshes SPA ■ Blackwater Estuary (Mid-Essex Coast Phase 4) SPA ■ Foulness (Mid-Essex Coast Phase 5) SPA ■ Thames Estuary and Marshes SPA ■ Thames Estuary and Marshes Ramsar 	Reliance on cropped habitats principally associated with nesting rather than wintering birds.	No
Dunlin <i>Calidris alpina alpina</i>	<ul style="list-style-type: none"> ■ Benfleet and Southend Marshes SPA ■ Benfleet and Southend Marshes Ramsar ■ Blackwater Estuary (Mid-Essex Coast Phase 4) SPA ■ Blackwater Estuary (Mid-Essex Coast Phase 4) Ramsar ■ Thames Estuary and Marshes SPA ■ Thames Estuary and Marshes Ramsar 	Reliance on cropped habitats principally associated with nesting rather than wintering birds.	No
Dark-bellied brent goose <i>Branta bernicla bernicla</i>	<ul style="list-style-type: none"> ■ Benfleet and Southend Marshes SPA ■ Benfleet and Southend Marshes Ramsar 	Improved pasture / grassland (including recreational grassland), autumn-sown cereals and oil-seed rape within 5 km of roost (JNCC 2016). Ward (2004)	Yes (only in relation to SGS10 North of South Woodham Ferrers and

Feature	Relevant SPA / Ramsar sites	Requirements	Potentially exposed to CCC plan?
	<ul style="list-style-type: none"> ■ Blackwater Estuary (Mid-Essex Coast Phase 4) SPA ■ Blackwater Estuary (Mid-Essex Coast Phase 4) Ramsar ■ Crouch and Roach Estuaries (Mid-Essex Coast Phase 3) SPA ■ Crouch and Roach Estuaries (Mid-Essex Coast Phase 3) Ramsar ■ Dengie (Mid-Essex Coast Phase 1) SPA ■ Dengie (Mid-Essex Coast Phase 1) Ramsar ■ Foulness (Mid-Essex Coast Phase 5) SPA 	<p>suggests that the majority of geese associated with the Crouch and Roach now forage inland on fields near the estuary, although aggregations on the Crouch are still recorded around Brandy Hole (south of the estuary) and Bridgemarsh Island.</p>	<p>the Crouch and Roach Estuaries (Mid-Essex Coast Phase 3) SPA.</p>
<p>Golden plover <i>Pluvialis apricaria</i></p>	<ul style="list-style-type: none"> ■ Blackwater Estuary (Mid-Essex Coast Phase 4) Ramsar* 	<p>NE has suggested that Golden plover can use functionally-linked land up to 20km from a SPA although it generally appears that the species retains an association with wetland or coastal sites, typically remaining within a few kilometres of these (except where significant regional movements of flocks occur in response to, for example, changing weather conditions), but will often spend several tidal cycles (or more) foraging and roosting in farmland, both during the day and night.</p>	<p>Yes</p>
<p>Hen harrier <i>Circus cyaneus</i></p>	<ul style="list-style-type: none"> ■ Blackwater Estuary (Mid-Essex Coast Phase 4) SPA ■ Dengie (Mid-Essex Coast Phase 1) SPA ■ Foulness (Mid-Essex Coast Phase 5) SPA ■ Thames Estuary and Marshes SPA 	<p>Reliance on cropped habitats principally associated with nesting rather than wintering birds.</p>	<p>No</p>
<p>Oystercatcher <i>Haematopus ostralegus</i></p>	<ul style="list-style-type: none"> ■ Foulness (Mid-Essex Coast Phase 5) SPA ■ Foulness (Mid-Essex Coast Phase 5) Ramsar 	<p>Reliance on cropped habitats principally associated with nesting rather than wintering birds.</p>	<p>No</p>

Feature	Relevant SPA / Ramsar sites	Requirements	Potentially exposed to CCC plan?
Redshank <i>Tringa totanus</i>	<ul style="list-style-type: none"> ■ Foulness (Mid-Essex Coast Phase 5) SPA ■ Foulness (Mid-Essex Coast Phase 5) Ramsar ■ Thames Estuary and Marshes SPA ■ Thames Estuary and Marshes Ramsar ■ Blackwater Estuary (Mid-Essex Coast Phase 4) Ramsar* 	Reliance on cropped habitats principally associated with nesting rather than wintering birds.	No

*Species identified for possible future consideration under Criterion 6.

Table 4-10 - Summary of European site screening in relation to functional land

Site	Notes	Screen in?
Essex Estuaries SAC	No 'functional land' associated with site or features	No
Crouch and Roach Estuaries (Mid-Essex Coast Phase 3) SPA	The bird interest features are mobile and Dark-bellied brent geese are known to use agricultural land outside the SPA boundary for feeding, and so may be exposed to urbanisation or proximity effects associated with the proposed Local Plan allocations.	Yes
Crouch and Roach Estuaries (Mid-Essex Coast Phase 3) Ramsar	As for Crouch and Roach Estuaries (Mid-Essex Coast Phase 3) SPA	Yes
Blackwater Estuary (Mid-Essex Coast Phase 4) SPA	No site allocations within 5km of European site therefore Dark-bellied brent geese unlikely to be exposed to environmental changes associated with the Local Plan when using functional land. All known areas of functional land for Dark-bellied brent geese are several kilometres from the CCC area.	No
Blackwater Estuary (Mid-Essex Coast Phase 4) Ramsar	Golden plover are not currently listed as a feature of this site, nor are they a qualifying or assemblage feature of the associated SPA. All of the proposed major Local Plan allocations are at least 8 km from Blackwater although NE has previously indicated (2018 HRA) that this aspect should be considered.	Yes (Golden plover)
Benfleet and Southend Marshes SPA	Functional land associated with this site will not be exposed to environmental changes associated with the CCC plan (distance).	No
Benfleet and Southend Marshes Ramsar	Functional land associated with this site will not be exposed to environmental changes associated with the CCC plan (distance).	No
Foulness (Mid-Essex Coast Phase 5) SPA	Functional land associated with this site will not be exposed to environmental changes associated with the CCC plan (distance).	No
Foulness (Mid-Essex Coast Phase 5) Ramsar	Functional land associated with this site will not be exposed to environmental changes associated with the CCC plan (distance).	No
Thames Estuary and Marshes SPA	Functional land associated with this site will not be exposed to environmental changes associated with the CCC plan (distance).	No
Thames Estuary and Marshes Ramsar	Functional land associated with this site will not be exposed to environmental changes associated with the CCC plan (distance).	No
Abberton Reservoir SPA	Functional land associated with this site will not be exposed to environmental changes associated with the CCC plan (distance).	No
Abberton Reservoir Ramsar	Functional land associated with this site will not be exposed to environmental changes associated with the CCC plan (distance).	No
Dengie (Mid-Essex Coast Phase 1) SPA	Functional land associated with this site will not be exposed to environmental changes associated with the CCC plan (distance).	No
Dengie (Mid-Essex Coast Phase 1) Ramsar	Functional land associated with this site will not be exposed to environmental changes associated with the CCC plan (distance).	No

Site	Notes	Screen in?
Outer Thames Estuary SPA	Functional land associated with this site will not be exposed to environmental changes associated with the CCC plan (distance).	No
Epping Forest SAC	Functional land associated with this site (e.g. non-designated woodland that may be utilised by stag beetle populations) will not be exposed to environmental changes associated with the CCC plan (distance).	No

OTHER EFFECT PATHWAYS

4.3.49. No other pathways for likely significant effects as a result of the Pre-Submission Local Plan implementation have been identified.

4.4 SCREENING SUMMARY

4.4.1. **Significant effects on the following sites are not anticipated, alone or in combination;** this is principally due to their distance from the CCC area and the absence of reasonable pathways by which environmental changes associated with the Local Plan could undermine the conservation objectives for the sites:

- Benfleet and Southend Marshes SPA
- Benfleet and Southend Marshes Ramsar
- Foulness (Mid-Essex Coast Phase 5) SPA
- Foulness (Mid-Essex Coast Phase 5) Ramsar
- Thames Estuary and Marshes SPA
- Thames Estuary and Marshes Ramsar
- Abberton Reservoir SPA
- Abberton Reservoir Ramsar

4.4.2. **Significant effects, alone or in combination, cannot be excluded for the following sites and pathways:**

- Essex Estuaries SAC
 - Recreational Pressure
 - Air Quality
 - Water Quality
- Crouch and Roach Estuaries (Mid-Essex Coast Phase 3) SPA
 - Recreational Pressure
 - Air Quality
 - Water Quality
 - Functional Land (proximity effects associated with Strategic Growth Site 10 North of South Woodham Ferrers)

- Crouch and Roach Estuaries (Mid-Essex Coast Phase 3) Ramsar
 - Recreational Pressure
 - Air Quality
 - Water Quality
 - Functional Land (proximity effects associated with Strategic Growth Site 10 North of South Woodham Ferrers)
- Blackwater Estuary (Mid-Essex Coast Phase 4) SPA
 - Recreational Pressure
 - Air Quality
 - Water Quality
- Blackwater Estuary (Mid-Essex Coast Phase 4) Ramsar
 - Recreational Pressure
 - Air Quality
 - Water Quality
- Dengie (Mid-Essex Coast Phase 1) SPA
 - Recreational Pressure
- Dengie (Mid-Essex Coast Phase 1) Ramsar
 - Recreational Pressure
- Outer Thames Estuary SPA
 - Recreational Pressure
 - Water Quality
- Epping Forest SAC
 - Air Quality

4.4.3. There are residual uncertainties in relation the significance of some effects, and the Local Plan includes measures identified during its development that are intended to minimise or prevent significant or significant adverse effects occurring. These aspects are therefore examined through ‘appropriate assessment’ in the following sections.

4.4.4. Note that as these sites and pathways have notable overlaps (spatially, in interest features, and in environmental functioning and sensitivities) they are grouped geographically in the following sections to simplify the report structure and to minimise repetition:

- **Section 5: Crouch Estuary sites** (assesses effects on the site units and features of Essex Estuaries SAC, the Crouch and Roach Estuaries (Mid-Essex Coast Phase 3) SPA/Ramsar, and the Outer Thames Estuary SPA that are associated with the Crouch estuary (particularly in relation to Strategic Growth Site 10 North of South Woodham Ferrers, as this is the only significant allocation within the Crouch estuary catchment)).
- **Section 6: Blackwater Estuary sites** (assesses effects on the site units and features of Essex Estuaries SAC and Blackwater Estuary (Mid-Essex Coast Phase 4) SPA/Ramsar that are associated with the Blackwater estuary).

- **Section 7: Dengie sites** (assesses effects on the site units and features of Essex Estuaries SAC and Dengie (Mid-Essex Coast Phase 1) SPA/Ramsar that are associated with the Dengie peninsula.
- **Section 8: Epping Forest SAC.**

4.4.5. **Note also, for the Pre-Submission draft the following assessments remain preliminary and additional data or assessment may be required following the consultation to provide a definitive appropriate assessment conclusion. Key uncertainties are therefore flagged as necessary.**

5 CROUCH ESTUARY SITES

5.1 OVERVIEW

5.1.1. The Crouch estuary complex includes the following European sites:

- **Crouch and Roach Estuaries (Mid-Essex Coast Phase 3) SPA/Ramsar:** The Crouch and Roach Estuaries (Mid-Essex Coast Phase 3) SPA covers a complex of salt marsh, grazing marsh and intertidal habitats that provide important feeding and roosting sites for large numbers of waders and waterfowl in winter, particularly **Dark-bellied brent geese**. The Ramsar site is largely coincident with the SPA and is essentially designated for the same wintering bird features, although the site also meets **Ramsar Criterion 2** for the rare, vulnerable or endangered species of plant and invertebrates that are predominantly associated with the supra-tidal and terrestrial habitats of the grazing marshes.
- **Essex Estuaries SAC:** The Essex Estuaries SAC covers the major estuaries of the rivers Colne, Blackwater, Crouch and Roach and the associated intertidal and subtidal habitats. The main interest features of Crouch estuary component of the SAC are **Estuaries; Mudflats and sandflats not covered by seawater at low tide; Salicornia and other annuals colonizing mud and sand; Spartina swards (*Spartinion maritima*); and Atlantic salt meadows (*Glauco-Puccinellietalia maritima*)**. Unlike the other local estuaries, the intertidal zones of the Crouch estuary are relatively narrow and constrained by the sea walls, particularly in its upper reaches, and the SAC around South Woodham Ferrers essentially comprises a series of tidal creeks. These areas are generally in ‘unfavourable recovering’ condition, primarily due to salt-marsh erosion which is being addressed through regional habitat creation programmes.
- **Outer Thames Estuary SPA:** The Outer Thames Estuary SPA is primarily an offshore site, initially designated for its wintering population of **Red-throated diver**, but extended (December 2017) to include foraging areas used by breeding tern species associated with SPAs on the Norfolk and Essex coasts (**Common tern** and **Little tern**). The site therefore now covers the subtidal and intertidal areas of the Roach estuary and of the Crouch estuary downstream of North Fambridge. The Crouch and Roach sections of the SPA are primarily included as they are used by Common terns breeding on Foulness.

5.1.2. Those SSSI units of the Crouch and Roach Estuaries SSSI that underpin the above European sites are all at ‘favourable’ or ‘unfavourable recovering’ conservation status.

5.1.3. The screening of the Pre-Submission has indicated that the interest features of these sites associated with the Crouch estuary may be vulnerable (i.e. exposed and sensitive) to environmental changes associated with the implementation of the Local Plan, particularly in relation to ‘in combination’ effects of visitor pressure, water quality and air quality associated with the overall quantum of development. In addition, the qualifying features of the SPAs and Ramsar site may be exposed to development-related effects when outside the site boundary.

5.1.4. There is also one significant allocation in close proximity to the Crouch estuary (SGS10 North of South Woodham Ferrers) which has the potential for ‘alone’ effects through the above mechanisms.

5.2 RECREATIONAL PRESSURE / URBANISATION

SUMMARY OF PATHWAY

- 5.2.1. Allocations in close proximity to a designated site can significantly increase the number of visits made to a site, as can population growth regionally. Most recreational activities with the potential to affect European sites are 'casual' and pursued opportunistically (e.g. walking, walking dogs, riding) rather than structured (e.g. organised group activities or trips to specific discrete attractions), which means that it can be difficult to quantify or predict either the uptake or the impacts of these activities on European sites and (ultimately) harder to control or manage effects.
- 5.2.2. Damage of habitats or disturbance of species due to recreational activities can be a significant problem at some sites, although the relationship is highly variable and depends on a range of factors including the habitats, the species, the time of year and the scale, type and predictability of disturbance.
- 5.2.3. With regard to the Crouch estuary sites, human activity might affect the qualifying bird species either directly (e.g. through causing them to flee) or indirectly (e.g. through damaging the supporting habitats). However, birds will also display a range of subtle behavioural responses that can have an energetic cost, through reduced food intake and / or increased energy expenditure. Broadly, disturbance can therefore result in reduced breeding success or increased mortality. At the population scale, this can be significant.
- 5.2.4. In addition to broad 'quantum of development' effects the western side of Strategic Growth Site 10 (SGS10 North of South Woodham Ferrers) is approximately 280m from the **Crouch and Roach Estuaries (Mid-Essex Coast Phase 3) SPA/Ramsar** and **Essex Estuaries SAC** at Fenn Creek, to the west of South Woodham Ferrers (the allocation also includes a small tributary of Fenn Creek); the eastern edge is approximately 250m from the creek at Saltcoats Park, which are included within the SPA and Ramsar sites. As a result, there is scope for this allocation to significantly affect these sites alone through recreational pressure and urbanisation effects on habitats and species, including functional habitats outside European site boundaries; however, it should be noted that the site has resolution to grant planning permission subject to a S106 Agreement (Ref: 21/01961/FUL and Ref: 22/00311/OUT), which have been subject to project-level HRA, and is expected to be delivered between 2026 and 2035. The adopted Neighbourhood Plan for South Woodham Ferrers will also shape this site allocation.

BASELINE AND PREDICTED CHANGES

- 5.2.5. The issue of region-wide in combination recreational pressure on the European sites associated with the Essex estuaries has been recognised for several years, and has been subject to a detailed mitigation strategy ("*The Essex Coast Recreational Disturbance Avoidance & Mitigation Strategy (RAMS)*")⁵⁰ that currently covers the period 2018 – 2038 (i.e. the majority of the Local Plan period)⁵¹. This strategy therefore provides a context for the baseline and the assessment.

⁵⁰ Available at: <https://www.chelmsford.gov.uk/media/uj2nfqpl/essex-coast-rams-habitats-regulations-assessment-strategy-document-2018-2038.pdf>

⁵¹ The RAMS included housing data up to 2038, which was the longest Plan period for a partner LPA. These housing numbers will be reviewed and, where necessary, updated over the lifetime of the strategy in accordance with LPA monitoring data, as part of the Essex Coast RAMS monitoring and review process.

- 5.2.6. The Essex Coast RAMS defines ‘Zones of influence’ (Zol) for the European sites associated with the Essex estuaries, based on visitor surveys, which provide a reasonable and robust basis for identifying locations within which residential development might result in ‘significant effects’ alone or in combination. The Zol for the **(Crouch and Roach Estuaries (Mid-Essex Coast Phase 3) SPA/Ramsar)** is 4.5km (this Zol is also applied to the Crouch estuary component of the **Essex Estuaries SAC**). The Zols are used to identify areas within which developer contributions are levied to support the RAMS, and hence as a proxy for ‘significant’ effects⁵²; however, it should be noted that these contributions are not generally tied or explicitly associated with the closest sites since some mitigation measures (e.g. Rangers) will be over-arching.
- 5.2.7. The Essex Coast RAMS identifies the anticipated housing numbers within the overall Zol for the Essex coast (note, these numbers are not broken down by site-specific Zol). In summary, the RAMS assumes that there will be 10976 new dwellings within the Chelmsford area to 2038, with 8771 not consented at the time of publication (and hence subject to the tariff).
- 5.2.8. The Pre-Submission Local Plan makes provision for a substantial uplift in these numbers: the Pre-Submission plan makes provision for up to 22,990 net new homes over the plan period (i.e. to 2041), virtually all of which will be within the Zol for the Essex coast. With regard to the Crouch estuary specifically, approximately 220 more houses are proposed under the Pre-Submission plan (all associated with SGS10 North of South Woodham Ferrers), relative to the current Local Plan. This will increase the population of South Woodham Ferrers by around 17.7%⁵³.
- 5.2.9. Strategic Growth Site 10 (SGS10) is an approximately 110 ha greenfield allocation located across the northern edge of South Woodham Ferrers, between the junction of the A132 and B1012, and the Chelmsford City Council Administrative Area boundary east of Bushy Hill. This allocation is covered by a specific policy in the Pre-Submission Local Plan (Strategic Growth Site 10 – North of South Woodham Ferrers) and is expected to comprise:
- ~1220 new homes including affordable housing;
 - a 5-plot Travelling Showpersons’ site;
 - 1,200sqm of flexible business space;
 - 1,900sqm of food retail floorspace (already delivered);
 - a potential new primary school; and
 - early years and childcare nurseries.
- 5.2.10. Population increases associated with allocation SGS10 will increase recreational pressure on the SPA/Ramsar as more people are likely to make use of the coastline for leisure and work. It is not possible to accurately model the likely increase in the number of visits to the site without substantial

⁵² Note that almost all of the CCC allocations are outside the 4.5km Zol for the Crouch and Roach Estuaries (Mid-Essex Coast Phase 3) SPA/Ramsar.

⁵³ Census population data are reported by ‘Lower Super Output Area’ (LSOAs), geographical areas that were introduced in 2004 to improve the reporting of small area statistics. Some of these were amended between 2011 and 2021. The 2021 Census population data are not yet published although mid-2020 LSOA estimates indicate that the population of South Woodham Ferrers was around 15840 in 2020); the approximate population equivalent of the SGS10 allocation, based on an average occupancy of 2.3 people per home, would be 2,806.

investigations into the current behaviour of residents around the estuaries (including those that do not regularly visit the sites). However, it is reasonable to assume that new residents are likely to behave (on average) in a similar manner to existing residents, and therefore the population increase can be used as a proxy for the likely increase in visitor pressure due to SGS10⁵⁴. Based on the growth of South Woodham Ferrers, a 17% increase (at least) in the number of visitors to the SPA would be a reasonable assumption (based on the increase in the town population due to the SGS10 allocation alone), and more when considered ‘in combination’ with developments in other districts.

INCORPORATED MITIGATION

- 5.2.11. The Pre-Submission Local Plan includes several mitigation measures designed to prevent adverse effects on the integrity of European sites due to recreational pressure; these include:
- **Strategic Policy S4** – Conserving and enhancing the natural environment (requires contributions from residential developments to the RAMS);
 - **Policy DM16** – Protection and promotion of ecology, nature and biodiversity (requires contributions from residential developments to the RAMS).
 - **Strategic Growth Site Policy 10 – North of South Woodham Ferrers** (sets out requirements for the development including high quality circular routes or connections to the wider Public Rights of Way network located away from the Crouch estuary; provision of a network of green infrastructure to mitigate the visual, biodiversity and heritage impacts of the development; and mitigation for potential effects due to recreational pressure on nearby European sites).
- 5.2.12. It should be noted that that the supporting text of these policies recognises that bespoke scheme-level measures (e.g. the provision of sufficient accessible on-site green infrastructure and circular walks) may be required by CCC for some developments, in addition to payments under the RAMS.
- 5.2.13. The RAMS was adopted in 2019, and formalised in CCC planning policy by the adoption of an SPD in 2020. The RAMS currently covers the period to 2038, although provision is made within the document for this to be extended. It should be noted that mitigation delivered by the RAMS is considered fundamentally scalable to address higher housing numbers; this is consistent with NE’s position on other strategic mitigation schemes (for example, in relation to the Thames Basin Heaths SPA, the Thanet Coast, or the SPAs associated with the Solent and nearby harbours).

ASSESSMENT OF EFFECTS – CROUCH AND ROACH ESTUARIES (MID-ESSEX COAST PHASE 3) SPA/RAMSAR

- 5.2.14. The majority of the proposed Local Plan allocations, particularly the larger allocations around the Chelmsford Urban Area, will have a limited influence on visitor pressure at the Crouch and Roach Estuaries SPA / Ramsar sites due to their distance from these sites, and the relative inaccessibility of most parts of the sites.
- 5.2.15. There is likely to be a notable increase in population within 4.5km of the site (principally around the western end of the estuary, where several towns are relatively close), and the nearest Local Plan allocations (principally SGS10 but including other allocations also) will contribute to this increase.

⁵⁴ Although it is possible that visits will increase disproportionately in the short-term as new residents explore the surrounding areas.

This will increase the number of visits and visitors to the estuary, which may increase the risk of disturbance events having a significant effect on wintering waterbird populations.

5.2.16. In considering the potential effects of increased recreational pressure on these sites due to the Pre-Submission Local Plan, the following aspects are relevant:

- The Pre-Submission Local Plan incorporates the agreed and accepted strategic mitigation for recreational effects on the European sites associated with the Essex estuaries, i.e. the RAMS, which has been adopted as an SPD.
- The RAMS is considered fundamentally scalable to address higher housing numbers, and extendable to cover the revised plan period (although note that the increase in housing numbers in the 4.5km Zol for the **Crouch and Roach Estuaries (Mid-Essex Coast Phase 3) SPA/Ramsar** over those proposed under the adopted Local Plan is small (essentially ~220, associated with SGS10). The RAMS is subject to regular monitoring, which will inform future amendments to ensure its continued effectiveness.
- With regard to SGS10, the site has resolution to grant planning permissions subject to a S106 Agreement (Ref: 21/01961/FUL and Ref: 22/00311/OUT), which have been subject to project-level HRA that have concluded that there will be ‘no adverse effects’ on these European sites, alone or in combination. These included consideration of allocation-specific mitigation for recreational pressure and urbanisation effects.

5.2.17. With regard to monitoring the effectiveness of the RAMS, provision is made within the RAMS for annual monitoring and a report for each LPA to inform their Annual Monitoring Report (AMR). A review of the RAMS is also underway which will involve new visitor surveys. Results from these surveys are not currently available, however there is evidence of the effectiveness of the measures (notably ranger provision) from other RAMS programmes such as that associated with the Solent⁵⁵, which have reported significant differences in measures of disturbance.

5.2.18. On this basis, it can be concluded that the Pre-Submission Local Plan will have no adverse effects on the integrity of the **Crouch and Roach Estuaries (Mid-Essex Coast Phase 3) SPA/Ramsar** due to recreational pressure or urbanisation effects, alone or in combination.

ASSESSMENT OF EFFECTS – ESSEX ESTUARIES SAC

5.2.19. The qualifying features of the Essex Estuaries SAC are also sensitive to visitor pressure, principally through direct damage (trampling, erosion etc.) and localised eutrophication (e.g. associated with dog faeces); other pressures, for example bait digging, may also increase as a result of population growth locally.

5.2.20. Many of the SAC habitats will have limited exposure to casual recreation (in general, few people will directly access the intertidal mudflats and sandflats feature for example, other than bait diggers) although the SAC includes most of the sea walls along the Crouch estuary. However, the interest features are generally fairly resilient to direct disturbance (since coastal habitats are typically exposed naturally to a range of environmental perturbations).

⁵⁵ Available at: https://solent.birdaware.org/media/33773/Disturbance-Monitoring-Report-Winter-2018-2020/pdf/Disturbance_Monitoring_Report_Winter_2018-19_and_2019-20.pdf

- 5.2.21. The measures set out in the RAMS to safeguard the supporting habitats of the **Crouch and Roach Estuaries (Mid-Essex Coast Phase 3) SPA/Ramsar** are considered effective for the SAC features also; on this basis it can be concluded that the Pre-Submission Local Plan will have no adverse effects on the integrity of the **Essex Estuaries SAC** due to recreational pressure or urbanisation effects, alone or in combination.

ASSESSMENT OF EFFECTS – OUTER THAMES ESTUARY SPA

- 5.2.22. The Crouch estuary component of the **Outer Thames Estuary SPA** is primarily designated to cover foraging areas associated with Common tern colonies located on Foulness.
- 5.2.23. **Common terns** are generally less sensitive to recreational disturbance when foraging than wintering water birds, and can more easily avoid exposure to disturbing activities, due to their behavioural characteristics and foraging preferences. The colonies on Foulness generally have a relatively low exposure to visitor pressure due to their location and MoD access restrictions, and the Zol for **Foulness (Mid-Essex Coast Phase 5) SPA** does not coincide with the CCC area (and so adverse effects on the colonies themselves, hence the integrity of the **Outer Thames Estuary SPA Common tern** population, would not be expected.
- 5.2.24. Irrespective of this, the measures set out in the RAMS to safeguard the supporting habitats of the **Crouch and Roach Estuaries (Mid-Essex Coast Phase 3) SPA/Ramsar** apply to **Foulness (Mid-Essex Coast Phase 5) SPA** also, and are considered effective for the **Outer Thames Estuary SPA** features when using the Crouch estuary. On this basis it can be concluded that the Pre-Submission Local Plan will have no adverse effects on the integrity of the **Outer Thames Estuary SPA** due to recreational pressure or urbanisation effects, alone or in combination.

RECREATIONAL PRESSURE RECOMMENDATIONS AND PRE-SUBMISSION CONCLUSION

- 5.2.25. The incorporated policy measures will provide sufficient safeguards to ensure that the recreational pressure does not adversely affect the Crouch estuary sites as a result of the Local Plan. Policy additions are not considered essential to ensure this outcome, and **no adverse effects alone or in combination via this mechanism would be expected if the Pre-Submission Local Plan is adopted as currently drafted.**

5.3 WATER QUALITY

SUMMARY OF PATHWAY

- 5.3.1. Poor water quality due to nutrient enrichment from elevated nitrogen (N) and phosphorus (P) levels is one of the primary reasons for freshwater habitats and estuaries being in unfavourable condition. Typically, available P is the limiting factor on plant growth in freshwater aquatic systems (for which a significant source is treated wastewater), whereas in estuarine and marine systems available N is usually limiting (for which a significant source is agricultural run-off). Most waterbodies and watercourses in the LPA area are also affected to some extent by diffuse pollution derived from a range of sources (e.g. agricultural run-off; road run-off) that cannot always be easily traced or quantified.
- 5.3.2. In addition, a small ephemeral ditch on the SGS10 allocation site connects to the estuary, which may provide a pathway for site-derived pollutants.

BASELINE AND PREDICTED CHANGES

- 5.3.3. The current (2023) Water Framework Directive (WFD) ecological classification of the Crouch estuary is 'moderate'⁵⁶. The main aspects that prevent the waterbody achieving 'good' status are dissolved inorganic nitrogen (linked to water industry sewage discharges and poor nutrient and livestock management in agriculture) and the presence of hazardous substances (notably mercury/mercury compounds and polybrominated diphenyl ethers (PBDE)).
- 5.3.4. With regard to the features of the **Essex Estuaries SAC** and **Crouch and Roach Estuaries (Mid-Essex Coast Phase 3) SPA/Ramsar**, NE's site improvement plan does not suggest that water quality is a current threat or pressure, although the supplementary advice⁵⁷ provides water quality targets, including:
- Reduce aqueous contaminants to levels equating to High Status according to Annex VIII and Good Status according to Annex X of the Water Framework Directive, avoiding deterioration from existing levels.
 - Maintain the dissolved oxygen (DO) concentration at levels equating to Good Ecological Status (specifically ≥ 4.0 mg L⁻¹ (at 35 salinity) for 95 % of year) avoiding deterioration from existing levels.
 - Maintain water quality at mean winter dissolved inorganic nitrogen levels where biological indicators of eutrophication (opportunistic macroalgal and phytoplankton blooms) do not affect the integrity of the site and features, avoiding deterioration from existing levels.
- 5.3.5. As water pollution is not identified in the SIP as a threat or pressure, and the component SSSIs of these sites are currently in 'favourable' or 'unfavourable recovering' condition, it can be inferred that water pollution is not currently affecting the integrity of the European sites or preventing them from reaching favourable conservation status. It should be noted these European sites have not been identified as sites that are in unfavourable condition due to excessive nutrients (such that 'nutrient neutrality' is being deployed or considered as mitigation) in recent NE advice to LPAs⁵⁸.
- 5.3.6. With regard to sewage discharges, water-cycle studies (WCS) undertaken in 2024^{59,60} identified two WRCs in the Crouch estuary catchment with potential capacity issues over the plan period: South Woodham Ferrers and Wickford. The water-cycle scoping study indicated that the permits for South Woodham Ferrers and Wickford will be exceeded under all the growth scenarios considered, one of which essentially mirrors the Pre-Submission Local Plan.

⁵⁶ Environment Agency (2024). Catchment Data Explorer [online]. Available at: <https://environment.data.gov.uk/catchment-planning/v/c3-plan/WaterBody/GB520503704100> [Accessed Jan 2024].

⁵⁷ Available at: <https://designatedsites.naturalengland.org.uk/Marine/SupAdvice.aspx?SiteCode=UK9009244>

⁵⁸ Letter from NE to LPA Chief Executives and Heads of Planning, 16 March 2022; Re. Advice for development proposals with the potential to affect water quality resulting in adverse nutrient impacts on habitats sites.

⁵⁹ Arcadis (2024). *Chelmsford City Council Water Cycle Study: Stage 1 – Scoping Water Cycle Study*. Arcadis, Birmingham

⁶⁰ Arcadis (2024). *Chelmsford City Council Water Cycle Study: Stage 2 – Detailed Water Cycle Study*. Arcadis, Birmingham

- 5.3.7. However, the WCS has determined that the capacity issues at South Woodham Ferrers and Wickford are not fundamental (i.e. although consents will be exceeded in the absence of upgrades, the required upgrades are technologically achievable and/or transfer of sewerage to WRCs with capacity is possible). The key issue is therefore timing, which the Local Plan can influence.

INCORPORATED MITIGATION

- 5.3.8. The provision of wastewater treatment capacity is a statutory obligation on Anglian Water, and it is required to comply with all relevant discharge consents. The Local Plan contributes to the wastewater treatment planning process by providing certainty for Anglian Water (through the allocations process) but does not (and cannot) directly influence or control Anglian Water's plans for service delivery. The Local Plan therefore adopts a policy-led mitigation approach to this aspect, to ensure that this potential issue is appropriately considered at the site level when developments are brought forward. The Pre-Submission Local Plan includes several mitigation measures that will help prevent adverse effects on the integrity of European sites due to water quality changes; these include:

- **Strategic Policy S4** – Conserving and enhancing the natural environment (requires the Council to ensure that new development does not contribute to water pollution);
- **Strategic Policy S9** – Infrastructure Requirements (requires that new development include appropriate waste water treatment and SuDS)
- **Strategic Growth Site Policies 7a / 7b / 7c / 10** – Strategic allocations (require SuDS).

- 5.3.9. This approach has been developed through close liaison with the Environment Agency and Anglian Water, and reflects the consultation responses from these organisations and NE.

ASSESSMENT OF EFFECTS – CROUCH AND ROACH ESTUARIES (MID-ESSEX COAST PHASE 3) SPA/RAMSAR

Waste water treatment provision

- 5.3.10. Waste water associated with development within the Crouch estuary catchment may be passed to the WRCs at Wickford or South Woodham Ferrers; the anticipated housing growth in the catchment will cause the current permits for these WRCs to be exceeded.
- 5.3.11. The Local Plan cannot be prescriptive with regard to sewerage provision for specific developments, as the most appropriate approach can only be determined by the relevant water company in conjunction with the EA. For example, waste water may not be treated at the closest WRC if capacity is available elsewhere and transfer of waste water is more economical.
- 5.3.12. The Local Plan period (to 2041) is predominantly covered by the water company Asset Management Plans (AMP) periods AMP7 (2020 – 2025) to AMP10 (2035 – 2040). Anglian Water has prepared its plan for AMP7⁶¹, which outlines its investment programme from April 2020 to 2025; this was adopted in 2020. Anglian Water's approach to wastewater treatment asset management requires that sufficient certainty is given that the quantum of development proposed will come forward during the plan period before improvements to assets can be justified and funding sought. This certainty is

⁶¹ <https://www.anglianwater.co.uk/siteassets/household/about-us/01-pr19-our-plan-2020-2025.pdf>

provided, in part, by the Local Plan and therefore the adoption of the plan will ensure that provision of additional capacity is planned, and development is not delayed.

- 5.3.13. It is important to note that there is nothing to suggest that the wastewater treatment and capacity improvements that may be required at Wickford and South Woodham Ferrers are not possible using currently available wastewater treatment technologies; therefore, the principal issue is around timing of delivery rather than the feasibility of the solution or risks in relation to fundamental limits on the capacity of the receiving waters. Therefore, provided that the planning process allows for the timely identification and delivery of any additional treatment capacity that may be required, then new developments can be accommodated without unavoidable adverse effects on receiving European sites, 'alone' or 'in combination'. This is achieved through specific measure in policy – for example: *“Demonstrate that there is sufficient capacity for waste water treatment provision and disposal is available in time to serve the site, including any associated sewer connections and any required mitigation within the sewerage network”*.
- 5.3.14. The exact technical specification of the upgrades required will be determined by Anglian Water and the EA in line with revised quality conditions. Adverse effects 'alone' would not be expected provided that timing of capacity provision is managed. With regard to 'in combination' effects with other plans, the waste water planning process operates at a regional level, taking account of development within all plan areas, and so the same safeguards will ensure no adverse 'in combination' effects as a result of developments regionally.

Run-off

- 5.3.15. With regard to SGS10 specifically, the HRA of the proposed development⁶² notes that the ditch within the site will be *“retained, protected and incorporated into the green infrastructure strategy as part of the final development...[which will]...prevent any deterioration of the ditch habitat and prevent materials/pollutants from entering the ditch/watercourse”*. The HRA concludes that there will be 'no likely significant effects' for the sites associated with the Crouch estuary.
- 5.3.16. Other discharges or run-off that may be associated with development arising from the Local Plan will all originate some distance from the Crouch estuary and are likely to be largely attenuated before reaching the designated sites and significant effects 'alone' would not occur. There are 'in combination' risks associated with diffuse pollution, to which run-off will contribute, although the effect of run-off from developed areas can be fully mitigated or reduced by the use of SuDS and by increasing the area of permeable surfaces (both natural and artificial) within developed areas. These measures offer effective attenuation by reducing the volumes of surface run-off. They also increase the retention of pollutants and, in the case of some SuDS, can allow for treatment of pollutants. These measures can be employed to ensure that developments supported by the Local Plan do not contribute significantly to wider diffuse pollution and manage those aspects within their control.

Summary

- 5.3.17. The policy measures noted above have been derived from consultations with the EA and AW, and are considered appropriate for the anticipated quantum of growth associated with the Local Plan.

⁶² Available at:

<https://planning.chelmsford.gov.uk/civica/Resource/Civica/Handler.ashx/Doc/pagestream?cd=inline&pdf=true&docno=8333480>

They aim ensure that necessary water management and water treatment infrastructure will be in place before development takes place and that any potential effects on water quality as a result of development supported by the Local Plan can be avoided. As a result, the incorporated measures can be relied on to ensure that the Pre-Submission Local Plan will not adversely affect the integrity of **Crouch and Roach Estuaries (Mid-Essex Coast Phase 3) SPA/Ramsar**, alone or in combination.

ASSESSMENT OF EFFECTS – ESSEX ESTUARIES SAC

- 5.3.18. The assessment of effects for the Crouch estuary component of the **Essex Estuaries SAC** is as per that for the **Crouch and Roach Estuaries (Mid-Essex Coast Phase 3) SPA/Ramsar** (i.e. the incorporated measures can be relied on to ensure that the Pre-Submission Local Plan will not adversely affect the integrity of the site).

ASSESSMENT OF EFFECTS – OUTER THAMES ESTUARY SPA

- 5.3.19. The assessment of effects for the Crouch estuary component of the **Outer Thames Estuary SPA** is as per that for the **Crouch and Roach Estuaries (Mid-Essex Coast Phase 3) SPA/Ramsar** (i.e. the incorporated measures can be relied on to ensure that the Pre-Submission Local Plan will not adversely affect the integrity of the site).

WATER QUALITY RECOMMENDATIONS AND PRE-SUBMISSION CONCLUSION

- 5.3.20. The incorporated policy measures are likely to provide sufficient safeguards to ensure that the water quality of the Crouch estuary sites is not reduced as a result of the Local Plan. Policy additions are not considered essential to ensure this outcome, and **no adverse effects alone or in combination via this mechanism would be expected if the Local Plan is adopted as currently drafted**⁶³.

5.4 AIR QUALITY

SUMMARY OF PATHWAY

- 5.4.1. The Local Plan proposals may indirectly contribute to local air pollution and wider diffuse pollution. In practice, the principal source of air pollution associated with the Local Plan will be related to changing patterns of vehicle use due to the promotion of new development (since the Local Plan does not provide for any new significant point-sources).
- 5.4.2. Highways England's *Design Manual for Roads and Bridges* (DMRB) sets out an approach for assessing the effect of emissions from specific road schemes on designated sites; this suggests that a quantitative air quality assessment may be required if a European site is within 200m of an affected road and the predicted change in annual average daily traffic (AADT) is over 1,000.
- 5.4.3. This approach has some limitations when considering the effects of a Local Plan (rather than a specific road scheme) although in the absence of any other specific guidance or thresholds it has

⁶³ Note, the Pre-Submission draft Local Plan has included text recommended for Strategic Policy S4 in the Preferred Options HRA (*“Developers will need to demonstrate that sufficient waste water treatment capacity is available ahead of occupation to ensure no deterioration in the quality of receiving waters”*).

typically been applied to main roads⁶⁴ within 200m of a European site, with case law⁶⁵ indicating that changes in AADT on particular roads should be determined ‘in combination’ with other plans and projects.

BASELINE AND PREDICTED CHANGES

5.4.4. The habitat features of the estuary sites are not highly sensitive to air pollution from vehicles (estuary systems are typically eutrophic, and atmospheric N-deposition is typically dwarfed by inputs from aquatic systems), although the SIP indicates that the following features of the Crouch estuary sites are broadly sensitive to atmospheric nitrogen deposition:

- SAC features:
 - *Salicornia* and other annuals colonizing mud and sand;
 - Estuaries;
 - Mediterranean and thermo-Atlantic halophilous scrubs (*Sarcocornetea fruticosi*);
 - *Spartina* swards (*Spartinion maritimae*); and
 - Atlantic salt meadows (*Glauco-Puccinellietalia maritimae*).
- SPA features:
 - Dark-bellied brent geese (via effects on the saltmarsh communities).

5.4.5. Note that the features of the **Outer Thames Estuary SPA** associated with the Crouch estuary (common tern) are not exposed or sensitive to air quality changes that may affect the habitats of the Crouch estuary.

5.4.6. Considering the Crouch estuary sites, very few roads are within 200m of the European site boundaries; the majority are unclassified minor roads linked to small settlements or villages which will not see any potentially significant increases in traffic volumes as a result of the Local Plan⁶⁶. The possible exceptions to this are roads near to the proposed SGS10 allocation:

- the A132 east of South Woodham Ferrers, which is likely to see an increase in commuter traffic (although it should be noted that this road is over 235m from the SAC / SPA / Ramsar at its closest point near Woodham Fen, and typically much further away, and so significant effects would not be expected); and

⁶⁴ i.e. trunk roads, A-roads and most B-roads. Changes in the number of vehicles using minor roads in the region will be too small to meaningfully assess using the industry standard approaches to AADT modelling that can be applied at the strategy-level (i.e. without substantial additional data collection including field monitoring at specific locations – this may be appropriate for a specific development or allocation but not for traffic-growth generally).

⁶⁵ Wealden District Council v. Secretary of State for Communities and Local Government, Lewes District Council and South Downs National Park Authority [2017] EWHC 351.

⁶⁶ i.e. increases that could affect the European sites; it is self-evident that the minor roads within 200m of the Crouch and Roach will not see substantial increases in traffic due to the Local Plan given their location and (in most cases) the absence of through routes. Whilst there are likely to be some changes in the number of vehicles using minor roads in the region associated with broader population growth, these will be too small to meaningfully model or detect using the industry standard approaches to traffic modelling that can be applied at the strategy-level (i.e. without substantial additional data collection including field monitoring).

- short sections of local roads around South Woodham Ferrers (principally Ferrers Road, Inchbonnie Road, Marsh Farm Road, and Creekview), which may see increases in local traffic due to the SGS10 allocation, particularly if vehicles access the car parks adjacent to the estuary, (e.g. at Marsh Farm Country Park).
- 5.4.7. The Mediterranean and thermo-Atlantic halophilous scrubs (*Sarcocornetea fruticosi*) feature is not present within the Crouch estuary component of the Essex Estuaries SAC, and so is not considered further in this section.
- 5.4.8. The remaining air quality sensitive habitat features (*Salicornia* and other annuals colonizing mud and sand; Estuaries; *Spartina* swards (*Spartinion maritimae*); and Atlantic salt meadows (*Glauco-Puccinellietalia maritimae*) are present within 200m of the minor roads noted above. Dark-bellied brent geese are known to use improved managed grasslands within the Marsh Farm Country Park (which are over 200m from the nearest roads) but are less likely to use the creek saltmarshes that are within 200m of the above roads due to behavioural preferences. The condition of the SSSI units in these areas is either unfavourable recovering (areas of eroding saltmarsh) or favourable (areas of improved grassland within and near Marsh Farm Country Park that are used by Brent geese). Air quality is not identified as an aspect currently affecting these units, and the units in this area used by Brent geese would not be sensitive to the effects of N-deposition in any case (improved grassland and pasture).
- 5.4.9. Based on the Air Pollution Information System (APIS)⁶⁷, the critical load for N in this area is around 12.5 kg/N/ha/yr (vs. a maximum load for the Atlantic salt meadows (*Glauco-Puccinellietalia maritimae*) feature of 20 kg/N/ha/yr). The NO_x critical level is around 13.7 ug/m³ (vs. a maximum load for the Atlantic salt meadows (*Glauco-Puccinellietalia maritimae*) feature of 30 ug/m³).
- 5.4.10. Traffic assessments undertaken for the adopted CCC Local Plan and summarised in its HRA indicated that AADT increases on the A132 would exceed 1000 as a result of the plan allocations; this will remain the case with the Pre-Submission Local Plan.
- 5.4.11. In addition, an Air Quality Assessment for the CCC area has been completed for the Pre-Submission Local Plan⁶⁸. This provides an updated baseline emissions inventory for NO_x, NO₂, PM₁₀ and PM_{2.5} using the latest National Atmospheric Emissions Inventory (NAEI) data and traffic model data generated by Jacobs⁶⁹. In summary, this found that (a) the current monitored annual average for NO₂ on the B1012 in Burnham (approximately 1km from the Crouch Estuary sites) is around 25.8 ug/m³; and (b) by 2041, vehicle exhaust emissions of NO_x, PM₁₀ and PM_{2.5} are predicted to decrease significantly with the uptake of electric vehicles, with the annual average for NO₂ in this location being less than 20 ug/m³.

⁶⁷ APIS (2024). *UK Air Pollution Information System* [online]. Available at: <https://www.apis.ac.uk/app>. [Accessed 01/12/24].

⁶⁸ CERC (2024). *Chelmsford Draft Local Plan – Air Quality Impact Assessment*. Report for CCC by Cambridge Environmental Research Consultants, ref. FM1484/R1/24. CERC, Cambridge.

⁶⁹ Jacobs (2024). *Chelmsford Local Plan Review: Transport Impact Appraisal of Local Plan Pre-Submission*. Report by Ringway Jacobs for Essex County Council, ref. B3553RA3.

INCORPORATED MITIGATION

Policy SGS10 includes a number of development requirements (alongside wider policy provisions) that will minimise local car use associated with this allocation and hence the potential for effects on the sites of the Crouch estuary; these include (*inter alia*):

- Maximising opportunities for sustainable travel.
- Providing a well-connected internal road layout which allows good accessibility for bus services and bus priority measures.
- Providing new public transport routes/services.
- Providing additional pedestrian and cycle connections to the town centre.
- Providing a dedicated car club for residents and businesses on site and available to the rest of South Woodham Ferrers.
- Improvements to the local and strategic road network as required by the Local Highway Authority.

ASSESSMENT OF EFFECTS – CROUCH AND ROACH ESTUARIES (MID-ESSEX COAST PHASE 3) SPA/RAMSAR

- 5.4.12. There is no evidence that N-deposition associated with current traffic volumes is significantly affecting the habitat interest features of the SAC / Ramsar site around South Woodham Ferrers. The accepted threshold for ‘significant effects’ to be possible is an increase of >1% of the minimum critical load; in this instance, this would be approximately 0.2 kg/ha/yr. Although it is not simple to apply ‘rule of thumb’ estimates to relationships between traffic volumes and N-deposition (as this is influenced by a number of factors), it is worth noting that the DMRB guidance regarding air quality thresholds is based on the assumption that 1,000 extra vehicles is equivalent to ~0.01 kg N/ha/yr (this is obviously a coarse figure and there are other factors that come into play such as the emissions factors used for opening year/ wind direction etc./ number of HGVs / speed etc.).
- 5.4.13. In terms of exposure, no part of the A132 is within 200m of the Crouch estuary designated sites’ boundaries (the closest point is ~220m away), and so any effects would be extremely marginal based on established protocols. As noted, the Department of Transport’s *Transport Analysis Guidance*⁷⁰ states that “*beyond 200m, the contribution of vehicle emissions from the roadside to local pollution levels is not significant*” since vehicle exhausts are situated very close to the ground the emissions only have a local effect, and beyond 200m emissions will have dispersed sufficiently that atmospheric concentrations are essentially background levels. As a result, the designated sites in the area nearest to the A132 (around Woodham Fen) will not be exposed to potentially significant effects as a result of N-deposition associated with the Local Plan, alone or in combination.
- 5.4.14. With regard to the other sections of the designated sites within 200m of roads within South Woodham Ferrers, the adopted Local Plan HRA noted that the minor roads within South Woodham Ferrers (and hence within 200m of the nearest European sites) will not see potentially significant (in HRA terms) increases in traffic volumes, and the minor roads within 200m are screened from the European sites by housing and gardens for much of their length (which will reduce potential deposition).

⁷⁰ See <http://www.dft.gov.uk/webtag/documents/expert/unit3.3.3.php#013>; accessed 15/06/14

- 5.4.15. On this basis, the predicted increases in traffic volumes around South Woodham Ferrers as a result of the proposed Local Plan allocations are extremely unlikely (regardless of any moderating factors) to increase N-deposition by over 1% of the critical load (alone or in combination).
- 5.4.16. Irrespective of this, the area of the designated sites within 200m of these minor roads is less than 13.7 ha, principally composing upper saltmarshes and grasslands associated with the tidal creeks, and the intertidal mudflats of the Crouch estuary. Whilst marine and inter-tidal systems are generally N-limited, in most cases nitrogen inputs from the atmosphere are likely to be inconsequential compared to inputs from marine and riverine sources. Indeed, APIS notes that airborne N-deposition “...is likely to be of low importance for these systems as the inputs are probably significantly below the large nutrient loadings from river and tidal inputs.” Furthermore, marine and inter-tidal systems will be subject to tidal flushing which will remove a large proportion of any nitrogen that does deposit from atmosphere, thus preventing it from accumulating to the same extent as in terrestrial habitats.

ASSESSMENT OF EFFECTS – ESSEX ESTUARIES SAC

- 5.4.17. The above assessment applies to the features of the Essex Estuaries SAC that occur within the Crouch estuary (i.e. no significant effects on the air-quality sensitive features, alone or in combination).

AIR QUALITY RECOMMENDATIONS AND PRE-SUBMISSION CONCLUSION

- 5.4.18. No policy recommendations are considered necessary to ensure that the Pre-Submission Local Plan will have no significant effects on the air-quality sensitive features of the European sites associated with the Crouch estuary (**Essex Estuaries SAC; Crouch and Roach Estuaries SPA / Ramsar**), alone or in combination.

5.5 FUNCTIONAL LAND

SUMMARY OF PATHWAY

- 5.5.1. Dark-bellied brent geese associated with the **Crouch and Roach Estuaries (Mid-Essex Coast Phase 3) SPA/Ramsar** are known to forage in non-designated areas including agricultural fields near the SPA at low and high tide; these areas may be directly or indirectly affected by development supported by the Local Plan that is within 5km of roosts associated with the Crouch estuary (5km being accepted as the typical range for this species, based on JNCC (2016) and case-practice from the Solent Waders and Brent Goose Strategy.⁷¹

BASELINE AND PREDICTED CHANGES

- 5.5.2. The principal areas used by Dark-bellied brent geese within the SPA / Ramsar near to South Woodham Ferrers are at Brandy Hole (south of the estuary), Bridgemarsh Island and Blue House Farm Nature Reserve. Dark-bellied brent geese are known to use improved managed grasslands within the Marsh Farm Country Park (near South Woodham Ferrers), particularly the peninsula south of Clementsgreen Creek, and other local recreational areas including golf courses. Ward (2004) suggests that the majority of geese associated with the Crouch and Roach now forage inland on fields near the estuary.

⁷¹ Available at: <https://solentwbgs.files.wordpress.com/2021/03/solent-waders-brent-goose-strategy-2020.pdf>

- 5.5.3. Only allocation SGS10 is within 5km of the Crouch estuary, although impacts on functional land may also occur as a result of windfall development.
- 5.5.4. The HRA for the planning application associated with the North of South Woodham Ferrers site notes that wintering bird surveys undertaken in 2020/21 recorded no waterbirds landing within or directly adjacent to the site (low numbers overflew the site, including number were identified flying overhead, including Black-headed Gull *Chroicocephalus ridibundus*, Herring Gull *Larus argentatus*, Lesser Black-backed Gull *Larus fuscus* and Common Gull *Larus canus*. The surveys did not record any Dark-bellied Brent geese, and concluded that the allocation site does not comprise 'functional land' for the SPA/Ramsar.

INCORPORATED MITIGATION

- 5.5.5. No specific policy-based measures are included for this aspect.

ASSESSMENT OF EFFECTS – CROUCH AND ROACH ESTUARIES (MID-ESSEX COAST PHASE 3) SPA/RAMSAR

- 5.5.6. Based on the available evidence it can be concluded that the land associated with SGS10 is not functionally linked to the SPA/Ramsar. The sites will not therefore be affected through this mechanism.
- 5.5.7. The potential for windfall development within 5km of the estuary to be located on functional land cannot be determined however, although given the likely small-scale of any windfall sites in practice this risk can be accurately quantified and appropriately mitigated at a lower planning tier (e.g. masterplanning). There is no risk of unavoidable adverse effects through this mechanism (windfall sites individually will not (a) be of a scale that has a particular high risk of intersecting or affecting notable areas of functional land, or resulting in unmitigatable outcomes; and (b) are not critical to the delivery of housing numbers (unlike large allocation sites), i.e. permission for a windfall site could be refused due to impacts on functional land and this would have little effect on the delivery of the predicted housing numbers for the plan.

FUNCTIONAL LAND RECOMMENDATIONS AND PRE-SUBMISSION CONCLUSION

- 5.5.8. As noted, although the potential for windfall development within 5km of the estuary to be located on functional land cannot be determined the risk of unavoidable adverse effects as a result of this pathway is considered negligible. As a result, specific policy directives relating to this aspect are not considered essential to ensure this outcome, and **no adverse effects alone or in combination via this mechanism would be expected if the Pre-Submission Local Plan is adopted as currently drafted.**

5.6 IN COMBINATION EFFECTS

- 5.6.1. The residual effects of the Local Plan on the above aspects alone (recreational pressure, water quality, functional land) will not be sufficient for 'in combination' effects to occur. Broader 'quantum of development' in combination effects on the Crouch estuary sites in relation to recreational pressure, water quality and functional land are also considered in the sections above; in summary, the CCC Local Plan will not have in combination effects with other Local Plans as it is able to appropriately mitigate its contribution to those effects. General plan/plan interactions are considered in **Appendix C.**

- 5.6.2. With regard to the projects noted in Section 3.3, none of these will interact directly with the CCC Local Plan to have coincident in combination effects on particular areas of the European sites associated with the Crouch estuary. The residual effects of the Local Plan alone will not be sufficient to make 'not significant' effects associated with these projects 'significant', or operate in combination to result in adverse effects.

5.7 PRE-SUBMISSION CONCLUSION

- 5.7.1. No adverse effects on the integrity of **Crouch and Roach Estuaries (Mid-Essex Coast Phase 3) SPA/Ramsar** or the features of the **Essex Estuaries SAC** or **Outer Thames Estuary SPA** present in the Crouch estuary are anticipated, alone or in combination, if the Pre-Submission Local Plan is adopted as currently drafted.

6 BLACKWATER ESTUARY SITES

6.1 OVERVIEW

6.1.1. The Blackwater estuary complex includes the following European sites:

- **Blackwater Estuary (Mid-Essex Coast Phase 4) SPA:** The Blackwater Estuary is the largest of the Essex Estuaries and includes extensive intertidal mudflats, the largest area of saltmarsh in Essex and surrounding terrestrial habitats including grazing marsh, associated fleets and ditches, and semi-improved grassland. Shingle and shell banks and offshore islands are also a feature of the tidal flats. The SPA currently has eight qualifying feature species: **Little tern** (breeding); **Pochard** (breeding); **Hen harrier** (wintering); **Ringed plover** (breeding); **Black-tailed godwit** (wintering); **Grey plover** (wintering); **Dunlin** (wintering); and **Dark-bellied brent goose** (wintering),
- **Blackwater Estuary (Mid-Essex Coast Phase 4) Ramsar:** The Ramsar site is largely coincident with the SPA and is essentially designated for the same wintering bird features, although the site also meets **Ramsar Criterion 1** (extent of saltmarsh), **Ramsar Criterion 2** (invertebrate fauna), and **Ramsar Criterion 3** (range of saltmarsh communities).
- **Essex Estuaries SAC:** The Essex Estuaries SAC covers the major estuaries of the rivers Colne, Blackwater, Crouch and Roach and the associated intertidal and subtidal habitats. The main interest features of the Blackwater estuary component of the SAC are **Estuaries; Mudflats and sandflats not covered by seawater at low tide; Salicornia and other annuals colonizing mud and sand; Spartina swards (*Spartinion maritima*); and Atlantic salt meadows (*Glauco-Puccinellietalia maritima*). Small areas of the **Mediterranean and thermo-Atlantic halophilous scrubs (*Sarcocornetea fruticosi*)** feature occur on Osea Island, although the principal areas of this habitat are outside the Blackwater estuary.**

6.1.2. Those SSSI units of the Blackwater Estuary SSSI that underpin the above European sites are all at 'favourable' or 'unfavourable recovering' conservation status, with the exception of some fields on Osea Island which are in 'unfavourable declining' due to grassland management. The SSSI units associated with the Blackwater are generally in 'unfavourable recovering' condition, primarily due to salt-marsh erosion which is being addressed through regional habitat creation programmes.

6.1.3. The screening of the Pre-Submission has indicated that the interest features of these sites associated with the Blackwater estuary may be vulnerable (i.e. exposed and sensitive) to environmental changes associated with the implementation of the Local Plan, particularly in relation to 'in combination' effects of visitor pressure and water quality. In addition, the qualifying features of the SPAs and Ramsar site may be exposed to development-related effects when outside the site boundary.

6.2 RECREATIONAL PRESSURE

SUMMARY OF PATHWAY

6.2.1. The broad pathway for effects from recreational pressure is summarised in **Section 5.2**. With regard to the Blackwater sites, the closest Local Plan allocations are ~9.5km from the site and so the pathways are all 'in combination', associated with the overall quantum of development regionally rather than linked to specific individual allocations.

BASELINE AND PREDICTED CHANGES

- 6.2.2. The issue of region-wide in combination recreational pressure on the European sites associated with the Essex estuaries has been recognised for several years, and has been subject to a detailed mitigation strategy (“*The Essex Coast Recreational Disturbance Avoidance & Mitigation Strategy (RAMS)*”⁷² that currently covers the period 2018 – 2038 (i.e. the majority of the Local Plan period)⁷³. This strategy therefore provides a context for the baseline and the assessment.
- 6.2.3. The Zol for the **Blackwater Estuary (Mid-Essex Coast Phase 4) SPA/Ramsar** identified by the Essex Coast RAMS is 22km (this Zol is also applied to the Blackwater estuary component of the **Essex Estuaries SAC**). All of the housing allocations identified by the Pre-Submission Local Plan are within this Zol.
- 6.2.4. As noted, the Essex Coast RAMS identifies the anticipated housing numbers within the overall Zol for the Essex coast; in summary the RAMS assumes that there will be 10976 new dwellings within the Chelmsford area to 2038, with 8771 not consented at the time of publication (and hence subject to the tariff). All of these would be within the Zol for the Blackwater sites.
- 6.2.5. The Pre-Submission Local Plan makes provision for a substantial uplift in these numbers: the Pre-Submission plan makes provision for up to 22,990 net new homes over the plan period (i.e. to 2041), all of which will be within the Zol for the Blackwater sites.

INCORPORATED MITIGATION

- 6.2.6. The Pre-Submission Local Plan includes several strategic mitigation measures designed to prevent adverse effects on the integrity of European sites due to recreational pressure; these include:
- **Strategic Policy S4** – Conserving and enhancing the natural environment (requires contributions from residential developments to the RAMS).
 - **Policy DM16** – Protection and promotion of ecology, nature and biodiversity (requires contributions from residential developments to the RAMS).
- 6.2.7. It should be noted that that the supporting text of these policies recognises that bespoke scheme-level measures (e.g. the provision of sufficient accessible on-site green infrastructure and circular walks) may be required by CCC for some developments, in addition to payments under the RAMS.
- 6.2.8. The RAMS was adopted in 2019, and formalised in CCC planning policy by the adoption of an SPD in 2020. The RAMS currently covers the period to 2038, although provision is made within the document for this to be extended. It should be noted that mitigation delivered by the RAMS is considered fundamentally scalable to address higher housing numbers; this is consistent with NE’s position on other strategic mitigation schemes (for example, in relation to the Thames Basin Heaths SPA, the Thanet Coast, or the SPAs associated with the Solent and nearby harbours).

⁷² Available at: <https://www.chelmsford.gov.uk/media/uj2nfqpl/essex-coast-rams-habitats-regulations-assessment-strategy-document-2018-2038.pdf>

⁷³ The RAMS included housing data up to 2038, which was the longest Plan period for a partner LPA. These housing numbers will be reviewed and, where necessary, updated over the lifetime of the strategy in accordance with LPA monitoring data, as part of the Essex Coast RAMS monitoring and review process.

ASSESSMENT OF EFFECTS – BLACKWATER ESTUARY (MID-ESSEX COAST PHASE 4) SPA/RAMSAR

- 6.2.9. The assessment for the **Blackwater Estuary (Mid-Essex Coast Phase 4) SPA/Ramsar** is essentially as per that for the **Crouch and Roach Estuaries (Mid-Essex Coast Phase 3) SPA/Ramsar**. i.e.:
- The Pre-Submission Local Plan incorporates the agreed and accepted strategic mitigation for recreational effects on the European sites associated with the Essex estuaries, i.e. the RAMS, which has been adopted as an SPD.
 - The RAMS is considered fundamentally scalable to address higher housing numbers, and extendable to cover the revised plan period. The RAMS is subject to regular monitoring, which will inform future amendments to ensure its continued effectiveness.
- 6.2.10. With regard to monitoring the effectiveness of the RAMS, provision is made within the RAMS for annual monitoring and a report for each LPA to inform their Annual Monitoring Report (AMR). A review of the RAMS is also underway which will involve new visitor surveys. Results from these surveys are not currently available, however there is evidence of the effectiveness of the measures (notably ranger provision) from other RAMS programmes such as that associated with the Solent⁷⁴ which have reported significant differences in measures of disturbance.
- 6.2.11. On this basis, it can be concluded that the Pre-Submission Local Plan will have no adverse effects on the integrity of the **Blackwater Estuary (Mid-Essex Coast Phase 4) SPA/Ramsar** due to recreational pressure or urbanisation effects, alone or in combination.

ASSESSMENT OF EFFECTS – ESSEX ESTUARIES SAC

- 6.2.12. The qualifying features of the Essex Estuaries SAC are also sensitive to visitor pressure, principally through direct damage (trampling, erosion etc.) and localised eutrophication (e.g. associated with dog faeces); other pressures, for example bait digging, may also increase as a result of population growth locally.
- 6.2.13. Many of the SAC habitats will have limited exposure to casual recreation (in general, few people will directly access the intertidal mudflats and sandflats feature for example, other than bait diggers) although the SAC includes most of the sea walls along the Crouch estuary. However, the interest features are generally fairly resilient to direct disturbance (since coastal habitats are typically exposed naturally to a range of environmental perturbations).
- 6.2.14. The measures set out in the RAMS to safeguard the supporting habitats of the **Blackwater Estuary (Mid-Essex Coast Phase 4) SPA/Ramsar** are considered effective for the SAC features also; on this basis it can be concluded that the Pre-Submission Local Plan will have no adverse effects on the integrity of the **Essex Estuaries SAC** due to recreational pressure or urbanisation effects, alone or in combination.

⁷⁴ Available at: https://solent.birdaware.org/media/33773/Disturbance-Monitoring-Report-Winter-2018-2020/pdf/Disturbance_Monitoring_Report_Winter_2018-19_and_2019-20.pdf

RECREATIONAL PRESSURE RECOMMENDATIONS AND PRE-SUBMISSION CONCLUSION

- 6.2.15. The incorporated policy measures will provide sufficient safeguards to ensure that the recreational pressure does not adversely affect the Crouch estuary sites as a result of the Local Plan. Policy additions are not considered essential to ensure this outcome, and **no adverse effects alone or in combination via this mechanism would be expected if the Pre-Submission Local Plan is adopted as currently drafted.**

6.3 WATER QUALITY

SUMMARY OF PATHWAY

- 6.3.1. The pathway for effects on the interest features of this SPA/Ramsar is essentially as per the Crouch estuary sites (see **Section 5.3**), although the principal WRC of concern is Great Leighs WRC near Chelmsford which discharges to the Chelmer.

BASELINE AND PREDICTED CHANGES

- 6.3.2. The current (2023) WFD ecological classification of the Blackwater estuary is ‘moderate’⁷⁵. The main aspects that prevent the waterbody achieving ‘good’ status are biological quality elements (notably algae and phytoplankton), dissolved inorganic nitrogen (linked to water industry sewage discharges and poor nutrient and livestock management in agriculture) and the presence of hazardous substances (notably mercury/mercury compounds and polybrominated diphenyl ethers (PBDE)).
- 6.3.3. With regard to the features of the **Essex Estuaries SAC** and **Blackwater Estuary (Mid-Essex Coast Phase 4) SPA/Ramsar**, NE’s site improvement plan does not suggest that water quality is a current threat or pressure, although the supplementary advice⁷⁶ provides water quality targets, including:
- Reduce aqueous contaminants to levels equating to High Status according to Annex VIII and Good Status according to Annex X of the Water Framework Directive, avoiding deterioration from existing levels.
 - Maintain the dissolved oxygen (DO) concentration at levels equating to Good Ecological Status (specifically ≥ 4.0 mg L⁻¹ (at 35 salinity) for 95 % of year) avoiding deterioration from existing levels.
 - Maintain water quality at mean winter dissolved inorganic nitrogen levels where biological indicators of eutrophication (opportunistic macroalgal and phytoplankton blooms) do not affect the integrity of the site and features, avoiding deterioration from existing levels.

⁷⁵ Environment Agency (2024). Catchment Data Explorer [online]. Available at: <https://environment.data.gov.uk/catchment-planning/v/c3-plan/WaterBody/GB520503714000> [Accessed Jan 2024].

⁷⁶ Available at: <https://designatedsites.naturalengland.org.uk/Marine/SupAdvice.aspx?SiteCode=UK9009244>

- 6.3.4. As water pollution is not identified in the SIP as a threat or pressure, and the component SSSIs of these sites are currently in 'favourable' or 'unfavourable recovering' condition⁷⁷, it can be inferred that water pollution is not currently affecting the integrity of the European sites or preventing them from reaching favourable conservation status. It should be noted these European sites have not been identified as sites that are in unfavourable condition due to excessive nutrients (such that 'nutrient neutrality' is being deployed or considered as mitigation) in recent NE advice to LPAs⁷⁸.
- 6.3.5. With regard to sewage discharges, water-cycle studies (WCS) undertaken in 2024^{79,80} identified one WRC in the Blackwater estuary catchment with potential capacity issues over the plan period: Great Leighs. The water-cycle scoping study indicated that the permits for Great Leighs will be exceeded under all the growth scenarios considered, one of which essentially mirrors the Pre-Submission Local Plan, and that this WRC may be required to meet the 'technically achievable limit' (TAL) for discharges.

INCORPORATED MITIGATION

- 6.3.6. The provision of wastewater treatment capacity is a statutory obligation on Anglian Water, and it is required to comply with all relevant discharge consents. The Local Plan contributes to the wastewater treatment planning process by providing certainty for Anglian Water (through the allocations process) but does not (and cannot) directly influence or control Anglian Water's plans for service delivery. The Local Plan therefore adopts a policy-led mitigation approach to this aspect, to ensure that this potential issue is appropriately considered at the site level when developments are brought forward. The Pre-Submission draft Local Plan includes several mitigation measures that will help prevent adverse effects on the integrity of European sites due to water quality changes; these include:
- **Strategic Policy S4** – Conserving and enhancing the natural environment (requires the Council to ensure that new development does not contribute to water pollution).
 - **Strategic Growth Site Policies 7a / 7b / 7c** – Great Leighs (require that appropriate waste water treatment provision and disposal is available in time to serve the sites, including any associated sewer connections and any required mitigation within the sewerage network).
 - **Strategic Policy S9** – Infrastructure Requirements (requires that new development include appropriate waste water treatment and SuDS).
- 6.3.7. This approach has been developed through close liaison with the Environment Agency and Anglian Water, and reflects the consultation responses from these organisations and NE.

⁷⁷ The SSSI units in 'unfavourable declining' condition are grassland units not affected by or exposed to changes in the water quality of the Blackwater estuary.

⁷⁸ Letter from NE to LPA Chief Executives and Heads of Planning, 16 March 2022; Re. Advice for development proposals with the potential to affect water quality resulting in adverse nutrient impacts on habitats sites.

⁷⁹ Arcadis (2024). *Chelmsford City Council Water Cycle Study: Stage 1 – Scoping Water Cycle Study*. Arcadis, Birmingham

⁸⁰ Arcadis (2024). *Chelmsford City Council Water Cycle Study: Stage 2 – Detailed Water Cycle Study*. Arcadis, Birmingham

ASSESSMENT OF EFFECTS – BLACKWATER ESTUARY (MID-ESSEX COAST PHASE 4) SPA/RAMSAR

- 6.3.8. Waste water associated with development within the Blackwater estuary catchment may be passed to one of several WRCs, one of which is Great Leighs WRC. The anticipated housing growth in the catchment will cause the current permits for this WRC to be exceeded.
- 6.3.9. The Local Plan cannot be prescriptive with regard to sewerage provision for specific developments, as the most appropriate approach can only be determined by the relevant water company in conjunction with the EA. For example, waste water may not be treated at the closest WRC if capacity is available elsewhere and transfer of waste water is more economical.
- 6.3.10. The Local Plan period (to 2041) is predominantly covered by the water company Asset Management Plans (AMP) periods AMP7 (2020 – 2025) to AMP10 (2035 – 2040). Anglian Water has prepared its plan for AMP7⁸¹, which outlines its investment programme from April 2020 to 2025; this was adopted in 2020. Anglian Water’s approach to wastewater treatment asset management requires that sufficient certainty is given that the quantum of development proposed will come forward during the plan period before improvements to assets can be justified and funding sought. This certainty is provided, in part, by the Local Plan and therefore the adoption of the plan will ensure that provision of additional capacity is planned, and development is not delayed.
- 6.3.11. It is important to note that there is nothing to suggest that the wastewater treatment and capacity improvements required at Great Leighs WRC are not possible using currently available wastewater treatment technologies, or that alternative solutions (e.g. transfer of sewerage to another WRC for treatment) are not possible; therefore, the principal issue is around timing of delivery rather than the feasibility of the solution or risks in relation to fundamental limits on the capacity of the receiving waters. Therefore, provided that the planning process allows for the timely identification and delivery of any additional treatment capacity that may be required, then new developments can be accommodated without unavoidable adverse effects on receiving European sites, ‘alone’ or ‘in combination’. This is achieved through policy with the requirement under “Site infrastructure requirements” for 7a, 7b, 7c and 10.
- 6.3.12. The exact technical specification of the upgrades required will be determined by Anglian Water and the EA in line with revised quality conditions. Adverse effects ‘alone’ would not be expected provided that timing of capacity provision is managed. With regard to ‘in combination’ effects with other plans, the waste water planning process operates at a regional level, taking account of development within all plan areas, and so the same safeguards will ensure no adverse ‘in combination’ effects as a result of developments regionally.

Run-off

- 6.3.13. Other discharges or run-off that may be associated with development arising from the Local Plan will all originate some distance from the Blackwater estuary and are likely to be largely attenuated before reaching the designated sites and significant effects ‘alone’ would not occur. There are ‘in combination’ risks associated with diffuse pollution, to which run-off will contribute, although the effect of run-off from developed areas can be fully mitigated or reduced by the use of SuDS and by increasing the area of permeable surfaces (both natural and artificial) within developed areas.

⁸¹ <https://www.anglianwater.co.uk/siteassets/household/about-us/01-pr19-our-plan-2020-2025.pdf>

These measures offer effective attenuation by reducing the volumes of surface run-off. They also increase the retention of pollutants and, in the case of some SuDS, can allow for treatment of pollutants. These measures can be employed to ensure that developments supported by the Local Plan do not contribute significantly to wider diffuse pollution and manage those aspects within their control.

Summary

- 6.3.14. The policy measures noted above have been derived from consultations with the EA and AW, and are considered appropriate for the anticipated quantum of growth associated with the Local Plan. They ensure that necessary water management and water treatment infrastructure will be in place before development takes place and that any potential effects on water quality as a result of development supported by the Local Plan can be avoided. As a result, the incorporated measures can be relied on to ensure that the Pre-Submission draft Local Plan will not adversely affect the integrity of the **Blackwater Estuary (Mid-Essex Coast Phase 4) SPA/Ramsar**, alone or in combination.

ASSESSMENT OF EFFECTS – ESSEX ESTUARIES SAC

- 6.3.15. The assessment of effects for the Blackwater estuary component of the **Essex Estuaries SAC** is as per that for the **Blackwater Estuary (Mid-Essex Coast Phase 4) SPA/Ramsar** (i.e. the incorporated measures can be relied on to ensure that the Pre-Submission draft Local Plan will not adversely affect the integrity of the site).

WATER QUALITY RECOMMENDATIONS AND PRE-SUBMISSION CONCLUSION

- 6.3.16. The incorporated policy measures are likely to provide sufficient safeguards to ensure that the water quality of the Crouch estuary sites is not reduced as a result of the Local Plan. Policy additions are not considered essential to ensure this outcome, and **no adverse effects alone or in combination via this mechanism would be expected if the Local Plan is adopted as currently drafted**⁸².

6.4 AIR QUALITY

SUMMARY OF PATHWAY

- 6.4.1. The broad pathway for effects is as per Section 5.4.

BASELINE AND PREDICTED CHANGES

- 6.4.2. As noted, the habitat features of the estuary sites are not highly sensitive to air pollution from vehicles. The SIP indicates that the following features of the Blackwater estuary sites are broadly sensitive to atmospheric nitrogen deposition.

- SAC features:
 - *Salicornia* and other annuals colonizing mud and sand;
 - Estuaries;
 - Mediterranean and thermo-Atlantic halophilous scrubs (*Sarcocornetea fruticos*);
 - *Spartina* swards (*Spartinion maritimae*);

⁸² Note, the Pre-Submission draft Local Plan has included text recommended for Strategic Policy S4 in the Preferred Options HRA (“*Developers will need to demonstrate that sufficient waste water treatment capacity is available ahead of occupation to ensure no deterioration in the quality of receiving waters*”).

- Atlantic salt meadows (*Glauco-Puccinellietalia maritimae*)

- SPA features:

- Dark-bellied brent geese (via effects on the saltmarsh communities);
- Little tern (via effects on sand dune habitats, although it should be noted that these habitats are very localised in the Blackwater).

- 6.4.3. As with the Crouch estuary, few roads are within 200m of the European site boundaries; the majority are unclassified minor roads linked to small settlements or villages which will not see any potentially significant increases in traffic volumes as result of the Local Plan, with the possible exception of roads around Maldon (notably the B1026 Goldhanger Road, east of Heybridge). Minor roads within Maldon that are within 200m of the SAC are not explicitly considered as significant increases in traffic on these roads is not anticipated (based on the Maldon Local Plan) and because these cannot be reliably modelled using the industry standard approaches to traffic modelling that can be applied at the strategy-level (i.e. without substantial additional data collection including field monitoring). Other roads within 200m (e.g. the B1025 to Mersea Island) are not considered due to the distance to the nearest proposed Local Plan allocations (>30km straight-line distance, and substantially further by road) and the very low likelihood of any substantial increases in traffic volumes at these distances (see assessment for Epping Forest SAC, below), and for these locations.
- 6.4.4. The Mediterranean and thermo-Atlantic halophilous scrubs (*Sarcocornetea fruticosi*) feature is not present within the Blackwater estuary component of the Essex Estuaries SAC, and so is not considered further in this section.
- 6.4.5. The remaining air quality sensitive habitat features (*Salicornia* and other annuals colonizing mud and sand; Estuaries; *Spartina* swards (*Spartinion maritimae*); and Atlantic salt meadows (*Glauco-Puccinellietalia maritimae*) are present within 200m of the above road. Dark-bellied brent geese are known to use pasture and arable land adjacent to the estuary, as well as the estuary itself, although the main non-designated areas of usage are not near the B1026. The condition of the SSSI units in these areas is either 'unfavourable recovering' (areas of eroding saltmarsh) or 'favourable'. Air quality is not identified as an aspect currently affecting these units, and agricultural fields in this area that may be used by Brent geese would not be sensitive to the effects of N-deposition in any case. The most sensitive features identified by APIS (dunes and dune grasslands associated with breeding Little tern) are not present in this section of the estuary (and the areas supporting Little tern in the Blackwater are in any case typically areas of shingle or shell banks associated with islands (e.g. Pewet Island, Bradwell; Bradwell Shell Banks; Cobmarsh Island), all of which are over 200m from the nearest road), and so these features (and by extension Little tern) are not considered further.
- 6.4.6. Based on the Air Pollution Information System (APIS)⁸³, the critical load for N in the area near the B1026 Goldhanger Road is around 12.9 kg/N/ha/yr (vs. a maximum load for the Atlantic salt meadows (*Glauco-Puccinellietalia maritimae*) feature of 20 kg/N/ha/yr). The NOx critical level is around 10.9 ug/m³ (vs. a maximum load for the Atlantic salt meadows (*Glauco-Puccinellietalia maritimae*) feature of 30 ug/m³).

⁸³ APIS (2024). *UK Air Pollution Information System* [online]. Available at: <https://www.apis.ac.uk/app>. [Accessed 01/12/24].

6.4.7. Traffic assessments undertaken for the adopted CCC Local Plan and summarised in its HRA indicated that AADT increases on the B1026 at Maldon would likely exceed 1000 irrespective of the CCC Local Plan allocations; this will remain the case with the Pre-Submission draft Local Plan based on the data from the traffic assessment⁸⁴.

6.4.8. Note, the Air Quality Assessment for the CCC area⁸⁵ did not cover this location.

INCORPORATED MITIGATION

6.4.9. The Local Plan's ability to influence out-of-district travel will be limited, although sustainable travel principles (including support for public transport, cycle and pedestrian routes, car clubs, etc.) are woven throughout the proposed Local Plan policies, particularly with regards to the strategic allocations.

ASSESSMENT OF EFFECTS – BLACKWATER ESTUARY (MID-ESSEX COAST PHASE 4) SPA/RAMSAR

The assessment of effects is as for the Crouch estuary sites; in summary:

- There is no evidence that N-deposition associated with current traffic volumes is significantly affecting the habitat interest features of the SAC / Ramsar site around the western end of the Blackwater.
- The predicted increases in traffic volumes on the B1026 near Maldon as a result of the proposed Local Plan allocations are extremely unlikely (regardless of any moderating factors) to increase N-deposition by over 0.2 kg/ha/yr (1% of the minimum critical load for features in this area), alone or in combination.
- The area of the designated sites within 200m of the B1026 composes saltmarshes and intertidal mudflats, which will be less sensitive to airborne deposition than the critical loads would suggest due to the dominance of N-inputs from marine and riverine sources, and the tidal flushing which minimises accumulation compared to terrestrial habitats.

6.4.10. As a result, it is considered that the Local Plan will have no significant effects on the air-quality sensitive features of the **Blackwater Estuary (Mid-Essex Coast Phase 4) SPA/Ramsar**, alone or in combination.

ASSESSMENT OF EFFECTS – ESSEX ESTUARIES SAC

6.4.11. The above assessment applies to the features of the Essex Estuaries SAC that occur within the Blackwater Estuary (i.e. no significant effects on the air-quality sensitive features, alone or in combination).

AIR QUALITY RECOMMENDATIONS AND PRE-SUBMISSION CONCLUSION

6.4.12. No policy recommendations are considered necessary to ensure that the Pre-Submission draft Local Plan will have no significant effects on the air-quality sensitive features of the European sites

⁸⁴ Jacobs (2024). *Chelmsford Local Plan Review: Transport Impact Appraisal of Local Plan Pre-Submission*. Report by Ringway Jacobs for Essex County Council, ref. B3553RA3.

⁸⁵ CERC (2024). *Chelmsford Draft Local Plan – Air Quality Impact Assessment*. Report for CCC by Cambridge Environmental Research Consultants, ref. FM1484/R1/24. CERC, Cambridge.

associated with the Blackwater estuary (**Essex Estuaries SAC; Blackwater Estuary (Mid-Essex Coast Phase 4) SPA/Ramsar**), alone or in combination.

6.5 IN COMBINATION EFFECTS

- 6.5.1. The residual effects of the Local Plan on the above aspects alone (recreational pressure, water quality, air quality) will not be sufficient for 'in combination' effects to occur. Broader 'quantum of development' in combination effects on the Blackwater estuary sites in relation to recreational pressure, water quality and air quality are also considered in the sections above; in summary, the CCC Local Plan will not have in combination effects with other Local Plans as it is able to appropriately mitigate its contribution to those effects. General plan/plan interactions are considered in **Appendix C**.
- 6.5.2. With regard to the projects noted in Section 3.3, none of these will interact directly with the CCC Local Plan to have coincident in combination effects on particular areas of the European sites associated with the Blackwater estuary. The residual effects of the Local Plan alone will not be sufficient to make 'not significant' effects associated with these projects 'significant', or operate in combination to result in adverse effects.

6.6 PRE-SUBMISSION CONCLUSION

- 6.6.1. No adverse effects on the integrity of **Blackwater Estuary (Mid-Essex Coast Phase 4) SPA/Ramsar** or the features of the **Essex Estuaries SAC** present in the Blackwater estuary are anticipated, alone or in combination, if the Local Plan is adopted as currently drafted.

7 DENGIE SITES

7.1 OVERVIEW

- 7.1.1. This site is a large and remote area of tidal mudflat and saltmarsh at the eastern end of the Dengie peninsula, between the Blackwater and Crouch Estuaries, located approximately 20km from the Council's Administrative Area. It is not hydrologically connected to Chelmsford except at the mouths of the adjacent estuaries. The majority of the site is in 'favourable' or 'unfavourable recovering' condition, with the latter generally being areas of saltmarsh that are under pressure from erosion.
- 7.1.2. The Dengie sites complex includes the following European sites:
- **Dengie (Mid-Essex Coast Phase 1) SPA:** Dengie supports the largest continuous example of saltmarsh in Essex, with associated foreshore and beaches. The SPA currently has four qualifying feature species: **Dark-bellied brent goose** (wintering), **Hen harrier** (wintering), **Grey plover** (wintering) and **Red knot** (wintering).
 - **Dengie (Mid-Essex Coast Phase 1) Ramsar:** The Ramsar site is largely coincident with the SPA and is essentially designated for the same wintering bird features, although the site also meets **Ramsar Criterion 1** (extent of saltmarsh), **Ramsar Criterion 2** (invertebrate fauna), and **Ramsar Criterion 3** (range of saltmarsh communities).
 - **Essex Estuaries SAC:** The Essex Estuaries SAC covers the major estuaries of the rivers Colne, Blackwater, Crouch and Roach and the associated intertidal and subtidal habitats. The main interest features of the Dengie component of the SAC are **Estuaries; Mudflats and sandflats not covered by seawater at low tide; Salicornia and other annuals colonizing mud and sand; Spartina swards (*Spartinion maritima*); and Atlantic salt meadows (*Glaucopuccinellietalia maritima*).**
- 7.1.3. Those SSSI units of the Blackwater Estuary SSSI that underpin the above European sites are at 'unfavourable recovering' conservation status, with three units in 'unfavourable declining' due to decreases in the breeding populations of **ringed plover** (although it should be noted that this is not a feature of the SPA or Ramsar).
- 7.1.4. The screening of the Pre-Submission draft has indicated that the interest features of these sites associated with the Dengie peninsula may be vulnerable (i.e. exposed and sensitive) to environmental changes associated with the implementation of the Local Plan in relation to 'in combination' effects of **visitor pressure**.

7.2 RECREATIONAL PRESSURE

SUMMARY OF PATHWAY

- 7.2.1. The pathway for effects on the interest features of Dengie SPA/Ramsar is essentially as per the other SPA/Ramsar sites associated with the Essex Estuaries (see **Sections 5.2 / 6.2**), i.e. through effects on the qualifying bird species either directly (e.g. through causing them to flee) or indirectly (e.g. through damaging the supporting habitats).

BASELINE AND PREDICTED CHANGES

- 7.2.2. The issue of region-wide in combination recreational pressure on the European sites associated with the Essex estuaries has been recognised for several years, and has been subject to a detailed

mitigation strategy (“*The Essex Coast Recreational Disturbance Avoidance & Mitigation Strategy (RAMS)*”⁸⁶ that currently covers the period 2018 – 2038 (i.e. the majority of the Local Plan period)⁸⁷. This strategy therefore provides a context for the baseline and the assessment.

- 7.2.3. The Zol for **Dengie SPA/Ramsar** identified by the Essex Coast RAMS is 20.8km (this Zol is also applied to the Dengie component of the **Essex Estuaries SAC**). Only the SGS10 allocation (North of South Woodham Ferrers) is within this area.
- 7.2.4. The Essex Coast RAMS identifies the anticipated housing numbers within the overall Zol for the Essex coast (note, these numbers are not broken down by site-specific Zol). In summary, the RAMS assumes that there will be 10976 new dwellings within the Chelmsford area to 2038, with 8771 not consented at the time of publication (and hence subject to the tariff).
- 7.2.5. The Pre-Submission draft Local Plan makes provision for a substantial uplift in these numbers: the Pre-Submission draft Local plan now makes provision for up to 22,990 net new homes over the plan period (i.e. to 2041), virtually all of which will be within the Zol for the Essex coast. With regard to the Dengie peninsula specifically, approximately 220 more houses are proposed under the Pre-Submission draft Local Plan (all associated with SGS10 North of South Woodham Ferrers), relative to the current Local Plan. This will increase the population of South Woodham Ferrers by around 17.7% (see **Section 5.2**).
- 7.2.6. Population increases associated with allocation SGS10 will increase recreational pressure on the SPA/Ramsar as more people are likely to make use of the coastline for leisure and work. It is not possible to accurately model the likely increase in the number of visits to the site without substantial investigations into the current behaviour of residents around the estuaries (including those that do not regularly visit the sites). However, it is reasonable to assume that new residents are likely to behave (on average) in a similar manner to existing residents, and therefore the population increase can be used as a proxy for the likely increase in visitor pressure due to SGS10.

INCORPORATED MITIGATION

- 7.2.7. The Pre-Submission draft Local Plan includes several mitigation measures designed to prevent adverse effects on the integrity of European sites due to recreational pressure; these include:
 - **Strategic Policy S4** – Conserving and enhancing the natural environment (requires contributions from residential developments to the RAMS).
 - **Policy DM16** – Protection and promotion of ecology, nature and biodiversity (requires contributions from residential developments to the RAMS).
- 7.2.8. It should be noted that that the supporting text of these policies recognises that bespoke scheme-level measures (e.g. the provision of sufficient accessible on-site green infrastructure and circular walks) may be required by CCC for some developments, in addition to payments under the RAMS.

⁸⁶ Available at: <https://www.chelmsford.gov.uk/media/uj2nfqpl/essex-coast-rams-habitats-regulations-assessment-strategy-document-2018-2038.pdf>

⁸⁷ The RAMS included housing data up to 2038, which was the longest Plan period for a partner LPA. These housing numbers will be reviewed and, where necessary, updated over the lifetime of the strategy in accordance with LPA monitoring data, as part of the Essex Coast RAMS monitoring and review process.

- 7.2.9. It should be noted that that the supporting text of these policies recognises that bespoke scheme-level measures (e.g. the provision of sufficient accessible on-site green infrastructure and circular walks) may be required by CCC for some developments, in addition to payments under the RAMS.
- 7.2.10. The RAMS was adopted in 2019, and formalised in CCC planning policy by the adoption of an SPD in 2020. The RAMS currently covers the period to 2038, although provision is made within the document for this to be extended. It should be noted that mitigation delivered by the RAMS is considered fundamentally scalable to address higher housing numbers; this is consistent with NE's position on other strategic mitigation schemes (for example, in relation to the Thames Basin Heaths SPA, the Thanet Coast, or the SPAs associated with the Solent and nearby harbours).

ASSESSMENT OF EFFECTS – DENGIE SPA/RAMSAR

- 7.2.11. The majority of the proposed Local Plan allocations, particularly the larger allocations around the Chelmsford Urban Area, will have little or no influence on visitor pressure at the Dengie SPA / Ramsar sites due to their distance from these sites, and the relative inaccessibility of most parts of the sites. There will be a very small increase in the population within the Zol due to allocation SGS10.
- 7.2.12. In considering the potential effects of increased recreational pressure on these sites due to the Pre-Submission draft Local Plan, the following aspects are relevant:
- The Pre-Submission draft Local Plan incorporates the agreed and accepted strategic mitigation for recreational effects on the European sites associated with the Essex estuaries, i.e. the RAMS, which has been adopted as an SPD.
 - The RAMS is considered fundamentally scalable to address higher housing numbers, and extendable to cover the revised plan period (although note that the increase in housing numbers in the 20.8km Zol for the **Dengie (Mid-Essex Coast Phase 1) SPA/Ramsar** over those proposed under the adopted Local Plan is small (essentially ~220, associated with SGS10). The RAMS is subject to regular monitoring, which will inform future amendments to ensure its continued effectiveness.
 - With regard to SGS10, the site has resolution to grant planning permissions subject to a S106 Agreement (Ref: 21/01961/FUL and Ref: 22/00311/OUT), which have been subject to project-level HRA that have concluded that there will be 'no significant effects' on these European sites, alone or in combination. These included consideration of allocation-specific mitigation for recreational pressure and urbanisation effects.
- 7.2.13. With regard to monitoring the effectiveness of the RAMS, provision is made within the RAMS for annual monitoring and a report for each LPA to inform their Annual Monitoring Report (AMR), with visitor surveys updated at two and five years. A review of the RAMS is also underway which will involve new visitor surveys. Results from these surveys are not currently available, however there is evidence of the effectiveness of the measures (notably ranger provision) from other RAMS programmes such as that associated with the Solent⁸⁸ which have reported significant differences in measures of disturbance.

⁸⁸ Available at: https://solent.birdaware.org/media/33773/Disturbance-Monitoring-Report-Winter-2018-2020/pdf/Disturbance_Monitoring_Report_Winter_2018-19_and_2019-20.pdf

- 7.2.14. On this basis, it can be concluded that the Pre-Submission draft Local Plan will have no adverse effects on the integrity of the **Dengie (Mid-Essex Coast Phase 1) SPA/Ramsar** due to recreational pressure or urbanisation effects, alone or in combination.

ASSESSMENT OF EFFECTS – ESSEX ESTUARIES SAC

- 7.2.15. The qualifying features of the Essex Estuaries SAC are also sensitive to visitor pressure, principally through direct damage (trampling, erosion etc.) and localised eutrophication (e.g. associated with dog faeces); other pressures, for example bait digging, may also increase as a result of population growth locally.
- 7.2.16. Many of the SAC habitats will have limited exposure to casual recreation (in general, few people will directly access the intertidal mudflats and sandflats feature for example, other than bait diggers) although the SAC includes most of the sea walls along the Crouch estuary. However, the interest features are generally fairly resilient to direct disturbance (since coastal habitats are typically exposed naturally to a range of environmental perturbations).
- 7.2.17. The measures set out in the RAMS to safeguard the supporting habitats of the **Dengie (Mid-Essex Coast Phase 1) SPA/Ramsar** are considered effective for the SAC features also; on this basis it can be concluded that the Pre-Submission draft Local Plan will have no adverse effects on the integrity of the **Essex Estuaries SAC** due to recreational pressure or urbanisation effects, alone or in combination.

RECREATIONAL PRESSURE RECOMMENDATIONS AND PRE-SUBMISSION CONCLUSION

- 7.2.18. The incorporated policy measures will provide sufficient safeguards to ensure that the recreational pressure does not adversely affect the Dengie peninsula sites as a result of the Local Plan. Policy additions are not considered essential to ensure this outcome, and **no adverse effects alone or in combination via this mechanism would be expected if the Local Plan is adopted as currently drafted.**

7.3 IN COMBINATION EFFECTS

- 7.3.1. The residual effects of the Local Plan on the above aspects alone (recreational pressure) will not be sufficient for 'in combination' effects with other plans or projects to occur. Broader 'quantum of development' in combination effects on the Dengie sites in relation to recreational pressure; in summary, the CCC Local Plan will not have in combination effects with other Local Plans as it is able to appropriately mitigate its contribution to those effects. General plan/plan interactions are considered in Appendix B.

7.4 PRE-SUBMISSION CONCLUSION

- 7.4.1. No adverse effects on the integrity of **Dengie (Mid-Essex Coast Phase 1) SPA/Ramsar** or **Essex Estuaries SAC** components of the Dengie peninsula are anticipated, alone or in combination, if the Local Plan is adopted as currently drafted.

8 EPPING FOREST SAC

8.1 OVERVIEW

- 8.1.1. Epping Forest is one of the few remaining large-scale examples of ancient wood-pasture in lowland Britain, and has retained habitats of high nature conservation value including ancient semi-natural woodland, old grassland plains and scattered wetland. The SAC covers a series of semi-natural woodland and grassland blocks between Wanstead in London (near the A12) and the M25 at Epping. The key pressures currently affecting the site (based on the SIP) are air pollution, management (undergrazing), visitor pressure and invasive species, however the only potential impact pathway from the Local Plan is through in combination contribution to changes in **air quality**.

8.2 AIR QUALITY

SUMMARY OF PATHWAY

- 8.2.1. The Local Plan proposals may indirectly contribute to local air pollution and wider diffuse pollution. In practice, the principal source of air pollution associated with the Local Plan will be related to changing patterns of vehicle use due to the promotion of new development (since the Local Plan does not provide for any new significant point-sources).
- 8.2.2. Highways England's *Design Manual for Roads and Bridges* (DMRB) sets out an approach for assessing the effect of emissions from specific road schemes on designated sites; this suggests that a quantitative air quality assessment may be required if a European site is within 200m of an affected road and the predicted change in annual average daily traffic (AADT) is over 1,000.
- 8.2.3. This approach has some limitations when considering the effects of a Local Plan (rather than a specific road scheme) although in the absence of any other specific guidance or thresholds it has typically been applied to main roads⁸⁹ within 200m of a European site, with case law⁹⁰ indicating that changes in AADT on particular roads should be determined 'in combination' with other plans and projects.
- 8.2.4. The SAC is approximately 17km from the Chelmsford City Council Administrative Area boundary at its closest point, and ~24km from the nearest proposed allocations. Consequently, the Local Plan will only affect the site indirectly through any additional vehicle trips that occur within 200m of the SAC as a result of development within the Local Plan area.
- 8.2.5. Potential effects on Epping Forest SAC are considered for consistency with the adopted Local Plan and its HRA. However, it should be noted that recent JNCC guidance⁹¹ recommends that "For the

⁸⁹ i.e. trunk roads, A-roads and most B-roads. Changes in the number of vehicles using minor roads in the region will be too small to meaningfully assess using the industry standard approaches to AADT modelling that can be applied at the strategy-level (i.e. without substantial additional data collection including field monitoring at specific locations – this may be appropriate for a specific development or allocation but not for traffic-growth generally).

⁹⁰ *Wealden District Council v. Secretary of State for Communities and Local Government*, Lewes District Council and South Downs National Park Authority [2017] EWHC 351.

⁹¹ JNCC (2021). *Guidance on Decision-making Thresholds for Air Pollution* [online]. JNCC, Peterborough. Available at: <https://data.jncc.gov.uk/data/6cce4f2e-e481-4ec2-b369-2b4026c88447/JNCC-Report-696-Main-FINAL-WEB.pdf>

purpose of decision-making, unless local circumstances support a wider zone, plan HRA should take account of the potential effects of traffic emissions on European sites located within 10 km of the plan boundary. This zone is based on professional judgment recognising that the effects of growth from development beyond 10 km will have been accounted for in the Nitrogen Futures [refer to Refer <https://jncc.gov.uk/our-work/nitrogen-futures>] modelling work business as usual scenario.”

8.2.6. The assessment below is completed in this context.

BASELINE AND PREDICTED CHANGES

8.2.7. The features of the SAC considered sensitive to air quality impacts (specifically, based on the SIP, atmospheric nitrogen deposition) are:

- Atlantic acidophilous beech forests with *Ilex* and sometimes also *Taxus* in the shrublayer (*Quercion robori-petraeae* or *Ilici-Fagenion*)
- Northern Atlantic wet heaths with *Erica tetralix*; and
- European dry heaths

8.2.8. Traffic modelling and air quality assessment work was undertaken for the HRA of the current Chelmsford Local Plan⁹². The traffic modelling undertook a trip assignment exercise to identify roads within 200m of Epping Forest SAC that may see an increased volume of users as a result of the CCC Local Plan, based on journey planner software. The assessment subsequently focused on those routes most likely to be used by traffic from the Chelmsford City area when entering or going around London, specifically:

- the M25 near Epping;
- the A12 near Wanstead;
- the A406 North Circular near Woodford; and
- A104 Epping New Road west of Theydon Bois.

8.2.9. The roads noted above remain the most likely to receive additional trips from Chelmsford residents.

8.2.10. The interest features are present across the SAC and are all likely to occur, to some extent, within 200m of the above roads. The critical load, critical levels and current range of N-deposition for the locations noted above is summarised in **Table 8-1**. The units in these locations are in ‘favourable’, ‘unfavourable recovering’ or ‘unfavourable no change’ condition, with air quality being the principal reason for ‘unfavourable no change’ condition.

8.2.11. It should be noted that the APIS source attribution data for the site suggest that road transport is responsible for 10.8% of the local contributions to N deposition (compared with, for example, livestock and fertiliser application which account for 20.89% of local contributions to N deposition).

⁹² Available at: <https://www.chelmsford.gov.uk/media/1kqb4shi/ex-027-hearing-statement-chelmsford-city-council-week-3-matter-9-the-environment.pdf>

Table 8-1 – APIS data for nutrient nitrogen

Nutrient N component	Critical Load / Critical Level		Current deposition at each location (2020)*	
Total N Deposition (kg/N/ha/yr)	Atlantic acidophilous beech forests	10 – 15	M25 near Epping	27.2
	Northern Atlantic wet heaths	5 – 15	A12 near Wanstead	31.8
	European dry heaths	5 – 15	A406 North Circular near Woodford	32
			A104 Epping New Road west of Theydon Bois	28.2
Ammonia (µg/m3)	Atlantic acidophilous beech forests	1 or 3	M25 near Epping	1.4
	Northern Atlantic wet heaths	1	A12 near Wanstead	2
	European dry heaths	1	A406 North Circular near Woodford	2
			A104 Epping New Road west of Theydon Bois	1.5
NOx (µg/m3)	Atlantic acidophilous beech forests	30	M25 near Epping	19.6
	Northern Atlantic wet heaths	30	A12 near Wanstead	33.3
	European dry heaths	30	A406 North Circular near Woodford	40
			A104 Epping New Road west of Theydon Bois	19.7
SO2 (µg/m3)	Atlantic acidophilous beech forests	10 – 20	M25 near Epping	1.2
	Northern Atlantic wet heaths	10	A12 near Wanstead	1.2
	European dry heaths	10	A406 North Circular near Woodford	2.1
			A104 Epping New Road west of Theydon Bois	2.4

*The current level is the total load for the areas of the site within 200m of these locations, based on APIS mapping data.

- 8.2.12. With regard to traffic increases, the traffic modelling completed for the current Local Plan has not been updated for the Pre-Submission draft Local Plan, based on the JNCC guidance noted above and the wider availability of other traffic and air quality datasets and assessments relating to Epping Forest SAC (typically produced for the HRAs of Local Plans for authorities bordering, or substantially closer to, the SAC). However, the following should be noted:
- The traffic assessment for the current Local Plan demonstrated that the anticipated increase in AADT volumes by 2036 at all of the above locations is substantially over the nominal 1,000 AADT increase threshold for ‘significant’ effects to be possible. This exceedance occurs irrespective of the CCC Local Plan contribution, with the overwhelming majority of the increase being associated with growth in the LPA areas immediately around the SAC.
 - More recent traffic modelling and air quality assessments for LPAs located around Epping Forest SAC (e.g. for the Enfield Local Plan) have re-confirmed this (i.e. AADT increase on roads around the SAC will be over 1000 in all future scenarios).
 - Traffic volumes attributable to growth in the Chelmsford area will increase relative to the current Local Plan, reflecting the increase in population and housing provision, but this is likely to remain proportionate to the overall increase in traffic close to the SAC (i.e. Chelmsford’s relative contribution to traffic growth around Epping Forest SAC is unlikely to increase given the predicted population growth across all LPA areas around the SAC).
- 8.2.13. Furthermore, the previous air quality assessment for the Local Plan demonstrated the following:
- The greatest change in annual mean NO_x concentrations between the ‘without Local Plan’ and ‘with Local Plan’ scenarios for 2031 was 0.02 µgm⁻³ at Epping Forest New Road north and North Circular; this is an inconsequential amount.
 - Nitrogen deposition has been calculated using the predicted annual mean concentration of NO_x, and the contribution of the Local Plan was predicted to be substantially less than the accepted threshold for ‘significant effects’ to be possible alone (>1% of the minimum critical load); in this instance, this would be less than 0.01 kg/ha/yr⁹³.
 - Nitrogen deposition is likely to remain over the minimum critical load for the site habitats to 2036 irrespective of the Local Plan contribution, which will be inconsequential; however, it is expected that emission factors will decrease in future years with the shift away from internal combustion engine (ICE) vehicles.
- 8.2.14. Likewise, recent air quality modelling for LPAs closer to the SAC have demonstrated similar results – i.e. N deposition is likely to remain over the minimum critical load for the site habitats in the short- to medium-term, declining with the increased uptake of electric vehicles.
- 8.2.15. It is also noted that the local authorities immediately around Epping Forest SAC, plus Essex County Council, Hertfordshire County Council, Highways England, NE and the Corporation of London, have agreed to work collaboratively to reduce air quality impacts on the SAC, putting in place a memorandum of understanding to support this. Epping Forest District has recently published an

⁹³ The air quality assessment models NO_x and then converts it into rates of N-deposition using tools released by Defra, although these only calculate to two decimal places; in this instance the change in concentration is too small to be picked up by these tools and so the change in concentration is given as <0.01 kgN/ha/yr.

interim air pollution mitigation strategy⁹⁴ to address the effects of traffic on the SAC, which includes a requirement to establish a Clean Air Zone around the SAC by 2025.

INCORPORATED MITIGATION

- 8.2.16. Given the de minimis contribution of the Local Plan to predicted changes in traffic volumes and air quality around Epping Forest, specific mitigation measures for potential effects associated with out-of-district travel are not considered essential. Whilst the Local Plan's ability to influence out-of-district travel will be limited, sustainable travel principles (including support for public transport, cycle and pedestrian routes, car clubs, etc.) are woven throughout the proposed Local Plan policies, particularly with regards to the strategic allocations.

ASSESSMENT OF EFFECTS

- 8.2.17. N-deposition is currently affecting the interest features of the Epping Forest SAC, and this is predicted to continue over the plan period as traffic increases. However, the Local Plan's contribution to traffic growth and emissions near Epping Forest SAC has been previously shown to be inconsequential at all locations modelled (i.e. no significant effect alone, with the contribution to 'in combination' effects arguably too small to be reliably separated from background variations).
- 8.2.18. With regard to the Pre-Submission draft Local Plan, new traffic or air quality modelling specifically relating to locations near this SAC has not been undertaken given (a) recent JNCC guidance on the scope of traffic and air quality assessments for Local Plans (see above); (b) the anticipated proportional contribution of CCC to emissions near the SAC based on existing models and proxy data; (c) the number of similar models completed for LPAs closer to the site (which are essentially consistent regards impacts and apportionment); and (d) the fact that critical loads for N-deposition at the SAC will be exceeded irrespective of the proposals in the Pre-Submission draft Local Plan.
- 8.2.19. The Pre-Submission draft Local Plan manages the air quality aspects that are within its control, although as noted the Local Plan's ability to influence out-of-district travel is limited. The presence of air quality mitigation plans for LPAs adjacent to the SAC (which have been developed to prevent the Local Plans of these LPAs having adverse effects) are likely to be effective for reducing impacts on the SAC due to vehicle emissions, and the impacts of the CCC Local Plan will not be substantive enough to prevent the achievement or maintenance of favourable conservation status if these mitigation plans are delivered as proposed. Therefore, it is reasonable to conclude that that the CCC Pre-Submission draft Local Plan will not adversely affect the integrity of this SAC via this mechanism.

AIR QUALITY RECOMMENDATIONS AND PRE-SUBMISSION CONCLUSION

- 8.2.20. No policy recommendations are considered necessary to ensure that the Pre-Submission draft Local Plan will not adversely affect the integrity of Epping Forest SAC due to air quality changes.

8.3 IN COMBINATION EFFECTS

- 8.3.1. No pathways 'in combination' effects (other than through air quality changes) on Epping Forest are present with other plans or projects.

⁹⁴ Available at: <https://www.eppingforestdc.gov.uk/planning-and-building/efsac-guidance-for-applicants/>

8.4 PRE-SUBMISSION CONCLUSION

- 8.4.1. Based on the available data including recent air quality modelling from other LPAs, it is considered that the Pre-Submission draft Local Plan will have no adverse effects on the integrity of **Epping Forest SAC**, alone or in combination.

9 SUMMARY AND CONCLUSIONS

9.1 SUMMARY

- 9.1.1. Chelmsford City Council has decided to prepare a new Local Plan to ensure it remains fit for purpose, reflects national planning guidance, delivers local priorities, and meets future needs whilst restoring a five-year supply of deliverable housing sites.
- 9.1.2. The Council is currently consulting on the Pre-Submission draft Local Plan. In broad terms, the Pre-Submission draft Local Plan includes:
- Nine ‘Strategic Priorities’ for the Council’s area.
 - Provision for up to 22,990 net new homes over the plan period (the quantum of growth).
 - Policies providing geographical direction for development (typically specific housing site allocations, but also implicit location preferences for certain activities or sectors prescribed through (for example) areas of search).
 - Policies broadly supporting development or other changes, but which do not specify a quantum or location.
 - Various development control policies that set out the Council’s tests or expectations when considering proposals, such as safeguarding policies, environmental protection policies or policies relating to design or other qualitative criteria.
- 9.1.3. Regulation 105 of the Habitats Regulations states that if a land-use plan is “(a) *is likely to have a significant effect on a European site or a European offshore marine site (either alone or in combination with other plans or projects); and (b) is not directly connected with or necessary to the management of the site*” then the plan-making authority must “...*make an appropriate assessment of the implications for the site in view of that site’s conservation objectives*” before the plan is given effect. The process by which Regulation 105 is met is known as HRA. An HRA determines whether there will be any ‘likely significant effects’ (LSE) on any European site as a result of a plan’s implementation (either on its own or ‘in combination’ with other plans or projects) and, if so, whether these effects will result in any adverse effects on the site’s integrity. The Council has a statutory duty to prepare the Local Plan and is therefore the Competent Authority for an HRA.
- 9.1.4. There is no statutory requirement for HRA to be undertaken on draft plans or similar developmental stages (e.g. issues and options; preferred options). However, it is accepted best-practice for the HRA of strategic planning documents to be run as an iterative process alongside plan development, with the emerging policies or options reviewed during development to ensure that potentially adverse effects on European sites can be identified at an early stage, and avoided or mitigated through the plan development process.
- 9.1.5. This report therefore accompanies the Pre-Submission draft (Regulation 19) Local Plan that is being published for consultation. **It does not constitute a formal ‘HRA screening’ or Appropriate Assessment** as the plan is still in development and so any screening or appropriate assessment conclusions would be premature; however, the principles of HRA are applied to the Pre-Submission draft to (a) provide an initial assessment of the likely HRA conclusions, were the plan adopted as currently drafted and (b) identify additional data requirements and/or additional measures that may

be required to ensure that the Submission Draft Plan (Regulation 22) has no adverse effects on any European sites.

- 9.1.6. The assessment completed to date indicates that the majority of the Pre-Submission draft Local Plan policies and proposed site allocations will have ‘no effect’ (either alone or in combination) on any European sites, typically because either they are policy types that do not make provision for changes or because they relate to sites that are a considerable distance from the European sites (with no known pollutant or effect pathway).
- 9.1.7. The HRA of the Pre-Submission draft Local Plan has considered potential effects on:
- all European sites within 15km of the Council’s administrative area (see **Table 3-2**);
 - any additional sites that may be hydrologically linked to the Local Plan’s zone of influence; and
 - any additional sites identified by Natural England following the Issues and Options consultation.
- 9.1.8. This is considered to be a suitably precautionary starting point for the assessment of the Local Plan
- 9.1.9. The initial ‘screening’ assessment has concluded that **significant effects on the following sites are not anticipated, alone or in combination**; this is principally due to their distance from the CCC area and the absence of reasonable pathways by which environmental changes associated with the Local Plan could undermine the conservation objectives for the sites:
- Benfleet and Southend Marshes SPA
 - Benfleet and Southend Marshes Ramsar
 - Foulness (Mid-Essex Coast Phase 5) SPA
 - Foulness (Mid-Essex Coast Phase 5) Ramsar
 - Thames Estuary and Marshes SPA
 - Thames Estuary and Marshes Ramsar
 - Abberton Reservoir SPA
 - Abberton Reservoir Ramsar
- 9.1.10. Further examination of potential effects through an ‘appropriate assessment stage was completed for the following sites and pathways:
- Essex Estuaries SAC
 - Recreational Pressure
 - Air Quality
 - Water Quality
 - Crouch and Roach Estuaries (Mid-Essex Coast Phase 3) SPA
 - Recreational Pressure
 - Air Quality
 - Water Quality
 - Functional Land (proximity effects associated with Strategic Growth Site 10 North of South Woodham Ferrers)
 - Crouch and Roach Estuaries (Mid-Essex Coast Phase 3) Ramsar

- Recreational Pressure
- Air Quality
- Water Quality
- Functional Land (proximity effects associated with Strategic Growth Site 10 North of South Woodham Ferrers)
- Blackwater Estuary (Mid-Essex Coast Phase 4) SPA
 - Recreational Pressure
 - Air Quality
 - Water Quality
- Blackwater Estuary (Mid-Essex Coast Phase 4) Ramsar
 - Recreational Pressure
 - Air Quality
 - Water Quality
- Dengie (Mid-Essex Coast Phase 1) SPA
 - Recreational Pressure
- Dengie (Mid-Essex Coast Phase 1) Ramsar
 - Recreational Pressure
- Outer Thames Estuary SPA
 - Recreational Pressure
 - Water Quality
- Epping Forest SAC
 - Air Quality

9.1.11. These aspects have been examined through an ‘appropriate assessment’ stage to ensure that proposals coming forward under the Local Plan either avoid affecting designated sites entirely (no significant effect) or will not adversely affect site integrity where potential effect pathways cannot be excluded with additional data collection. Site integrity (in HRA terms) is “*the coherent sum of the site’s ecological structure, function and ecological processes, across its whole area, which enables it to sustain the habitats, complex of habitats and/or populations of species for which the site is designated*” (EC Guidance ‘Managing Natura 2000’ (2018)).

9.1.12. In summary:

- **Water quality:** Development within the CCC area will have no adverse effects on any water quality sensitive sites due to safeguarding measures relating to SuDS and wastewater treatment capacity provision included within the plan.
- **Visitor/Recreational Pressures:** The Local Plan will have no adverse effects on the integrity of those sites considered vulnerable (both exposed and sensitive) to increased visitor pressure as a result of the plan (i.e. Essex Estuaries SAC, Crouch and Roach Estuaries (Mid-Essex Coast Phase 3) SPA/Ramsar, Blackwater Estuary (Mid-Essex Coast Phase 4) SPA/Ramsar, Dengie (Mid-Essex Coast Phase 1) SPA/Ramsar due to the adoption of the Essex Coast RAMS in policy.

This conclusion accounts for measures included within policy relating to open-space provision although these are not relied on to ensure adverse effects do not occur.

- **Air quality:** The Local Plan will have no adverse effects on the integrity of those sites considered vulnerable (both exposed and sensitive) to changes in air quality that may be linked to the provisions of the Pre-Submission draft Local Plan, alone or in combination (i.e. Essex Estuaries SAC, Crouch and Roach Estuaries (Mid-Essex Coast Phase 3) SPA/Ramsar, Blackwater Estuary (Mid-Essex Coast Phase 4) SPA/Ramsar, Epping Forest SAC).
- **Functional Land:** no potential areas of functionally-linked land have been identified that may be critical to the integrity of the qualifying species populations.

9.2 CONCLUSIONS

- 9.2.1. Overall, the assessment of the Pre-Submission draft Local Plan 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.
- 9.2.2. Appropriate assessments have been undertaken for those aspects where effect pathways are present (in combination water quality, air quality and visitor pressure effects, and effects on species away from the sites), taking into account specific and cross-cutting policy-based mitigation and avoidance measures that have been incorporated into the plan. These appropriate assessments have employed additional analyses and data to resolve uncertainties present at the initial screening, and have concluded that (as currently drafted) **the Pre-Submission draft Local Plan will have no adverse effects on the integrity of any European sites, alone or in combination.**
- 9.2.3. This conclusion is obviously preliminary: it will be necessary to review any changes that are made to the Pre-Submission draft Local Plan as it proceeds to the submission stage in order to ensure that these initial HRA conclusions remain applicable, and the HRA will also be reviewed and updated as the Local Plan and its evidence base is developed further.



Appendix A

EUROPEAN SITE SUMMARIES



APPENDIX A – EUROPEAN SITE SUMMARIES

Notes

The following proformas provide a summary of the European sites in the scope and/or provide hyperlinks to these data where publicly available.

These data are derived from (where available / relevant):

- the most recent JNCC-hosted GIS datasets;
- the Standard Data forms for SACs and SPAs and Information Sheets for Ramsar sites;
- Article 12 and 17 reporting;
- the published site Conservation Objectives;
- Supplementary Advice to the conservation objectives (SACO) where available;
- Site Improvement Plans (SIPs);
- the supporting Site of Special Scientific Interest's favourable condition tables where relevant and where no SACOs applicable to the features are available.

Note:

- For SPAs, the qualifying features are taken as those identified on the most recent JNCC datasets and citations or NE conservation objectives sheets, where these post-date the 2nd SPA Review (i.e. it will be assumed that any amendments suggested by the SPA review have been made) unless otherwise identified to us by NE; site-specific issues relating to the SPA Review are addressed in the screening and appropriate assessment sections (see below).
- The conservation objectives for Ramsar sites are taken to be the same as for the corresponding SACs / SPAs (where sites overlap); SSSI Definition of Favourable Condition (FCTs) are used for those Ramsar features not covered by SAC/SPA designations.

Note also that SPA feature lists are derived from the JNCC datasets and so may include species that are only designated as part of the assemblage; the qualifying species identified by the Natural England conservation objective documents are in **bold**.

Where possible the site data is used to identify other features that may be relevant to site integrity, particularly '**typical species**' (for SACs), '**within-site supporting habitats**', and designated or non-designated '**functional habitats**' where these are identified in the available documentation (or otherwise well-known), although it should be noted that the tables are intended to provide an overview of these aspects only and not a detailed or exhaustive account for the site or all features.

ABBERTON RESERVOIR SPA

Site Code	UK9009141
Standard data form	Available at: https://jncc.gov.uk/jncc-assets/SPA-N2K/UK9009141.pdf
Conservation Objectives	Available at: http://publications.naturalengland.org.uk/publication/5673002612031488?category=6581547796791296
Site Improvement Plan	Available at: http://publications.naturalengland.org.uk/publication/5673002612031488?category=6581547796791296
Supplementary advice	Available at: https://designatedsites.naturalengland.org.uk/TerrestrialAdvicePDFs/UK9009141.pdf
Associated SSSIs	Abberton Reservoir SSSI
Site Overview	<p>Abberton Reservoir is a 500 ha. storage reservoir approximately four miles south of Colchester. It is the largest freshwater body in Essex. Around 40,000 birds visit the reservoir annually and it is particularly important as a moulting and roosting site for wildfowl and waders, partly due to its proximity to the Essex Estuaries. It is also important as a staging point for birds on passage. The margins of parts of the reservoir have well-developed plant communities that provide important opportunities for feeding, nesting and shelter. In addition, there is a notable breeding population of cormorant, which also use the nearby estuaries for feeding. Water levels (etc.) in the reservoir are controlled according to an agreed operating plan; as part of a recent scheme to increase capacity, the original concrete banks have been removed and the shoreline re-profiled, creating extensive new areas of shallow wetland habitat for the site's waterfowl.</p>
Qualifying Features / Ramsar criteria	<ul style="list-style-type: none"> - A005w: Great crested grebe <i>Podiceps cristatus</i> - A017r: Great cormorant <i>Phalacrocorax carbo</i> - A036w: Mute swan <i>Cygnus olor</i> - A050w: Eurasian wigeon <i>Anas penelope</i> - A051w: Gadwall <i>Anas strepera</i> - A052w: Eurasian teal <i>Anas crecca</i> - A056w: Northern shoveler <i>Anas clypeata</i> - A059w: Common pochard <i>Aythya ferina</i> - A061w: Tufted duck <i>Aythya fuligula</i> - A067w: Common goldeneye <i>Bucephala clangula</i>

ABBERTON RESERVOIR SPA	
	<ul style="list-style-type: none"> - A125w: Common coot <i>Fulica atra</i> - WATR: Waterbird assemblage
Other interest features (SAC typical species, SPA supporting habitats, etc.)	Supporting habitats for the assemblage identified in the SACO include standing open water, improved grassland, wet grassland, and fen, marsh and swamp.
Functional Land	No specific areas of functionally associated land are noted; the qualifying features are strongly associated with the habitats of the reservoir itself, although “ <i>arable land outside the SPA boundary</i> ” is identified as a supporting habitat for the assemblage.
Condition, Pressures, Threats	<p>Based on the SIP, the main pressures on the SPA features are siltation (although this is equally a problem for the reservoir as a storage resource, and so is managed accordingly); and disturbance, primarily from aircraft (although the site receives large numbers of visitors the disturbing effect is limited due to management and the nature of the site).</p> <p>The underlying SSSI is currently in unfavourable declining condition, although NE note that this is not due to any management issues at the site (this condition applies to wintering wigeon only, and is thought to be due to “<i>a high mean peak population recorded at notification in 1988 (likely due to several cold winters during the eighties), the reduction in pasture land outside the SSSI, and improved management of nearby key coastal wetland sites which have drawn the species there, and produced increases in the wigeon population in the Blackwater Estuary in particular</i>”.</p>

ABBERTON RESERVOIR RAMSAR	
Site Code	UK11001
Standard data form	Available at: https://jncc.gov.uk/jncc-assets/RIS/UK11001.pdf
Conservation Objectives	As per associated SAC / SPA, or underpinning SSSI(s)
Site Improvement Plan	As per associated SAC / SPA, or underpinning SSSI(s)
Supplementary advice	As per associated SAC / SPA, or underpinning SSSI(s)
Associated SSSIs	Abberton Reservoir SSSI
Site Overview	Abberton Reservoir is a 500 ha. storage reservoir approximately four miles south of Colchester. It is the largest freshwater body in Essex. Around 40,000 birds visit the reservoir annually and it is particularly important as a moulting and roosting site for wildfowl and waders, partly due to its proximity to the Essex Estuaries. It is also important as a staging point for birds on passage. The margins of parts of the reservoir have well-developed plant communities that provide important opportunities for feeding, nesting and shelter. In addition, there is a notable breeding population of cormorant, which also use the nearby estuaries for feeding. Water levels (etc.) in the reservoir are controlled according to an agreed operating plan; as part of a recent scheme to increase capacity, the original concrete banks have been removed and the shoreline re-profiled, creating extensive new areas of shallow wetland habitat for the site's waterfowl.
Qualifying Features / Ramsar criteria	<ul style="list-style-type: none"> - Crit. 5 - regularly supports 20,000 or more waterbirds - Crit. 6 - regularly supports 1% of the individuals in a population of one species/subspecies of waterbirds
Other interest features (SAC typical species, SPA supporting habitats, etc.)	As per SPA
Functional Land	As per SPA



ABBERTON RESERVOIR RAMSAR

Condition, Pressures,
Threats

As per SPA

BENFLEET AND SOUTHEND MARSHES SPA	
Site Code	UK9009171
Standard data form	Available at: https://jncc.gov.uk/jncc-assets/SPA-N2K/UK9009171.pdf
Conservation Objectives	Available at: http://publications.naturalengland.org.uk/publication/5954477588742144?category=6581547796791296
Site Improvement Plan	Available at: http://publications.naturalengland.org.uk/publication/5954477588742144?category=6581547796791296
Supplementary advice	Available at: https://designatedsites.naturalengland.org.uk/Marine/MarineSiteDetail.aspx?SiteCode=UK9009171
Associated SSSIs	Benfleet and Southend Marshes SSSI
Site Overview	This site is located on the north shore of the outer Thames Estuary, and covers an extensive area of saltmarsh, intertidal mudflats and shell banks, with associated supra-tidal grassland.
Qualifying Features / Ramsar criteria	<ul style="list-style-type: none"> - A137w: Ringed plover <i>Charadrius hiaticula</i> - A141w: Grey plover <i>Pluvialis squatarola</i> - A143w: Red knot <i>Calidris canutus</i> - A672w: Dunlin <i>Calidris alpina alpina</i> - A675w: Dark-bellied brent goose <i>Branta bernicla bernicla</i> - WATR: Waterbird assemblage
Other interest features (SAC typical species, SPA supporting habitats, etc.)	All site habitats
Functional Land	The SPA features are primarily associated with the mudflats and saltmarsh, although areas of grassland are used for foraging (particularly by Brent geese) and high-tide roosting. The presence of suitable low-lying grazing marsh along the outside of the site boundary also provides important supporting habitat for roosting.

BENFLEET AND SOUTHEND MARSHES SPA

Condition, Pressures, Threats

The majority of the site is in 'favourable' or 'unfavourable recovering' condition, with the latter generally being areas of saltmarsh that are under pressure from erosion. There are areas of saltmarsh near Canvey Island that are in 'unfavourable no change' condition due to coastal squeeze. The SIP indicates that the main pressures on the SPA features are coastal squeeze; general development; public disturbance; fisheries (particularly bait digging); and invasive species.

BENFLEET AND SOUTHEND MARSHES RAMSAR

Site Code	UK11006
Standard data form	Available at: https://jncc.gov.uk/jncc-assets/RIS/UK11006.pdf
Conservation Objectives	As per associated SAC / SPA, or underpinning SSSI(s)
Site Improvement Plan	As per associated SAC / SPA, or underpinning SSSI(s)
Supplementary advice	As per associated SAC / SPA, or underpinning SSSI(s)
Associated SSSIs	Benfleet and Southend Marshes SSSI
Site Overview	This site is located on the north shore of the outer Thames Estuary, and covers an extensive area of saltmarsh, intertidal mudflats and shell banks, with associated supra-tidal grassland.
Qualifying Features / Ramsar criteria	<ul style="list-style-type: none"> - Crit. 5 - regularly supports 20,000 or more waterbirds - Crit. 6 - regularly supports 1% of the individuals in a population of one species/subspecies of waterbirds
Other interest features (SAC typical species, SPA supporting habitats, etc.)	All site habitats
Functional Land	The SPA features are primarily associated with the mudflats and saltmarsh, although areas of grassland are used for foraging (particularly by Brent geese) and high-tide roosting. The presence of suitable low-lying grazing marsh along the outside of the site boundary also provides important supporting habitat for roosting.
Condition, Pressures, Threats	The majority of the site is in 'favourable' or 'unfavourable recovering' condition, with the latter generally being areas of saltmarsh that are under pressure from erosion. There are areas of saltmarsh near Canvey Island that are in 'unfavourable no change' condition due to coastal squeeze. The SIP indicates that the main pressures on the SPA features are coastal squeeze; general development; public disturbance; fisheries (particularly bait digging); and invasive species.

BLACKWATER ESTUARY (MID-ESSEX COAST PHASE 4) SPA

Site Code	UK9009245
Standard data form	Available at: https://jncc.gov.uk/jncc-assets/SPA-N2K/UK9009245.pdf
Conservation Objectives	Available at: http://publications.naturalengland.org.uk/publication/4888693533835264?category=6581547796791296
Site Improvement Plan	Available at: http://publications.naturalengland.org.uk/publication/4888693533835264?category=6581547796791296
Supplementary advice	Available at: https://designatedsites.naturalengland.org.uk/Marine/MarineSiteDetail.aspx?SiteCode=UK9009245
Associated SSSIs	Blackwater Estuary SSSI
Site Overview	<p>The Blackwater Estuary is the largest of the Essex Estuaries. The SPA includes extensive intertidal mudflats and the largest area of saltmarsh in Essex, as well as surrounding terrestrial habitats including grazing marsh, associated fleets and ditches, and semi-improved grassland. Shingle and shell banks and offshore islands are also a feature of the tidal flats. These areas provide a range of habitats for the site interest features. Much of the Blackwater saltmarsh is suffering erosion although in a number of locations managed realignment of the sea-defences is taking place, creating new estuarine habitat. The main breeding species (Little tern and Ringed plover) are associated with the shingle and shell banks and offshore islands, particularly (for Little tern) Mersea Island. The wintering species use all of the habitats at the site, particularly the saltmarsh (for roosting) and intertidal areas, although the associated grasslands are important foraging areas for Dark-bellied Brent geese. There is also some functional connectivity with other sites: Cormorants from the colony at Abberton Reservoir SPA take a large proportion of their food from here. The Golden plover population (recommended for inclusion as a feature by the SPA Review) is also thought to have functional connections with Abberton Reservoir SPA.</p>
Qualifying Features / Ramsar criteria	<ul style="list-style-type: none"> - A059r: Common pochard <i>Aythya ferina</i> - A082w: Hen harrier <i>Circus cyaneus</i> - A137r: Ringed plover <i>Charadrius hiaticula</i> - A141w: Grey plover <i>Pluvialis squatarola</i> - A195r: Little tern <i>Sterna albifrons</i> - A616w: Black-tailed godwit <i>Limosa limosa islandica</i> - A672w: Dunlin <i>Calidris alpina alpina</i>

BLACKWATER ESTUARY (MID-ESSEX COAST PHASE 4) SPA

- A675w: Dark-bellied brent goose *Branta bernicla bernicla*
- WATR: Waterbird assemblage

Other interest features (SAC typical species, SPA supporting habitats, etc.) All site habitats

Functional Land The SPA features are primarily associated with the mudflats and saltmarsh, although areas of grassland are used for foraging (particularly by Brent geese) and high-tide roosting. The presence of suitable low-lying grazing marsh along the outside of the site boundary also provides important supporting habitat for roosting.

Condition, Pressures, Threats The majority of the site is in 'favourable' or 'unfavourable recovering' condition, with the latter generally being areas of saltmarsh that are under pressure from erosion. There are areas of grassland on Osea Island intended to provide foraging opportunities for Brent geese that are in 'unfavourable declining' condition due to inappropriate management (e.g. insufficient grazing). The SIP indicates that the main pressures on the SPA features are coastal squeeze; general development; public disturbance; fisheries (particularly bait digging); and invasive species.

BLACKWATER ESTUARY (MID-ESSEX COAST PHASE 4) SPA

Site Code	UK11007
Standard data form	Available at: https://jncc.gov.uk/jncc-assets/RIS/UK11007.pdf
Conservation Objectives	As per associated SAC / SPA, or underpinning SSSI(s)
Site Improvement Plan	As per associated SAC / SPA, or underpinning SSSI(s)
Supplementary advice	As per associated SAC / SPA, or underpinning SSSI(s)
Associated SSSIs	Blackwater Estuary SSSI
Site Overview	<p>The Blackwater Estuary is the largest of the Essex Estuaries. The SPA includes extensive intertidal mudflats and the largest area of saltmarsh in Essex, as well as surrounding terrestrial habitats including grazing marsh, associated fleets and ditches, and semi-improved grassland. Shingle and shell banks and offshore islands are also a feature of the tidal flats. These areas provide a range of habitats for the site interest features. Much of the Blackwater saltmarsh is suffering erosion although in a number of locations managed realignment of the sea-defences is taking place, creating new estuarine habitat. The main breeding species (Little tern and Ringed plover) are associated with the shingle and shell banks and offshore islands, particularly (for Little tern) Mersea Island. The wintering species use all of the habitats at the site, particularly the saltmarsh (for roosting) and intertidal areas, although the associated grasslands are important foraging areas for Dark-bellied Brent geese. There is also some functional connectivity with other sites: Cormorants from the colony at Abberton Reservoir SPA take a large proportion of their food from here. The Golden plover population (recommended for inclusion as a feature by the SPA Review) is also thought to have functional connections with Abberton Reservoir SPA.</p>
Qualifying Features / Ramsar criteria	<ul style="list-style-type: none"> - Crit. 1 - sites containing representative, rare or unique wetland types - Crit. 2 - supports vulnerable, endangered, or critically endangered species or threatened eco. communities - Crit. 3 - supports populations of plant/animal species important for maintaining regional biodiversity - Crit. 5 - regularly supports 20,000 or more waterbirds - Crit. 6 - regularly supports 1% of the individuals in a population of one species/subspecies of waterbirds

BLACKWATER ESTUARY (MID-ESSEX COAST PHASE 4) SPA

Other interest features (SAC typical species, SPA supporting habitats, etc.)

The site meets Criteria 1 and 3 primarily due to the extensive saltmarsh communities that are present. The Criterion 2 features are the invertebrate fauna, primarily associated with the supra-tidal and terrestrial habitats (ditches and grazing marshes).

Functional Land

The bird features are primarily associated with the mudflats and saltmarsh, although areas of grassland are used for foraging (particularly by Brent geese) and high-tide roosting. The presence of suitable low-lying grazing marsh along the outside of the site boundary also provides important supporting habitat for roosting.

Condition, Pressures, Threats

As per SPA.

CROUCH AND ROACH ESTUARIES (MID-ESSEX COAST PHASE 3) SPA

Site Code	UK9009244
Standard data form	Available at: https://jncc.gov.uk/jncc-assets/SPA-N2K/UK9009244.pdf
Conservation Objectives	Available at: http://publications.naturalengland.org.uk/publication/5048504904843264?category=6581547796791296
Site Improvement Plan	Available at: http://publications.naturalengland.org.uk/publication/5048504904843264?category=6581547796791296
Supplementary advice	Available at: https://designatedsites.naturalengland.org.uk/Marine/MarineSiteDetail.aspx?SiteCode=UK9009244
Associated SSSIs	Crouch and Roach Estuaries SSSI, The Cliff, Burnham-On-Crouch SSSI
Site Overview	The Crouch and Roach Estuaries SPA covers a complex of salt marsh, grazing marsh and intertidal habitats that provide important feeding and roosting sites for large numbers of waders and waterfowl in winter, particularly Dark-bellied brent geese. Unlike the other local estuaries, the intertidal zones of the Crouch and Roach estuaries are relatively narrow and constrained by the sea walls, at least in their upper reaches. These intertidal areas remain important for the site interest features, however, and Dark-bellied brent geese also make extensive use of the adjacent saltmarsh and grazing marsh habitats; the areas of permanent, ley and rotational grassland included within the SPA are therefore essential for the conservation of this species' population. The site therefore includes a number of terrestrial areas used for roosting and foraging, including grassland within the Blue House Farm nature reserve (east of North Fambridge) and around Marsh Farm Country Park (south of South Woodham Ferrers).
Qualifying Features / Ramsar criteria	<ul style="list-style-type: none"> - A675w: Dark-bellied brent goose <i>Branta bernicla bernicla</i> - WATR: Waterbird assemblage
Other interest features (SAC typical species, SPA supporting habitats, etc.)	All site habitats.

CROUCH AND ROACH ESTUARIES (MID-ESSEX COAST PHASE 3) SPA

Functional Land

The bird features are primarily associated with the mudflats and saltmarsh, although areas of grassland are used for foraging (particularly by Brent geese) and high-tide roosting. The presence of suitable low-lying grazing marsh along the outside of the site boundary also provides important supporting habitat for roosting.

Condition, Pressures, Threats

The majority of the site is in 'favourable' or 'unfavourable recovering' condition, with the latter generally being areas of saltmarsh that are under pressure from erosion. There are four small areas of grazing marsh in 'unfavourable no change' condition due to inappropriate management (e.g. insufficient grazing). The SIP indicates that the main pressures on the SPA features are coastal squeeze; general development; public disturbance; fisheries (particularly bait digging); and invasive species.

CROUCH AND ROACH ESTUARIES (MID-ESSEX COAST PHASE 3) RAMSAR

Site Code	UK11058
Standard data form	Available at: https://jncc.gov.uk/jncc-assets/RIS/UK11058.pdf
Conservation Objectives	As per associated SAC / SPA, or underpinning SSSI(s)
Site Improvement Plan	As per associated SAC / SPA, or underpinning SSSI(s)
Supplementary advice	As per associated SAC / SPA, or underpinning SSSI(s)
Associated SSSIs	Crouch and Roach Estuaries SSSI, The Cliff, Burnham-On-Crouch SSSI
Site Overview	The Crouch and Roach Estuaries SPA covers a complex of salt marsh, grazing marsh and intertidal habitats that provide important feeding and roosting sites for large numbers of waders and waterfowl in winter, particularly Dark-bellied brent geese. Unlike the other local estuaries, the intertidal zones of the Crouch and Roach estuaries are relatively narrow and constrained by the sea walls, at least in their upper reaches. These intertidal areas remain important for the site interest features, however, and Dark-bellied brent geese also make extensive use of the adjacent saltmarsh and grazing marsh habitats; the areas of permanent, ley and rotational grassland included within the SPA are therefore essential for the conservation of this species' population. The site therefore includes a number of terrestrial areas used for roosting and foraging, including grassland within the Blue House Farm nature reserve (east of North Fambridge) and around Marsh Farm Country Park (south of South Woodham Ferrers).
Qualifying Features / Ramsar criteria	<ul style="list-style-type: none"> - Crit. 2 - supports vulnerable, endangered, or critically endangered species or threatened eco. communities - Crit. 5 - regularly supports 20,000 or more waterbirds - Crit. 6 - regularly supports 1% of the individuals in a population of one species/subspecies of waterbirds
Other interest features (SAC typical species, SPA supporting habitats, etc.)	All site habitats. The Criterion 2 features are the rare, vulnerable or endangered species of plant and invertebrates, which are predominantly associated with the supra-tidal and terrestrial habitats.

CROUCH AND ROACH ESTUARIES (MID-ESSEX COAST PHASE 3) RAMSAR

Functional Land

The bird features are primarily associated with the mudflats and saltmarsh, although areas of grassland are used for foraging (particularly by Brent geese) and high-tide roosting. The presence of suitable low-lying grazing marsh along the outside of the site boundary also provides important supporting habitat for roosting.

Condition, Pressures, Threats

The majority of the site is in 'favourable' or 'unfavourable recovering' condition, with the latter generally being areas of saltmarsh that are under pressure from erosion. There are four small areas of grazing marsh in 'unfavourable no change' condition due to inappropriate management (e.g. insufficient grazing). The SIP indicates that the main pressures on the SPA features are coastal squeeze; general development; public disturbance; fisheries (particularly bait digging); and invasive species.

DENGIE (MID-ESSEX COAST PHASE 1) SPA	
Site Code	UK9009242
Standard data form	Available at: https://jncc.gov.uk/jncc-assets/SPA-N2K/UK9009242.pdf
Conservation Objectives	Available at: http://publications.naturalengland.org.uk/publication/4829082877427712?category=6581547796791296
Site Improvement Plan	Available at: http://publications.naturalengland.org.uk/publication/4829082877427712?category=6581547796791296
Supplementary advice	Available at: https://designatedsites.naturalengland.org.uk/Marine/MarineSiteDetail.aspx?SiteCode=UK9009242
Associated SSSIs	Dengie SSSI
Site Overview	Dengie SPA is a large and unusually (for Essex) remote area of tidal mudflat and saltmarsh at the eastern end of the Dengie peninsula, between the Blackwater and Crouch Estuaries. It covers extensive intertidal flats and the largest continuous area of saltmarsh in Essex, and provides substantial and important feeding and roosting habitats for wintering populations of wildfowl and waders.
Qualifying Features / Ramsar criteria	<ul style="list-style-type: none"> - A082w: Hen harrier <i>Circus cyaneus</i> - A141w: Grey plover <i>Pluvialis squatarola</i> - A143w: Red knot <i>Calidris canutus</i> - A675w: Dark-bellied brent goose <i>Branta bernicla bernicla</i> - WATR: Waterbird assemblage
Other interest features (SAC typical species, SPA supporting habitats, etc.)	All site habitats.
Functional Land	The bird features are primarily associated with the mudflats and saltmarsh, although areas of grassland are used for foraging (particularly by Brent geese) and high-tide roosting. The presence of suitable low-lying grazing marsh along the outside of the site boundary also provides important supporting habitat for roosting.

DENGIE (MID-ESSEX COAST PHASE 1) SPA

Condition, Pressures, Threats

The majority of the site is in 'favourable' or 'unfavourable recovering' condition, with the latter generally being areas of saltmarsh that are under pressure from erosion. The SIP indicates that the main pressures on the SPA features of the Essex Estuaries are coastal squeeze; general development; public disturbance; fisheries (particularly bait digging); and invasive species, although public disturbance is thought to be less significant here due to the site's relative isolation compared to the other estuarine areas.

DENGIE (MID-ESSEX COAST PHASE 1) RAMSAR

Site Code	UK11018
Standard data form	Available at: https://jncc.gov.uk/jncc-assets/RIS/UK11018.pdf
Conservation Objectives	As per associated SAC / SPA, or underpinning SSSI(s)
Site Improvement Plan	As per associated SAC / SPA, or underpinning SSSI(s)
Supplementary advice	As per associated SAC / SPA, or underpinning SSSI(s)
Associated SSSIs	Dengie SSSI
Site Overview	Dengie is a large and unusually (for Essex) remote area of tidal mudflat and saltmarsh at the eastern end of the Dengie peninsula, between the Blackwater and Crouch Estuaries. It covers extensive intertidal flats and the largest continuous area of saltmarsh in Essex, and provides substantial and important feeding and roosting habitats for wintering populations of wildfowl and waders.
Qualifying Features / Ramsar criteria	<ul style="list-style-type: none"> - Crit. 1 - sites containing representative, rare or unique wetland types - Crit. 2 - supports vulnerable, endangered, or critically endangered species or threatened eco. communities - Crit. 3 - supports populations of plant/animal species important for maintaining regional biodiversity - Crit. 5 - regularly supports 20,000 or more waterbirds - Crit. 6 - regularly supports 1% of the individuals in a population of one species/subspecies of waterbirds
Other interest features (SAC typical species, SPA supporting habitats, etc.)	All site habitats. The site meets Criteria 1 and 3 primarily due to the extensive saltmarsh communities that are present, with Criterion 2 being met by the assemblage of rare coastal flora.
Functional Land	The bird features are primarily associated with the mudflats and saltmarsh, although areas of grassland are used for foraging (particularly by Brent geese) and high-tide roosting. The presence of suitable low-lying grazing marsh along the outside of the site boundary also provides important supporting habitat for roosting.



DENGIE (MID-ESSEX COAST PHASE 1) RAMSAR

Condition, Pressures,
Threats

As per SPA.

EPHING FOREST SAC	
Site Code	UK0012720
Standard data form	Available at: https://jncc.gov.uk/jncc-assets/SAC-N2K/UK0012720.pdf
Conservation Objectives	Available at: http://publications.naturalengland.org.uk/publication/5908284745711616?category=6581547796791296
Site Improvement Plan	Available at: http://publications.naturalengland.org.uk/publication/5908284745711616?category=6581547796791296
Supplementary advice	Available at: https://designatedsites.naturalengland.org.uk/TerrestrialAdvicePDFs/UK0012720.pdf
Associated SSSIs	Epping Forest SSSI
Site Overview	Epping Forest is one of the few remaining large-scale examples of ancient wood-pasture in lowland Britain, and has retained habitats of high nature conservation value including ancient semi-natural woodland, old grassland plains and scattered wetland. The SAC covers a series of semi-natural woodland and grassland blocks between Wanstead in London (near the A12) and the M25 at Epping.
Qualifying Features / Ramsar criteria	<ul style="list-style-type: none"> - H4010: Northern Atlantic wet heaths with <i>Erica tetralix</i> - H4030: European dry heaths - H9120: Atlantic acidophilous beech forests with <i>Ilex</i> and sometimes also <i>Taxus</i> in the shrublayer (<i>Quercion roboretanae</i> or <i>Ilici-Fagenion</i>) - S1083: Stag beetle <i>Lucanus cervus</i>
Other interest features (SAC typical species, SPA supporting habitats, etc.)	Typical species of the habitats are identified in the SACO; typically these are the representative NVC communities.
Functional Land	No specific areas of functional land are identified, although a permeable landscape of woodland blocks will support the integrity of the stag beetle population.

EPPING FOREST SAC

Condition, Pressures, Threats

The key pressures currently affecting the site (based on the SIP) are air pollution, management (undergrazing), and visitor pressure. All of the SSSI units where air pollution is identified as a key issue in an 'unfavourable' condition assessment are in the southern area of the Forest, between Chingford and Wanstead, rather than those areas near the M25.

ESSEX ESTUARIES SAC	
Site Code	UK0013690
Standard data form	Available at: https://jncc.gov.uk/jncc-assets/SAC-N2K/UK0013690.pdf
Conservation Objectives	Available at: http://publications.naturalengland.org.uk/publication/4781199427895296?category=6581547796791296
Site Improvement Plan	Available at: http://publications.naturalengland.org.uk/publication/4781199427895296?category=6581547796791296
Supplementary advice	Available at: https://designatedsites.naturalengland.org.uk/Marine/MarineSiteDetail.aspx?SiteCode=UK0013690
Associated SSSIs	Blackwater Estuary SSSI; Colne Estuary SSSI; Crouch and Roach Estuaries SSSI; Dengie SSSI; Foulness SSSI
Site Overview	The Essex Estuaries SAC covers the major estuaries of the rivers Colne, Blackwater, Crouch and Roach and the associated intertidal and subtidal habitats. The dominant habitat components are therefore the estuaries themselves; extensive intertidal mud and sandflats with a range of sediments and biotopes; and a range of saltmarsh habitats at various successional stages, for which it is considered one of the best sites in the UK. The saltmarsh at the site is known to be generally eroding, due to sea level rise, and so realignment and habitat creation schemes associated with the Shoreline Management Plan and Regional Habitat Creation Programme are an important component of the drive to achieve favourable condition.
Qualifying Features / Ramsar criteria	<ul style="list-style-type: none"> - H1110: Sandbanks which are slightly covered by sea water all the time - H1130: Estuaries - H1140: Mudflats and sandflats not covered by seawater at low tide - H1310: <i>Salicornia</i> and other annuals colonizing mud and sand - H1320: <i>Spartina</i> swards (<i>Spartinion maritima</i>) - H1330: Atlantic salt meadows (<i>Glauco-Puccinellietalia maritima</i>) - H1420: Mediterranean and thermo-Atlantic halophilous scrubs (<i>Sarcocornetea fruticosi</i>)
Other interest features (SAC typical species, SPA supporting habitats, etc.)	<p>The 'supplementary advice' indicates that the 'typical species' of the site include:</p> <ul style="list-style-type: none"> ■ For the <i>Salicornia</i> and other annuals colonizing mud and sand feature: Flora: Sea Aster <i>Aster tripolium</i>, Common saltmarsh-grass <i>Puccinellia maritima</i>, Glasswort <i>Salicornia</i> species, Herbaceous seepweed <i>Sueada maritima</i>, Sea purslane <i>Halimione portulacoides</i>, Ephemeral salt-marsh vegetation with <i>Sagina maritima</i>.

ESSEX ESTUARIES SAC

- For the *Spartina* swards (*Spartinion maritimae*) feature: Flora: Small cordgrass *Spartina maritima*, Smooth cord grass *S. alterniflora* and *Arthrocnemum perenne*.
- For the Atlantic salt meadows (*Glauco-Puccinellietalia maritimae*) feature: Flora: Transitional low-marsh vegetation with *Puccinellia maritima* annual *Salicornia* species and *Suaeda maritima*; and *Eleocharis uniglumis* salt-marsh community.
- For the Mediterranean and thermo-Atlantic halophilous scrubs (*Sarcocornetea fruticosi*) feature: Flora: Shrubby sea-blite *Suaeda vera*, Chickenclaws *Sarcocornia perennis*, Sea lavender *Limonium* species and saltbush *Atriplex* species.

Functional Land

No specific non-designated areas of land outside the site boundary are identified as being functionally important to the maintenance of site integrity, although the need to maintain or restore the connectivity of estuarine features to surrounding rivers, freshwater, marine and coastal habitats is noted.

Condition, Pressures, Threats

The SSSIs units underpinning the SAC are predominantly in 'favourable' or 'unfavourable recovering' condition. Units in 'unfavourable no change' or 'unfavourable declining' condition are categorised as such primarily due to local land management issues (birds population declining). The SIP identifies several pressures and threats to site integrity, the following of which may be potentially influenced by the Local Plan:

- Coastal squeeze (rising sea levels);
- Public access/disturbance (land- and water-based activities);
- Fisheries: commercial marine and estuarine (commercial fishing activities and Bottom towed fishing gear);
- Planning permission: general;
- Changes in species distribution (decline in waterbird species may be due to climate change);
- Invasive species (Pacific oyster, American whelk tingle, Slipper limpet and *Spartina* sp.);
- Fisheries: recreational marine and estuarine (Recreational bait digging);
- Air pollution (atmospheric nitrogen deposition).

FOULNESS (MID-ESSEX COAST PHASE 5) SPA

Site Code

UK9009246

FOULNESS (MID-ESSEX COAST PHASE 5) SPA

Standard data form Available at: <https://jncc.gov.uk/jncc-assets/SPA-N2K/UK9009246.pdf>

Conservation Objectives Available at: <http://publications.naturalengland.org.uk/publication/5131941422563328?category=6581547796791296>

Site Improvement Plan Available at: <http://publications.naturalengland.org.uk/publication/5131941422563328?category=6581547796791296>

Supplementary advice Available at: <https://designatedsites.naturalengland.org.uk/Marine/MarineSiteDetail.aspx?SiteCode=UK9009246>

Associated SSSIs Foulness SSSI

Site Overview Foulness SPA covers a complex and extensive area of intertidal sand-silt flats, saltmarsh, shell banks, grazing marshes, grassland, islands and creeks. The flats are particularly important for wintering birds with the network of islands, creeks and grazing land providing sheltered feeding and roosting sites. Several of the breeding species (Little tern, Common tern, Sandwich tern, Ringed plover) are associated with the shingle and shell banks, particularly around Foulness Point and Maplin Sands, with Avocet also using the complex matrix of intertidal and supra-tidal habitats. These areas are also important high-tide roosts for birds from this SPA and from the Crouch, Roach and Thames estuaries. The site is owned by the Ministry of Defence and so access is partly restricted, which further increases its relative value in the area.

Qualifying Features / Ramsar criteria

- **A082w: Hen harrier *Circus cyaneus***
- **A130w: Eurasian oystercatcher *Haematopus ostralegus***
- **A132w: Pied avocet *Recurvirostra avosetta***
- A132r: Pied avocet *Recurvirostra avosetta*
- **A137r: Ringed plover *Charadrius hiaticula***
- **A141w: Grey plover *Pluvialis squatarola***
- **A143w: Red knot *Calidris canutus***
- **A157w: Bar-tailed godwit *Limosa lapponica***
- **A162w: Common redshank *Tringa totanus***
- **A191r: Sandwich tern *Sterna sandvicensis***
- **A193r: Common tern *Sterna hirundo***
- **A195r: Little tern *Sterna albifrons***

FOULNESS (MID-ESSEX COAST PHASE 5) SPA

- A675w: Dark-bellied brent goose *Branta bernicla bernicla*
- WATR: Waterbird assemblage

Other interest features (SAC typical species, SPA supporting habitats, etc.)

The supplementary advice documents indicate that the within-site supporting habitats for the qualifying features include: Atlantic salt meadows (*Glauco-Puccinellietalia maritima*), Freshwater and coastal grazing marsh, Intertidal coarse sediment, Intertidal mixed sediments, Intertidal mud, Intertidal sand and muddy sand, Intertidal seagrass beds, Mediterranean and thermo-Atlantic halophilous scrubs (*Sarcocornetea fruticosi*), *Salicornia* and other annuals colonising mud and sand, *Spartina* swards (*Spartinion maritima*), Subtidal seagrass beds, Intertidal biogenic reef: mussel beds, Intertidal stony reef, cockle banks

Functional Land

With regard to ‘functional habitats’, specific areas of functional land are identified:

- Dark-bellied brent goose: Access to functionally-linked non-SPA grassland and agricultural land may be important.
- Hen harrier: for the species, the habitat to feed is grassland/grazing marsh, but is not within this site, so this feature is reliant on a mosaic of habitats including grazing marsh, grassland with scattered scrub, rough margins and saltmarsh available throughout the suite of SPAs that make up the Mid-Essex coastal sites and functionally-linked arable land.
- Ringed plover: Breeding ringed plover use shingle, pebble and cockle shell beaches/spits for breeding, and saltmarsh and intertidal areas for feeding. In this site, these habitats are located in close proximity and suitable habitat is also available for the feature to feed, nest and roost offsite within adjacent SPAs

Condition, Pressures, Threats

The SSSIs units underpinning the SPA are in ‘favourable’, ‘unfavourable-recovering’, ‘unfavourable-no change’ and ‘unfavourable-declining’ condition. The SIP⁹⁵ identifies several pressures and threats to site integrity, the following of which may be potentially influenced by the Local Plan:

- Coastal squeeze (rising sea levels);
- Public access/disturbance (land- and water-based activities);
- Fisheries: commercial marine and estuarine (commercial fishing activities and Bottom towed fishing gear);
- Planning permission: general;
- Changes in species distribution (decline in waterbird species may be due to climate change);

⁹⁵ [SIP150401FINALv1.0 Essex Estuaries \(2\).pdf](#)

FOULNESS (MID-ESSEX COAST PHASE 5) SPA

- Invasive species (Pacific oyster, American whelk tingle, Slipper limpet and *Spartina* sp.);
- Fisheries: recreational marine and estuarine (Recreational bait digging);
- Air pollution (atmospheric nitrogen deposition).

FOULNESS (MID-ESSEX COAST PHASE 5) RAMSAR

Site Code	UK11026
Standard data form	Available at: https://jncc.gov.uk/jncc-assets/RIS/UK11026.pdf
Conservation Objectives	As per associated SAC / SPA, or underpinning SSSI(s)
Site Improvement Plan	As per associated SAC / SPA, or underpinning SSSI(s)
Supplementary advice	As per associated SAC / SPA, or underpinning SSSI(s)
Associated SSSIs	Foulness SSSI
Site Overview	This site is coincident with the Foulness SPA. The bird interest features of this site (Criteria 5 and 6) are essentially the same as for the Foulness SPA (see above). The site meets Criteria 1 and 3 primarily due to the extensive saltmarsh communities that are present. The Criterion 2 features are the invertebrate fauna, primarily associated with the supra-tidal and terrestrial habitats (ditches and grazing marshes). The main pressures on the Ramsar interest features will be the same as for the Essex Estuaries SAC and the Foulness SPA.
Qualifying Features / Ramsar criteria	<ul style="list-style-type: none"> - Crit. 1 - sites containing representative, rare or unique wetland types - Crit. 2 - supports vulnerable, endangered, or critically endangered species or threatened eco. communities - Crit. 3 - supports populations of plant/animal species important for maintaining regional biodiversity - Crit. 5 - regularly supports 20,000 or more waterbirds - Crit. 6 - regularly supports 1% of the individuals in a population of one species/subspecies of waterbirds
Other interest features (SAC typical species, SPA supporting habitats, etc.)	The supplementary advice documents indicate that the within-site supporting habitats for the qualifying features include: Atlantic salt meadows (<i>Glauco-Puccinellietalia maritimae</i>), Freshwater and coastal grazing marsh, Intertidal coarse sediment, Intertidal mixed sediments, Intertidal mud, Intertidal sand and muddy sand, Intertidal seagrass beds, Mediterranean and thermo-Atlantic halophilous scrubs (<i>Sarcocornetea fruticosi</i>), <i>Salicornia</i> and other annuals colonising mud and sand, <i>Spartina</i> swards (<i>Spartinion maritimae</i>), Subtidal seagrass beds, Intertidal biogenic reef: mussel beds, Intertidal stony reef, cockle banks

FOULNESS (MID-ESSEX COAST PHASE 5) RAMSAR

Functional Land

With regard to ‘functional habitats’, specific areas of functional land are identified:

- Dark-bellied brent goose: Access to functionally-linked non-SPA grassland and agricultural land may be important.
- Hen harrier: for the species, the habitat to feed is grassland/grazing marsh, but is not within this site, so this feature is reliant on a mosaic of habitats including grazing marsh, grassland with scattered scrub, rough margins and saltmarsh available throughout the suite of SPAs that make up the Mid-Essex coastal sites and functionally-linked arable land.
- Ringed plover: Breeding ringed plover use shingle, pebble and cockle shell beaches/spits for breeding, and saltmarsh and intertidal areas for feeding. In this site, these habitats are located in close proximity and suitable habitat is also available for the feature to feed, nest and roost offsite within adjacent SPAs

Condition, Pressures, Threats

The SSSIs units underpinning the SPA are in ‘favourable’, ‘unfavourable-recovering’, ‘unfavourable-no change’ and ‘unfavourable-declining’ condition. The SIP identifies several pressures and threats to site integrity, the following of which may be potentially influenced by the Local Plan:

- Coastal squeeze (rising sea levels);
- Public access/disturbance (land- and water-based activities);
- Fisheries: commercial marine and estuarine (commercial fishing activities and Bottom towed fishing gear);
- Planning permission: general;
- Changes in species distribution (decline in waterbird species may be due to climate change);
- Invasive species (Pacific oyster, American whelk tingle, Slipper limpet and *Spartina* sp.);
- Fisheries: recreational marine and estuarine (Recreational bait digging);
- Air pollution (atmospheric nitrogen deposition).

OUTER THAMES ESTUARY SPA	
Site Code	UK9020309
Standard data form	Available at: https://jncc.gov.uk/jncc-assets/SPA-N2K/UK9020309.pdf
Conservation Objectives	Available at: http://publications.naturalengland.org.uk/publication/4927106139029504?category=6528471664689152
Site Improvement Plan	Available at: http://publications.naturalengland.org.uk/publication/4927106139029504?category=6528471664689152
Supplementary advice	Available at: https://designatedsites.naturalengland.org.uk/Marine/MarineSiteDetail.aspx?SiteCode=UK9020309
Associated SSSIs	Benfleet and Southend Marshes SSSI; Corton Cliffs SSSI; Crouch and Roach Estuaries SSSI; Dengie SSSI; Foulness SSSI; Great Yarmouth North Denes SSSI; Minsmere-Walberswick Heaths and Marshes SSSI; Pakefield to Easton Bavents SSSI; The Cliff, Burnham-On-Crouch SSSI
Site Overview	The Outer Thames Estuary SPA was initially designated for its wintering population of red-throated diver, but has been extended to include foraging areas used by breeding tern species associated with SPAs on the Norfolk and Essex coasts. These extensions include areas that may be affected by the CCC plan, specifically sections of the Crouch and Roach estuaries that are used for foraging by common terns from Foulness SPA. The Outer Thames Estuary SPA now covers all of the Roach estuary and the Crouch downstream of North Fambridge.
Qualifying Features / Ramsar criteria	<ul style="list-style-type: none"> - A001w: Red-throated diver <i>Gavia stellata</i> - A193r: Common tern <i>Sterna hirundo</i> - A195r: Little tern <i>Sterna albifrons</i>
Other interest features (SAC typical species, SPA supporting habitats, etc.)	The supplementary advice documents indicate that the within-site supporting habitats for the qualifying features include: subtidal sand, subtidal coarse sediment, subtidal mixed sediments, subtidal mud, circalittoral rock and water column, shallow subtidal waters and on land, islands, beaches and inland bodies of freshwater.
Functional Land	No specific area of functional land are identified; however a permeable landscape and habitat linkages to facilitate movement of birds between the SPA and any off-site supporting habitat is considered critical to the breeding success and to adult fitness and survival.

OUTER THAMES ESTUARY SPA

Condition, Pressures, Threats

The SSSIs units underpinning the SPA are predominantly in 'favourable' or 'unfavourable recovering' condition. Units in 'unfavourable no change' or 'unfavourable declining' condition are categorised as such primarily due to local land management issues (undergrazing of grasslands or water pollution). The pressures and threats typically relate to local land management issues that will not be influenced by the Local Plan.

THAMES ESTUARY AND MARSHES SPA

Site Code	UK9012021
Standard data form	Available at: https://jncc.gov.uk/jncc-assets/SPA-N2K/UK9012021.pdf
Conservation Objectives	Available at: http://publications.naturalengland.org.uk/publication/4698344811134976?category=6581547796791296
Site Improvement Plan	Available at: http://publications.naturalengland.org.uk/publication/4698344811134976?category=6581547796791296
Supplementary advice	Available at: https://designatedsites.naturalengland.org.uk/Marine/MarineSiteDetail.aspx?SiteCode=UK9012021
Associated SSSIs	Mucking Flats and Marshes SSSI, South Thames Estuary and Marshes SSSI
Site Overview	The majority of the Thames Estuary and Marshes SPA is located on the southern side of the Thames estuary. The site is dominated by extensive intertidal mudflats with fringing saltmarsh, with associated terrestrial habitats including grazing marsh; complex channels, fleets and ditches; and semi-improved grassland. A series of disused quarry pits have been transformed to create an extensive series of ponds and lakes at Cliffe Pools. These areas provide a variety of habitat types, which are important feeding and roosting sites for the large populations of bird species that use this site, including those during the spring and autumn migration periods.
Qualifying Features / Ramsar criteria	<ul style="list-style-type: none"> - A082w: Hen harrier <i>Circus cyaneus</i> - A132w: Pied avocet <i>Recurvirostra avosetta</i> - A137c: Ringed plover <i>Charadrius hiaticula</i> - A141w: Grey plover <i>Pluvialis squatarola</i> - A143w: Red knot <i>Calidris canutus</i> - A162w: Common redshank <i>Tringa totanus</i> - A616w: Black-tailed godwit <i>Limosa limosa islandica</i> - A672w: Dunlin <i>Calidris alpina alpina</i> - WATR: Waterbird assemblage

THAMES ESTUARY AND MARSHES SPA

Other interest features (SAC typical species, SPA supporting habitats, etc.)

The supplementary advice indicates that the within-site supporting habitats for the qualifying features are principally: coastal lagoons, coastal reedbeds, freshwater and coastal grazing marsh, intertidal mixed sediments, intertidal sand and muddy sand, *Salicornia* and other annuals colonising mud and sand, *Spartina* swards (*Spartinion maritimae*).

Functional Land

Specific areas of functional land are identified for Black-tailed godwit (Holehaven Creek SSSI).

Condition, Pressures, Threats

The SSSIs units underpinning the SPA and Ramsar are in ‘favourable’, ‘favourable-recovering’, ‘unfavourable-no change’ and ‘unfavourable-declining’ condition. The SIP identifies several pressures and threats to site integrity, the following of which may be potentially influenced by the Local Plan:

- Public access/disturbance (boating and watersports, walking and fishing);
- Air pollution (atmospheric nitrogen deposition).

THAMES ESTUARY AND MARSHES RAMSAR

Site Code	UK11069
Standard data form	Available at: https://jncc.gov.uk/jncc-assets/RIS/UK11069.pdf
Conservation Objectives	As per associated SAC / SPA, or underpinning SSSI(s)
Site Improvement Plan	As per associated SAC / SPA, or underpinning SSSI(s)
Supplementary advice	As per associated SAC / SPA, or underpinning SSSI(s)
Associated SSSIs	Mucking Flats and Marshes SSSI, South Thames Estuary and Marshes SSSI
Site Overview	This site is largely coincident with the Thames Estuary and Marshes SPA. The bird interest features of this site (Criteria 5 and 6) are essentially the same as for the Thames Estuary and Marshes SPA (see above). The site meets Criterion 2 principally though the rarer plants and invertebrates that are primarily associated with the supra-tidal and terrestrial habitats (ditches and grazing marshes).
Qualifying Features / Ramsar criteria	<ul style="list-style-type: none"> - Crit. 2 - supports vulnerable, endangered, or critically endangered species or threatened eco. communities - Crit. 5 - regularly supports 20,000 or more waterbirds - Crit. 6 - regularly supports 1% of the individuals in a population of one species/subspecies of waterbirds
Other interest features (SAC typical species, SPA supporting habitats, etc.)	The supplementary advice indicates that the within-site supporting habitats for the qualifying features are principally: coastal lagoons, coastal reedbeds, freshwater and coastal grazing marsh, intertidal mixed sediments, intertidal sand and muddy sand, <i>Salicornia</i> and other annuals colonising mud and sand, <i>Spartina</i> swards (<i>Spartinion maritimae</i>).
Functional Land	Specific areas of functional land are identified for Black-tailed godwit (Holehaven Creek SSSI).
Condition, Pressures, Threats	<p>The SSSIs units underpinning the SPA and Ramsar are in ‘favourable’, ‘favourable-recovering’, ‘unfavourable-no change’ and ‘unfavourable-declining’ condition. The SIP identifies several pressures and threats to site integrity, the following of which may be potentially influenced by the Local Plan:</p> <ul style="list-style-type: none"> ■ Public access/disturbance (boating and watersports, walking and fishing); ■ Air pollution (atmospheric nitrogen deposition).



Appendix B

SUMMARY OF INITIAL SCREENING OF PRE-SUBMISSION DRAFT POLICIES



APPENDIX B – SUMMARY OF INITIAL SCREENING OF PRE-SUBMISSION DRAFT POLICIES

Key

	No effect or no LSE – policy will not or cannot affect any European sites and can therefore be screened out (subject to a brief review of the final policy prior to adoption).
	Policies with mitigating/moderating elements that do not have significant effects but which are relied on (at least in part) to ensure that significant or significant adverse effects from specific pathways do not occur; these are examined through AA.
	Policies that have potential pathways for effects that require examination through appropriate assessment; note, this does not imply such policies will have adverse effects or even (potentially) significant effects; rather it is an assessment flag.

Note, policies are listed in the order they appear in the Pre-Submission draft Local Plan.

Policy	Screening Summary	Notes
S1 SPATIAL PRINCIPLES	No LSE	General statement of policy / General design / guidance criteria or policies that cannot lead to or trigger development.
S2 ADDRESSING CLIMATE CHANGE AND FLOOD RISK	No LSE*	Protective policy; no pathway for effects but contains mitigating elements that are examined through AA.
S14 HEALTH AND WELLBEING	No LSE	General statement of policy / General design / guidance criteria or policies that cannot lead to or trigger development.
S15 CREATING SUCCESSFUL PLACES	No LSE	General statement of policy / General design / guidance criteria or policies that cannot lead to or trigger development.
S3 CONSERVING AND ENHANCING THE HISTORIC ENVIRONMENT	No LSE	Protective policy; no pathway for effects.
S4 CONSERVING AND ENHANCING THE NATURAL ENVIRONMENT	No LSE*	Protective policy; no pathway for effects but contains mitigating elements that are examined through AA.
S5 PROTECTING AND ENHANCING COMMUNITY ASSETS	No LSE	General statement of policy / General design / guidance criteria or policies that cannot lead to or trigger development.

Policy	Screening Summary	Notes
S6 HOUSING AND EMPLOYMENT REQUIREMENTS	Uncertain (i/c)	This policy underpins the growth intentions for the CCC area and therefore is linked to the consideration of possible in combination effects due to recreational pressure.
S7 THE SPATIAL STRATEGY	Uncertain (i/c)	This policy underpins the spatial distribution of growth; the principal aspect of potential conflict is the inclusion of South Woodham Ferrers in the top tier hierarchy, although this is arguably reasonable given that it is the main settlement area outside Chelmsford. This aspect is explored further.
S8 DELIVERING ECONOMIC GROWTH	No LSE	General statement of policy / General design / guidance criteria or policies that cannot lead to or trigger development.
S16 CONNECTIVITY AND TRAVEL	No LSE	General statement of policy / General design / guidance criteria or policies that cannot lead to or trigger development.
S9 INFRASTRUCTURE REQUIREMENTS	No LSE*	General statement of policy / General design / guidance criteria or policies that cannot lead to or trigger development but contains mitigating elements that are examined through AA.
S10 SECURING INFRASTRUCTURE AND IMPACT MITIGATION	No LSE*	General statement of policy / General design / guidance criteria or policies that cannot lead to or trigger development but contains mitigating elements that are examined through AA.
S11 THE ROLE OF THE COUNTRYSIDE	No LSE	Protective policy; no pathway for effects.
S12 ROLE OF CITY, TOWN AND NEIGHBOURHOOD CENTRES	No LSE	General statement of policy / General design / guidance criteria or policies that cannot lead to or trigger development.
S17 FUTURE OF CHELMSFORD CITY CENTRE	No LSE	General statement of policy / General design / guidance criteria or policies that cannot lead to or trigger development.
S13 MONITORING AND REVIEW	No LSE	General statement of policy / General design / guidance criteria or policies that cannot lead to or trigger development.
DM1 SIZE AND TYPE OF HOUSING	No LSE	General design / guidance criteria for allocation plot; low risk of 'in combination' effects (regional visitor pressure issues)
DM2 AFFORDABLE HOUSING AND EXCEPTION SITES	No LSE	General design / guidance criteria for allocation plot; low risk of 'in combination' effects (regional visitor pressure issues)

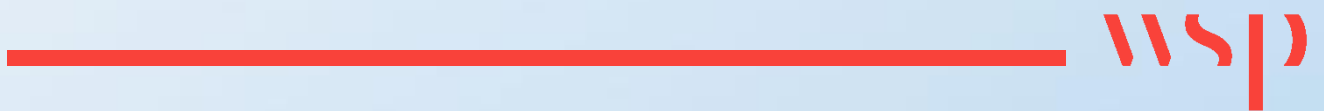
Policy	Screening Summary	Notes
DM3 GYPSY, TRAVELLER AND TRAVELLING SHOWPEOPLE SITES	No LSE	General design / guidance criteria for allocation plot; low risk of 'in combination' effects (regional visitor pressure issues)
DM4 EMPLOYMENT AREAS AND RURAL EMPLOYMENT AREAS	No LSE	General design / guidance criteria for allocation plot; low risk of 'in combination' effects (regional visitor pressure issues)
DM5 DESIGNATED CENTRES	No LSE	General design / guidance criteria for allocation plot; low risk of 'in combination' effects (regional visitor pressure issues)
DM6 NEW DEVELOPMENT IN THE GREEN BELT	No LSE	General design / guidance criteria for allocation plot; low risk of 'in combination' effects (regional visitor pressure issues)
DM7 NEW BUILDINGS AND STRUCTURES IN THE GREEN WEDGE	No LSE	General design / guidance criteria for allocation plot; low risk of 'in combination' effects (regional visitor pressure issues)
DM8 NEW BUILDINGS AND STRUCTURES IN THE RURAL AREA	No LSE	General design / guidance criteria for allocation plot; low risk of 'in combination' effects (regional visitor pressure issues)
DM9 INFILLING IN THE GREEN BELT, GREEN WEDGE AND RURAL AREA	No LSE	General design / guidance criteria for allocation plot; low risk of 'in combination' effects (regional visitor pressure issues)
DM10 CHANGE OF USE (LAND AND BUILDINGS) AND ENGINEERING OPERATIONS	No LSE	General design / guidance criteria for allocation plot; low risk of 'in combination' effects (regional visitor pressure issues)
DM11 EXTENSIONS TO EXISTING BUILDINGS WITHIN THE GREEN BELT, GREEN WEDGE AND RURAL AREA	No LSE	General design / guidance criteria for allocation plot; low risk of 'in combination' effects (regional visitor pressure issues)
DM12 RURAL AND AGRICULTURAL/FORESTRY WORKERS' DWELLINGS	No LSE	General design / guidance criteria for allocation plot; low risk of 'in combination' effects (regional visitor pressure issues)
DM13 DESIGNATED HERITAGE ASSETS	No LSE	General design / guidance criteria for allocation plot; low risk of 'in combination' effects (regional visitor pressure issues)
DM14 NON-DESIGNATED HERITAGE ASSETS	No LSE	General design / guidance criteria for allocation plot; low risk of 'in combination' effects (regional visitor pressure issues)

Policy	Screening Summary	Notes
DM15 ARCHAEOLOGY	No LSE	General design / guidance criteria for allocation plot; low risk of 'in combination' effects (regional visitor pressure issues)
DM16 PROTECTION AND PROMOTION OF ECOLOGY, NATURE AND BIODIVERSITY	No LSE*	Protective policy; no pathway for effects but contains mitigating elements that are examined through AA.
DM17 TREES, WOODLAND AND LANDSCAPE FEATURES	No LSE	Protective policy; no pathway for effects.
DM18 FLOODING/SUDS	No LSE	General design / guidance criteria for allocation plot; low risk of 'in combination' effects (regional visitor pressure issues)
DM19 RENEWABLE AND LOW CARBON ENERGY	No LSE	General design / guidance criteria for allocation plot; low risk of 'in combination' effects (regional visitor pressure issues)
DM20 DELIVERING COMMUNITY FACILITIES	No LSE	General design / guidance criteria for allocation plot; low risk of 'in combination' effects (regional visitor pressure issues)
DM21 PROTECTING COMMUNITY FACILITIES	No LSE	General design / guidance criteria for allocation plot; low risk of 'in combination' effects (regional visitor pressure issues)
DM22 EDUCATION ESTABLISHMENTS	No LSE	General design / guidance criteria for allocation plot; low risk of 'in combination' effects (regional visitor pressure issues)
DM23 HIGH QUALITY AND INCLUSIVE DESIGN	No LSE	General design / guidance criteria for allocation plot; low risk of 'in combination' effects (regional visitor pressure issues)
DM24 DESIGN AND PLACE SHAPING PRINCIPLES IN MAJOR DEVELOPMENTS	No LSE	General design / guidance criteria for allocation plot; low risk of 'in combination' effects (regional visitor pressure issues)
DM25 SUSTAINABLE BUILDINGS	No LSE	General design / guidance criteria for allocation plot; low risk of 'in combination' effects (regional visitor pressure issues)
DM31 NET ZERO CARBON DEVELOPMENT (IN OPERATION)	No LSE	General statement of policy / General design / guidance criteria or policies that cannot lead to or trigger development.
DM26 DESIGN SPECIFICATION FOR DWELLINGS	No LSE	General design / guidance criteria for allocation plot; low risk of 'in combination' effects (regional visitor pressure issues)

Policy	Screening Summary	Notes
DM27 PARKING STANDARDS	No LSE	General design / guidance criteria for allocation plot; low risk of 'in combination' effects (regional visitor pressure issues)
DM28 TALL BUILDINGS	No LSE	General design / guidance criteria for allocation plot; low risk of 'in combination' effects (regional visitor pressure issues)
DM29 PROTECTING LIVING AND WORKING ENVIRONMENTS	No LSE	General design / guidance criteria for allocation plot; low risk of 'in combination' effects (regional visitor pressure issues)
DM30 CONTAMINATION AND POLLUTION	No LSE	General design / guidance criteria for allocation plot; low risk of 'in combination' effects (regional visitor pressure issues)

Appendix C

REVIEW OF PLANS AND PROGRAMMES





APPENDIX C – REVIEW OF PLANS AND PROGRAMMES

Table C-1 - Plans and programmes considered for potential ‘in combination’ effects with the Draft Pre-Submission Local Plan

Plan	Summary	Plan HRA conclusions*	Potential for i/c effects?	Notes / Assessment
Essex and Suffolk Water (2024) Emerging Water Resources Management Plan	The Essex and Suffolk Water WRMP demonstrates how in the medium to long new resources intend to be developed, leakage tackled and sensible water use promoted through metering and water efficiency campaigns. The long term strategy is to increase the robustness of the water resources network to climate change and reduce unsustainable abstractions.	No adverse effect.	No	ESW’s WRMP for the next 25 years explicitly accounts for any reductions in abstraction that are required to safeguard European sites (see Section 3) and for the growth predicted by the Local Plan and other LPA local plans in its forecasting. Therefore, the future water resource requirements of Chelmsford are factored into the abstraction regime, such that they will not affect European sites (i.e. the growth provided for by the Local Plan is in line with predictions and will not increase water resources pressure on any European sites, alone or in combination).

Plan	Summary	Plan HRA conclusions*	Potential for i/c effects?	Notes / Assessment
Environment Agency (2015) River Basin Management Plan Anglian River Basin District	<p>The River Basin Management Plan contains the following objectives/targets for the Anglian River Basin District:</p> <p>By 2015, 16 per cent of surface waters (rivers, lakes, estuaries and coastal waters) in this river basin district are going to improve for at least one biological, chemical or physical element, measured as part of an assessment of good status according to the Water Framework Directive. This includes an improvement of 1,700 km of the river network in relation to fish, phosphate, specific pollutants and other elements.</p> <p>By 2015 19 per cent of surface waters will be at good ecological status/potential and 45 per cent of groundwater bodies will be at good status. In combination 20 per cent of all water bodies will be at good status by 2015.</p>	No significant effect	No	The plans will be complementary and the policies within both plans do not create a scenario where there is insufficient flexibility at the project stage to allow significant effects to be avoided.
Environment Agency (2010) Essex and South Suffolk Shoreline Management Plan 2	<p>Shoreline Management Plan provides a large-scale assessment of the risks associated with coastal evolution and presents a policy framework to address these risks to people and the developed, historic and natural environment in a sustainable manner. With regard to Chelmsford, the principal proposals are for a 'hold the line' approach around south Woodham Ferrers.</p>	No adverse effect on sites also exposed to effects of Local Plan.	No	None of the sites exposed to potentially significant changes as a result of the SMP will be directly affected by the Local Plan proposals / allocations so in combination risks are limited.

Plan	Summary	Plan HRA conclusions*	Potential for i/c effects?	Notes / Assessment
Essex Waste Local Plan (2017)		No adverse effect	No	The Local Plan is complementary and the policies within both plans do not create a scenario where specific developments cannot be delivered due to the risk of significant effects.
Joint Municipal Waste Management Strategy for Essex (2007-2032) (2008)	This Strategy sets out Essex’s approach to dealing with municipal waste up to 2032. It sets out a waste hierarchy which follows reduce, re-use, recycle, recover and dispose.	No significant effect	No	The Local Plan is complementary and the policies within both plans do not create a scenario where specific developments cannot be delivered due to the risk of significant effects.
Essex Minerals Local Plan (2014)	<p>The Local Plan will need to consider the ‘preferred sites’ identified within the Minerals Plan and the associated implications as part of the Plan preparation.</p> <p>The SA Framework should include objectives/guide questions which ensure the vision/objectives of the Minerals Plan are included and in physical terms the locations of the ‘preferred sites’ are taken into account as part of the assessment process.</p>	No significant effect	No	The Local Plan is complementary and the policies within both plans do not create a scenario where specific developments cannot be delivered due to the risk of significant effects.
Essex Local Flood Risk Management Strategy (2018)	This document establishes several ‘measures’ that underpin and govern how flooding will be managed and considered within the region, to improve the flood resilience of the Essex region.	No adverse effects	No	<p>The Local Plan is complementary and the policies within both plans do not create a scenario where specific developments cannot be delivered due to the risk of adverse effects</p> <p>The Local Plan contains appropriate controls to direct new development away from areas at risk of flooding and seek to reduce the risk of flooding overall.</p>

Plan	Summary	Plan HRA conclusions*	Potential for i/c effects?	Notes / Assessment
<p>Essex Transport Strategy; The Local Transport Plan for Essex (2011)</p>	<p>This is the third Local Transport Plan and has been produced to respond to the needs of the communities in Essex.</p> <p>The vision of the Plan is “for a transport strategy that supports sustainable economic growth and helps deliver the best quality of life for the residents of Essex”.</p>	<p>No significant effect</p>	<p>No</p>	<p>The Local Plan is complementary and the policies within both plans do not create a scenario where specific developments cannot be delivered due to the risk of significant effects.</p>
<p>Essex Transport Strategy; The Local Transport Plan for Essex (emerging)</p>	<p>ECC has commenced the development of a new fourth Local Transport Plan, LTP4, that will replace the current Essex Transport Strategy. This new LTP will be evidence-led and focussed upon the delivery of our wider outcomes, addressing both the important role transport plays in enabling the movement of people and goods and the impacts that transport has on the places where people live and our environment. LTP4 will be focussed on understanding the travel needs of people and businesses in Essex to raise awareness of the travel options people have and to enable more sustainable choices and journeys to be made.</p> <p>Essex County Council will develop LTP4 with its partners during 2024 and will consult widely before formally adopting LTP4 later in 2025.</p>	<p>Not available</p>	<p>No</p>	<p>The Local Plan is complementary and the policies within both plans do not create a scenario where specific developments cannot be delivered due to the risk of significant effects.</p>

Plan	Summary	Plan HRA conclusions*	Potential for i/c effects?	Notes / Assessment
<p>North Essex Catchment Flood Management Plan (2009)</p>	<p>The aim of the CFMP is to “understand the scale and extent of flooding now and in the future, and set policies for managing flood risk within the catchment”.</p> <p>The CFMP “should be used to inform planning and decision-making by key stakeholders” such as the Environment Agency, regional/local authorities, internal drainage boards, transportation planners, land owners/managers, the public and local businesses.</p> <p>The CFMP identifies the following objectives:</p> <ul style="list-style-type: none"> ■ Where possible, flood risk should be managed by storing water on the floodplain upstream of Chelmsford. ■ Redevelopment of floodplain areas is an opportunity to increase their flood resilience. ■ Flood awareness plans will be used to manage the consequences of flooding. 	<p>No adverse effect on sites also exposed to effects of Local Plan.</p>	<p>No</p>	<p>None of the sites exposed to potentially significant effects as a result of the Local Plan will be significantly affected by the CFMP so in combination risks are limited.</p>

Plan	Summary	Plan HRA conclusions*	Potential for i/c effects?	Notes / Assessment
Basildon District Local Plan Saved Policies 2007	<p>The Development Plan in the Basildon Borough consists of the Basildon District Local Plan Saved Policies 2007</p> <p>Approved by the Secretary of State via a Direction issued on 20 September 2007. Originally they were part of the Basildon District Local Plan, adopted in March 1998 with Alterations in September 1999. The Saved Policies represent the local planning policies currently applied by the Council to inform the determination of planning applications in the Borough and enforce planning control.</p> <p>The Saved Policies were reviewed against the most recent National Planning Policy Framework (NPPF) published in December 2023 to assess the level of compliance each policy has with the NPPF.</p>	No stated	No	Potential 'quantum of development' effects through recreational pressure and air quality impacts associated with traffic movements on some sites; see Section 5 .
Basildon Emerging Local Plan	Being consulted on	n/a	No	Potential 'quantum of development' effects through recreational pressure and air quality impacts associated with traffic movements on some sites; see Section 5 .

Plan	Summary	Plan HRA conclusions*	Potential for i/c effects?	Notes / Assessment
Braintree District Council Site Allocations and Development Management Plan (2014)	<p>The pre submission site allocations plan shows the location of smaller non-strategic site allocations needed to meet the Council's Core Strategy required level of housing development up to 2026.</p> <p>The ADMP has reviewed existing employment sites in accordance with the NPPF requirements and identifies which employment sites in current or recent use, should be protected for employment uses, and which should instead be allocated for housing, retail or other purposes.</p>	No significant effect	No	Potential 'quantum of development' effects through recreational pressure and air quality impacts associated with traffic movements on some sites; see Section 5 .
Braintree District Council (2021) Local Plan 2013-2033 Sections 1 & 2	<p>The following housing requirements per annum have been established by this plan:</p> <ul style="list-style-type: none"> ■ Braintree: 716 ■ Colchester: 920 ■ Tending: 550 <p>The total minimum housing requirements for the plan period 2013-2033:</p> <ul style="list-style-type: none"> ■ Braintree: 14,320 ■ Colchester: 18,400 ■ Tending: 11,000 ■ Total over the three areas: 43,720 	No adverse effect.	No	Potential 'quantum of development' effects through recreational pressure and air quality impacts associated with traffic movements on some sites; see Section 5 .

Plan	Summary	Plan HRA conclusions*	Potential for i/c effects?	Notes / Assessment
Brentwood Local Plan 2016-2033	The Brentwood Local Plan 2016-2033 was adopted on 23 March 2022. The Plan identifies locations to deliver local housing needs and supporting infrastructure, such as employment, retail, leisure, community and transport. It allocates land for appropriate development, sets out planning policies and an overall strategy to guide decisions on the location, pattern, scale, and quality of development.	No adverse effects	No	Potential 'quantum of development' effects through recreational pressure and air quality impacts associated with traffic movements on some sites; see Section 5 .
Maldon District Council Local Development Plan 2014-2019 (2014)	<p>The LDP covers the whole of the Maldon District Council authority area. This equates to an area of 36,000 hectares which includes 70 miles of coastline.</p> <p>The settlements of Maldon, Heybridge and Burnham-on-Crouch are important drivers to the local economy. They collectively contribute approximately 18,000 jobs, which amounts to approximately two-thirds of all jobs in the District. Historically, Maldon's economy was based on agricultural production, coastal trade and manufacturing. However, in recent decades there has been a shift towards a mixed economy with an increased service sector.</p>	No significant effect	No	Potential 'quantum of development' effects through recreational pressure and air quality impacts associated with traffic movements on some sites; see Section 5 .

Plan	Summary	Plan HRA conclusions*	Potential for i/c effects?	Notes / Assessment
Rochford District Council Core Strategy (2011)	The District of Rochford is situated within a peninsula between the Rivers Thames and Crouch, and is bounded to the east by the North Sea. The District has land boundaries with Basildon and Castle Point District and Southend-on-Sea Borough Councils. It also has marine boundaries with Maldon and Chelmsford Districts. The District has linkages to the M25 via the A127 and has a direct rail link to London.	No significant effect	No	Potential 'quantum of development' effects through recreational pressure and air quality impacts associated with traffic movements on some sites; see Section 5 .
Rochford District Council Allocations Plan (2014)	The Core Strategy is the overarching planning policy document of the LDF, which sets out the main issues for the future and the policies which will shape the future development of the District. The Allocations Document sits below the Core Strategy in the LDF.	No significant effect	No	Potential 'quantum of development' effects through recreational pressure and air quality impacts associated with traffic movements on some sites; see Section 5 .
Tendring Colchester Borders Garden Community	Potential garden communities (large-scale new developments) in Colchester and Tendring. No allocations etc likely to interact with the Local Plan except through broader 'quantum of development' effects through recreational pressure on some sites, notably the Blackwater estuary.	TBC	No	Potential 'quantum of development' effects through recreational pressure; see Section 5 .
Uttlesford Local Plan 2021-2041	The Local Plan 2021-2041 has been submitted to the Secretary of State for Independent Examination on 18 December 2024.	No adverse effect	No	Potential 'quantum of development' effects through recreational pressure; see Section 5 .







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Appendix 4 - Chelmsford Local Plan Pre-Submission (Regulation 19) Document - Consultation Plan

This report sets out the proposed consultation arrangements for consultation on the Chelmsford Local Plan Pre-Submission (Regulation 19) Document and Pre-Submission Integrated Impact Assessment (IIA). It covers the following areas:

- 1. Aims of the Pre-Submission consultation**
- 2. How will we raise awareness of the consultation?**
- 3. Who are we going to consult?**
- 4. When and how will we consult?**
- 5. How people will be able to respond**

1. Aims of the Pre-Submission consultation

- 1.1 The Pre-Submission consultation will proceed in line with the Council's Statement of Community Involvement (September 2020).
- 1.2 The Chelmsford Local Plan Pre-Submission (Regulation 19) Document (shortened to Pre-Submission Local Plan in this document) sets out the spatial strategy, site allocations for the area up to 2041, and policies.
- 1.3 The Pre-Submission consultation is the final stage before submitting the Local Plan to the Secretary of State for an Independent Examination. This consultation focuses on whether the plan has met the legal requirements, complies with the Duty to Cooperate and whether it meets the test of soundness set out in the National Planning Policy Framework i.e. it is positively prepared, justified, effective and consistent with national policy.
- 1.4 The feedback received to the consultation will be submitted alongside the Pre-Submission Local Plan and wider plan evidence base to the Secretary of State for Independent Examination.
- 1.5 The Council will publish two consultation documents, the Pre-Submission Local Plan and Pre-Submission Integrated Impact Assessment (IIA).
- 1.6 Legislation sets out the minimum requirements for consulting the public and other relevant organisations and statutory bodies on a Local Plan. The Council will seek to go beyond these during this consultation.

2. How will we raise awareness of the consultation?

- 2.1 The formal consultation will run for six weeks from 4th February to 18th March 2025.
- 2.2 The Council will also publish a number of documents to support the consultation, including:

- Summary leaflets of the Pre-Submission Local Plan and Pre-Submission IIA
 - Responses to Frequently asked questions (FAQs)
 - 'You Said We Did' Feedback Report setting out the Council's response/action to the main issues raised in the Preferred Options Consultation Document
 - Topic Papers.
- 2.3 We will provide regular updates via the City Life web page to raise further awareness, and also publish social media posts.
- 2.4 The Council's website contains information on how to register interest in Local Plan updates and receive alerts on future consultations, and how to use the Council's planning policy consultation portal. It will also contain links to the Pre-Submission Local Plan and the Pre-Submission IIA.
- 2.5 Various presentations to promote the consultation will be given, including a Parish/Town Councils Local Plan Forum and Developers Forum (dates TBC).

3. Who are we going to consult?

- 3.1 The Council is required by legislation to consult certain bodies which it considers may have an interest in or be affected by the document. These bodies include Essex County Council, Neighbouring Councils, Parish and Town Councils, Utility Companies and government bodies such as National Highways, the Environment Agency and Natural England.
- 3.2 In addition to this the Council will also seek to ensure a wide range of other stakeholders and individuals can be involved in the consultation process.
- 3.3 These organisations include the Chelmsford Business Forum, Sport England, the Police, developers, landowners, planning professionals, local businesses, voluntary and community groups and the public.
- 3.4 The consultation will reach a wide audience if all the bodies and organisations mentioned above are consulted. A large volume of comments and feedback is therefore expected to be received.
- 3.5 Those who have registered on the Council's consultation database including those who made comments to the Issues and Options and Preferred Options Local Plan consultations will automatically be notified of the consultation.

4. When and how will we consult?

- 4.1 The Pre-Submission consultation period will run for six weeks from 4th February to 18th March 2025.
- 4.2 The Pre-Submission Local Plan and the Pre-Submission IIA will be available to view and comment on the Council's planning policy consultation portal. They will also be available to read during normal opening hours at the

Council's Customer Service Centre in Chelmsford. In addition, electronic versions of the Pre-Submission Local Plan and the Pre-Submission IIA will be available to view at some Parish/Town Council offices and local libraries.

- 4.3 Paper copies of the Pre-Submission Local Plan and the Pre-Submission IIA will also be available to purchase. For those who do not have access to a computer, paper response forms will be made available and telephone numbers will be published for those requiring assistance. Summary leaflets will also be produced of the Pre-Submission Local Plan and the Pre-Submission IIA. These will be free of charge.
- 4.4 There will be a direct email/letter notification to all consultees registered on the Council's consultation database to advise them of the consultation dates and how to view and respond to the consultation. The database currently includes around 3,300 members of the public and specific and general consultation bodies. Information on the consultation will also be posted on the Council's website.
- 4.5 As part of on-going Duty to Co-operate responsibilities we will continue to discuss the review of the adopted Local Plan with neighbouring planning authorities and the prescribed bodies in accordance with our Duty to Co-operate Strategy 2022.
- 4.6 Meetings are intended to be undertaken during the consultation period with key partners and stakeholders such as Duty to Co-operate meetings with neighbouring Local Planning Authorities and Essex County Council.
- 4.7 There will be various activities running throughout this consultation period to raise awareness of the Pre-Submission Local Plan and the Pre-Submission IIA and how to make a representation. Precise dates and confirmation of engagement activities are to be agreed, but the following are a list of activities intended to be carried out during the consultation period:
 - Adverts in local publications
 - Articles in City Life and South Woodham Focus
 - Information packs for Parish/Town Council to include standard text on the consultation for use in their newsletters/magazines and in social media posts
 - In-person exhibitions, staffed by planning policy officers, will be held at the Civic Centre during the middle of the consultation period. Subject to availability, this is expected to run over a Thursday, Friday and Saturday. The exhibitions will provide an opportunity for members of the public and other interested parties to find out more and discuss the consultation with an Officer
 - An unstaffed exhibition in High Chelmer Shopping Centre and in South Woodham Ferrers for some time during the consultation period
 - Summary leaflets will be available to collect from all exhibitions
 - Social media posts
 - Gov.delivery mailshots to over 13,000 recipients

- An animated Local Plan video produced for the review of the Local Plan will also be available.

5. How will people be able to respond?

- 5.1 This consultation is a bit different to the previous stages. The Government asks respondents to consider whether the Pre-Submission Local Plan is legally compliant and consistent with national policy, known as the 'Tests of Soundness'. There will be specific consultation questions based on a model Government representation form.
- 5.2 Respondents will have a choice of ways to make their comments including answering questions in the Pre-Submission Local Plan and the Pre-Submission IIA on the Council's Objective consultation portal and by emailing or posting completed Pre-Submission Representations Forms.



Chelmsford Policy Board

16 January 2025

Chelmsford Local Plan – Draft Planning Obligations Supplementary Planning Document

Report by:

Director of Sustainable Communities

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Purpose

The purpose of this report is to present the Draft Planning Obligations Supplementary Planning Document (SPD) and to seek the Board's approval to publish it for public consultation for six weeks starting in early February 2025.

Recommendations

1. That the Board approves the publication of the Draft Planning Obligations SPD attached at Appendix 1 of this report for public consultation in accordance with the requirements of The Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended).
2. To give delegated authority to the Director of Sustainable Communities in consultation with the Cabinet Member for a Greener Chelmsford to: (i) make any necessary minor amendments to the Draft Planning Obligations SPD before publication; and (ii) prepare all necessary documentation to support the planned programme of public consultation.
3. To give delegated authority to the Director of Sustainable Communities in consultation with the Cabinet Member for a Greener Chelmsford to prepare all necessary documentation to support consultation with statutory bodies on a screening report to determine whether the Draft Planning Obligations SPD requires a full Strategic Environmental Assessment and / or Habitats Regulations Assessment.

1. Introduction

- 1.1. This report sets out the first stage in the preparation of the review of the adopted Planning Obligations SPD and seeks the Board's approval to publish it for public consultation. The adopted Planning Obligations SPD was approved in January 2021 to implement the policies of the Chelmsford Local Plan adopted in May 2020.
- 1.2. The updates to the Planning Obligations SPD contains revised guidance following changes to national planning policy and proposed changes to the adopted Local Plan as set out in the Pre-Submission Consultation Document. In addition, it reflects new local strategies and policy guidance.
- 1.3. The Planning Obligations SPD is an important tool in supporting delivery of the Local Plan and in combination with the Council's Community Infrastructure Levy Charging Schedule, sets out the scope and scale of planning obligations applicable to different scales and types of development.
- 1.4. The Planning Obligations SPD identifies topic areas where planning obligations may be applicable and sets out the scope of the required obligations or contributions. It refers to the latest published Infrastructure Delivery Plan (IDP), which sets out what infrastructure is required to support the Local Plan, how it will be provided, who is to provide it and when.
- 1.5. The latest national planning policy and guidance has also been used to inform the Draft Planning Obligations SPD, including the December 2024 revised National Planning Policy Framework (NPPF).
- 1.6. Consultation on the Draft Planning Obligations SPD is anticipated to run between 4th February and 18th March 2025 alongside the Regulation 19 Pre-submission Local Plan consultation. This will allow public consultation on the Draft Planning Obligations SPD before it is submitted as an evidence base document supporting the Independent Examination of the Local Plan.
- 1.7. Representations on the Draft Planning Obligations SPD will be invited on the scope and content of the document as well as whether the document complies with the National Planning Policy Framework, National Planning Practice and Community Infrastructure Levy Regulations. The responses received will be reviewed and the document revised where appropriate before it is submitted as an evidence base document.

2. Draft Planning Obligations SPD

- 2.1. The Draft Planning Obligations SPD incorporates several updates which respond to changes in national and local planning policy. The Draft Planning Obligations SPD also draws on the latest Infrastructure Delivery Plan and integrates some Planning Advice Notes that were published after the adopted Planning Obligations SPD was published in January 2021. A summary of the more significant changes is provided below and follows consultation with several departments across the City Council as well as Essex County Council.

Housing

- 2.2. In addition to responding to national and local planning policy changes, the SPD now incorporates updated guidance from the published Specialist Residential

Accommodation Planning Advice Note; the Travelling Showperson Sites Planning Advice Note; Housing Additionality: Affordable Housing for Rent Planning Advice Note and First Homes Planning Advice Note. Guidance relating to these documents has been updated at the same time as being integrated in the Draft Planning Obligations SPD.

- 2.3. The Draft Planning Obligations SPD has also been updated to reflect the latest evidence on housing need and the mix of housing required to meet housing need / demand across the plan period, as set out the 2023 Strategic Housing Needs Assessment and 2024 Strategic Housing Needs Assessment Addendum Report.
- 2.4. The new NPPF (December 2024) includes 'Golden Rules' for appropriate development in the Green Belt in prescribed circumstances. As part of the Golden Rules for Green Belt development, a specific affordable housing requirement should be set for major development. This is set out in the Draft Planning Obligations SPD in advance of the Government publishing new viability guidance.

Recreation and Leisure

- 2.5. The Draft Planning Obligations SPD has been revised to reflect the 2024 Chelmsford City Council Open Space Study, which includes new open space standards set out in Appendix B of the Pre-Submission Consultation Document. It also reflects the Chelmsford City Council Playing Pitch and Outdoor Sports Assessment and Strategy 2024, as well as the Indoor Sports Assessment and Strategy 2024. Financial contributions in lieu of on-site provision have been updated in line with inflation and re-based to 2024.

Environmental Mitigation

- 2.6. The Draft Planning Obligations SPD now includes updated guidance from the Tree Planting Planning Advice Note and some new advice on requirements for biodiversity net gain.

Health and Social Well-being

- 2.7. Section 7 of the document now includes reference to primary healthcare, ambulance, policy and fire services contributions that have been identified as necessary in the latest Infrastructure Delivery Plan.

Waste Management

- 2.8. A new section has been added on waste management given the current waste depot storage and transfer station operated by the City Council is at capacity. The new chapter also seeks to clarify the contributions that will be required in respect of the new Garden Communities to support development of local waste management infrastructure, as well as contributions that might be required towards improvements at Essex Recycling Centre for Household Waste or municipal waste treatment sites as per Essex County Council's Developers' Guide to Developer Contributions 2024.

Employment and Skills

- 2.9. Another new section has been added to capture the new requirement in Strategic Policy S8 to seek Employment and Skills Plans on all strategic scale planning applications of 50 or more homes or employment space providing 2,500 sqm or more

floorspace.

3. Public Consultation

- 3.1. The Council is now in a position where it can publish the Draft Planning Obligations SPD for formal public consultation under Regulation 12 of the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended).
- 3.2. A summary of the main issues raised and how those issues have been addressed in the document will be reported to Chelmsford Policy Board prior to submission of the SPD as an evidence base document supporting the examination of the Pre-Submission Document. The feedback will take the form of a 'You Said, We Did', document highlighting all changes that we propose to make to the Draft Planning Obligations SPD before submission as an evidence base document.
- 3.3. It is proposed to consult on the Draft Planning Obligations SPD for a six-week period which is anticipated to commence on the 4 February 2025.
- 3.4. The final version of the Draft Planning Obligations SPD will be informed by any amendments made by the Inspector Examining the Pre-Submission documents. The Draft Planning Obligations SPD can only be adopted after the new Local Plan.

4. Strategic Environmental Assessment / Habitats Regulations Assessment

- 4.1. The council is required to complete a screening report to determine whether the Draft Planning Obligations SPD requires a full Strategic Environmental Assessment (SEA) and/or Habitats Regulations Assessment (HRA). In some limited circumstances an SPD can have significant environmental effects.
- 4.2. An SEA evaluates the environmental effects of a plan before it is made. The SEA requirements are in accordance with the European Directive 2001/42/EC/ and associated Environmental Assessment of Plans and Programmes.
- 4.3. An HRA identifies whether a plan is likely to have any significant effects on a European site, either alone or in combination with other plans or projects. European sites are designated under the UK Conservation of Habitats and Species Regulations 2017 (the 'Habitats Regulations').
- 4.4. The screening report will be prepared in consultation with the Director for Sustainable Communities and Cabinet Member for a Greener Chelmsford and then sent to the relevant statutory consultees for a period of 6 weeks alongside the public consultation.

5. Conclusion

- 5.1. Work on the preparation of the review of the Draft Planning Obligations SPD has reached the stage where the Council can embark on a public consultation alongside the consultation of the Pre-submission Consultation Document. A summary of the consultation feedback and how the feedback will be addressed in the document will then be reported to Chelmsford Policy Board before the document is submitted as an evidence base document supporting the Independent Examination of the Pre-Submission Consultation Documents.

- 5.2. Consultation on the Draft Planning Obligations SPD will be carried out in accordance with Regulation 12 of the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended) and is programmed to take place in early 2025 in accordance with the current timetable.

List of Appendices:

Appendix 1 – Draft Planning Obligations SPD

Background Papers:

[Local Plan Preferred Options Consultation Document](#)

[National Planning Policy Framework, December 2024](#)

[Planning practice guidance](#)

Local Plan Review evidence base reports – available via evidence base tab here [Local Plan Review 2022 \(chelmsford.gov.uk\)](#)

Corporate Implications

Legal/Constitutional:

There is a need to ensure the Review of the Local Plan accords with the latest legislative requirements. There is a need to publicly consult on Supplementary Planning Documents. There are statutory Community Infrastructure Regulations that apply.

Financial:

Negotiated section 106 planning obligations, together with the Community Infrastructure Levy, make up the system of developer contributions used to secure funding towards mitigating the social and environmental effects of development. The value of section 106 contributions varies depending on the type of contribution.

Potential Impact on Climate Change and the Environment:

The review of the adopted Local Plan including the Draft Planning Obligations SPD will seek to ensure new development within the administration area will contribute towards meeting the Council's Climate Change agenda.

Contribution toward Achieving a Net Zero Carbon Position by 2030:

The review of the adopted Local Plan including the Draft Planning Obligations SPD will seek to ensure new development within the administration area will contribute towards achieving a net zero carbon position by 2030.

Personnel:

There are no personnel issues arising directly from this report.

Risk Management:

There are several risk considerations associated with local plan production. These are set out in the report and in the Local Development Scheme 2023 with contingency measures.

Equality and Diversity:

The Public Sector Equality Duty applies to the council when it makes decisions. An Equalities and Diversity Impact Assessment forms part of the Integrated Impact Assessment for the review of the Local Plan and concludes that it will not have a disproportionate adverse impact on any people with a particular characteristic and in general will have positive or neutral impacts across a wide range of people and will be compatible with the duties of the Equality Act 2010.

Health and Safety:

There are no Health & Safety issues arising directly from this report.

Digital:

There are no digital issues arising directly from this report.

Other:

The Review of the Local Plan will seek to contribute to priorities in the Council's Our Chelmsford, Our Plan 2020: A Fairer and Inclusive Chelmsford, A Safer and Greener Place, Healthy, Enjoyable and Active Lives and A Better Connected Chelmsford.

Consultees:

CCC – Development Management
CCC – Economic Development and Implementation
CCC – Community Sport and Wellbeing
CCC – Parks and Green Spaces
CCC – Public Places
CCC – Housing Services
CCC – Legal Services
CCC – Spatial Planning
ECC – Spatial Planning

Relevant Policies and Strategies:

The report takes account of the following policies and strategies of the City Council:

Adopted Local Plan 2013-2036 and supporting Supplementary Planning Documents and Planning Advice Notes
Our Chelmsford, Our Plan (2024)
Statement of Community Involvement (2020)
Health and Wellbeing Plan (2019)
Public Open Spaces Policy (2022)
Climate and Ecological Emergency Action Plan (2020)
Housing Strategy 2022-27 (2022)
Homelessness and Rough Sleeping Strategy 2020-24 (2020)
Plan for Improving Rivers and Waterways (2022)
Chelmsford Green Infrastructure Strategic Plan 2018-2036
Essex Coast Recreational disturbance Avoidance and Mitigation Strategy 2018-2038
Climate and Ecological Emergency Action Plan (2020)

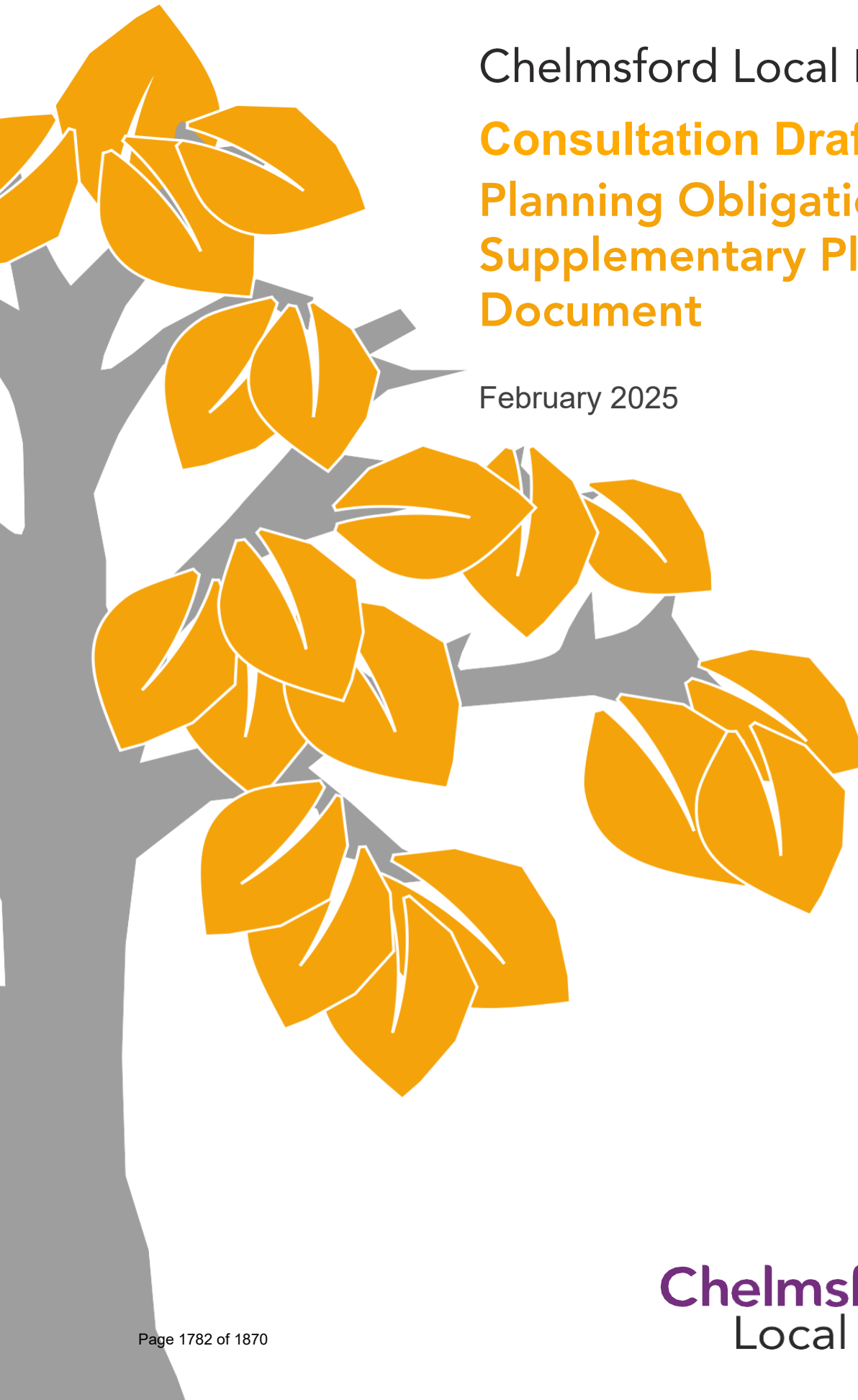
Our Chelmsford, Our Plan

The above report relates to the following priorities in the Corporate Plan:

Promoting sustainable and environmentally responsible growth to stimulate a vibrant, balanced economy, a fairer society and provide more homes of all types.

Creating a distinctive sense of place, making the area more attractive, promoting its green credentials, ensuring that people and communities are safe.

Bringing people together and working in partnership to encourage healthy, active lives, building stronger, more resilient communities so that people feel proud to live, work and study in the area.



Chelmsford Local Plan
Consultation Draft
Planning Obligations
Supplementary Planning
Document

February 2025



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I- Introduction

Purpose of this Document

1.1 This consultation Planning Obligations Supplementary Planning Document (SPD) sets out the City Council's approach towards seeking planning obligations which are needed to make development proposals acceptable in planning terms. It will replace the Planning Obligations SPD published in January 2021.

1.2 This SPD identifies topic areas where planning obligations may be applicable depending on the scale of development and sets out the required obligations or contributions.

1.3 It should be noted that not all the obligation types within this SPD will apply to all types of development. This SPD has been produced to apply to varying scales of development, but proposals will be assessed on a site-by-site basis with the individual circumstances of each site being taken into consideration.

1.4 The combination of this SPD and the Council's Community Infrastructure Levy (CIL) Charging Schedule set out a clear position to developers, landowners and stakeholders, of the scope and scale of planning obligations applicable to different scales and types of development.

1.5 The implementation guidance provided in this document supplements the requirements set out in the Local Plan.

How have we got to this point?

1.6 This draft of the SPD is being published for six weeks public consultation in February 2025 alongside the Pre-Submission Local Plan documents. It will be submitted as an evidence base document supporting the Independent Examination of the Local Plan.

1.7 The SPD has been revised to reflect changes to national planning policy guidance, proposed modifications to the Local Plan following a review that commenced in 2022, and new local strategies and policy guidance. A reference to Local Plan policies relate to the Pre-Submission Local Plan.



2- Policy Background

National Planning Policy Overview

2.1 The statutory framework for planning obligations is set out in Section 106 of the Town and Country Planning Act 1990, as amended. Regulations 122 and 123 of the Community Infrastructure Levy (CIL) Regulations 2010 (as amended) and paragraphs 56 to 59 of the National Planning Policy Framework (NPPF) December 2024, set out the Government's policy on planning obligations.

The National Planning Policy Framework (NPPF)

2.2 The NPPF advises that planning authorities should consider the use of planning obligations where they could make an otherwise unacceptable development acceptable. They should only be used where it is not possible to address unacceptable impacts through planning conditions.

2.3 Community Infrastructure Levy Regulation 122 (2) sets out what a planning obligation can constitute and paragraph 58 of the NPPF re-iterates that planning obligations should only be sought where they meet all the following tests:

- they are necessary to make a development acceptable in
- planning terms; they are directly related to a development
- they are fairly and reasonably related in scale and kind to a development.

2.4 National Planning Practice Guidance (PPG) offers a web-based resource to support the NPPF.

The Community Infrastructure Levy (CIL)

2.5 The CIL is a charge which local authorities can place on developers to help fund infrastructure needed to support new development in their areas. Unlike Section 106 Planning Obligations, CIL receipts are not earmarked for particular infrastructure. Instead, CIL monies are pooled into one fund, which can be used for any infrastructure needed to support new development across the Council's administrative area.

Chelmsford City Council Community Infrastructure Levy (CIL)

2.6 The City Council approved its CIL Charging Schedule on 26 February 2014 with an effective date of 1 June 2014. The Charging Schedule sets out a levy of £125 per sq.m for residential development, and £87 and £150 per sq.m for retail development, and a zero rating for all other types of development. The rate of CIL has increased each year since it was approved in line with an index of inflation.



Infrastructure Delivery Plan

2.7 The Chelmsford Infrastructure Delivery Plan (IDP) has been undertaken by independent consultants to inform Chelmsford's Local Plan. The Chelmsford IDP shows what infrastructure is required and how it will be provided; who is to provide the infrastructure; and when the infrastructure could be provided.

2.8 The infrastructure needed to support the Local Plan is split into three funding categories:

- Direct developer funding such as Section 106 agreements (or Section 278 agreements for highway matters) with developers for infrastructure investments necessary to make development acceptable on individual sites, or which are necessary on a cumulative basis because of development arising on a combination of sites.
- CIL paid by developers based upon the floorspace of their development for infrastructure of a more general and/or lower-scale nature, which is not directly linked to growth or for which a need already exists.
- External funding sources such as from Government through national programmes or funding delivered by Essex County Council and the Local Enterprise Partnership for infrastructure of a higher scale or more strategic nature, too expensive to be funded by development.

2.9 The IDP is a living document, where assessment of costs, funding, delivery, indexation and phasing will continue to be updated in conjunction with further work being undertaken with site promoters, ECC and funding partners to ensure the best and most up to date information is available.

2.10 The funding categories of items of infrastructure required to support the Local Plan are set out in the latest published IDP.

Chelmsford City Council Local Plan

2.11 Development proposals should be considered in line with the City Council's Local Plan. Proposals which require planning obligations should be considered in accordance with the relevant policies. This SPD supports and supplements the Local Plan and is an important material planning consideration in the decision-making process.

2.12 The overarching reasoning and justification for requiring planning obligations are set out in the Strategic Policies that underpin and guide the Council's Spatial Strategy in the Local Plan.

2.13 The site policies are within three Growth Areas, with a policy for each site allocation. These policies set out the amount and type of development provided within each site allocation. They also set out what specific supporting infrastructure and other requirements are needed for each site.

2.14 Other policies within the Local Plan provide specific and detailed justification for various types of planning obligations e.g. Policy DM2 - Affordable Housing and Rural Exception Sites, such policies are referred to in the relevant sections of this SPD.

Corporate Objectives

2.15 'Our Chelmsford, Our Plan, is a strategy for creating a fairer, greener and more connected community so we can shape Chelmsford as a leading place in the East of England. The provision of planning obligations, through this SPD, seeks to address the priorities of Our Chelmsford, Our Plan' by:

A fairer and more inclusive place	Promoting sustainable and environmentally responsible growth to stimulate a vibrant, balanced economy, a fairer society and provide more homes of all types.
A greener and safer place	Creating a distinctive sense of place, making the area more attractive, promoting its green credentials, and ensuring that people and communities are safe.
A more connected place	Bringing people together and working in partnership to encourage healthy, active lives, building stronger, more resilient communities so that people feel proud to live, work and study in the area.

2.16 The Plan can be downloaded here:

<https://www.chelmsford.gov.uk/your-council/our-chelmsford-our-plan/>



3- Obligation Types

3.1 The following sections of this document set out the obligation types which may be required as part of any Section 106 Agreement. Each section sets out the policy background to requiring such obligations, the relevant points at which such a contribution may be required, when the obligation is expected to be provided, any exceptions and any other relevant information.

3.2 The Council is required to publish an Infrastructure Funding Statement each year setting out the infrastructure projects or types of infrastructure that the authority intends to fund, either wholly or partly, by the levy or planning obligations. Infrastructure Funding Statements also report on CIL and planning obligations revenue received, allocated and spent; as well as reporting on progress of works that has received funding. Essex County Council (ECC) is also required to publish an annual Infrastructure Funding Statement, primarily with regards education; highways and transportation; Public Rights of Way; libraries and monitoring.

3.3 ECC's Developer's Guide to Infrastructure Contributions (Revised 2024) provides details of the impacts that development may have on ECC services and infrastructure, and guidance to developers regarding how Section 106 agreements and CIL may be used to secure works, finance and/or land to mitigate these impacts. A copy of the Guide can be found here:

<https://www.essex.gov.uk/sites/default/files/2024-07/Developers%20Guide%202024.pdf>

3.4 Planning obligations should be clearly identified as early as possible in the planning process. This includes the Masterplan process required for all strategic scale development, the pre-application process which is encouraged for all forms/scales of development and planning performance agreements to ensure all parties are clear what is required of them at each stage of the planning application process.

3.5 Due to the scale and complexity of delivering the infrastructure required for the Chelmsford Garden Community (Location 6) and East Chelmsford Garden Community (Location 16), bespoke infrastructure delivery mechanism may be appropriate and will be considered through the garden community governance structures and consulted upon separately.

4- Housing

Policy Background

4.1 The NPPF states that to support the Government’s objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.

4.2 Strategic Policy S6 demonstrates the Council's commitment to plan positively for new homes and to help significantly boost the supply of housing to meet the needs of the area.

4.3 To ensure the provision of an appropriate mix of dwelling types and sizes that contribute to current and future housing needs and create mixed communities, Table I below will be used to inform the mix of market housing proposed as part of new residential development in accordance with Policy DMI.

Table I Size and Mix of New Market Housing

Size of new owner-occupied and private rented accommodation required in Chelmsford up to 2041	
Dwellings Size	Mix Required
One Bedroom	5 – 10 %
Two Bedroom	30 – 35 %
Three Bedroom	35 – 40 %
Four or more bedrooms	20 – 25 %
Total	100%

4.4 Policy DM26 provides information on the design specification for dwellings, which includes a requirement for all new dwellings to comply with the Nationally Described Space Standards. As this applies to all new dwellings, evidence of compliance with this requirement will need to be provided prior to the validation of a planning application.

4.5 Policy DMI (Aii) and Policy DMI (Bi) describe the development thresholds and proportions of new dwellings that will be required to meet the enhanced access and adaptability standards set out in Part M, Category 2 (Accessible and adaptable dwellings) M4(2) and Part M, Category 3 (Wheelchair user dwellings) M4(3) (2) (b) of Schedule 1 (para 1) to the Building Regulations 2010 (as amended). These requirements will be secured through planning conditions and/or legal agreement.

4.6 Further information on the implementation of Policy DMI (Bi) is provided in Section 5 Affordable Housing.



4.7 Policy DMI (Ci) requires, within all new developments of more than 100 dwellings, 5% self-build homes, which can include custom housebuilding. This requirement will be secured through a planning obligation.

4.8 Policy DMI (Ci) requires all new development of more than 100 dwellings to provide Specialist Residential Accommodation (including Gypsy and Traveller needs), taking account of local housing needs. This requirement will also be secured through a planning obligation.

4.9 Policy DMI (D) requires all new development of more than 100 dwellings to provide 10% of market housing for Older Persons. Evidence of compliance with this requirement will need to be provided prior to the validation of a planning application.

Build to Rent

4.10 The NPPF defines Build to Rent housing as that which is typically 100% rented out. The Strategic Housing Needs Assessment (SHNA) 2023 does not attempt to estimate the need for additional private rented housing, including Build to Rent housing, because it is likely that the decision of households as to whether to buy or rent a home in the open market is dependent on several factors which means demand can fluctuate over time.

4.11 The 2024 SHNA Addendum Report reviewed new lettings and showed much higher market rents are charged on new lettings in the private rented sector than those which cover the whole private rent sector. Consequently, lettings associated with new Build to Rent dwellings are likely to be much higher than those in the private rented sector as a whole.

4.12 All market rented homes in Build to Rent schemes are expected to reflect the indicative mix set out in the latest SHNA. For ease of reference the 2023 SHNA considered the below mix to provide a reasonable starting point for Build to Rent housing:

1 bedroom homes	25%
2 bedroom homes	45%
3 bedroom homes	25%
4 bedroom homes	5%

4.13 The NPPF states that Build to Rent homes should offer longer tenancy agreements of three years or more and should be on the same site or contiguous with the main development of a wider multi-tenure development.

4.14 Schemes proposing Build to Rent homes will be considered on their merits, which will include consideration of the level of the market rents, the proportion of Build to Rent homes provided as part of a multi-tenure development, mix of housing proposed and the proportion of affordable private rent homes to be provided. Further guidance on the level and mix of affordable private rent homes expected from Build to Rent proposals is set out in Section 5.



Definition of Self-build and Custom Housebuilding

4.15 The Self-build and Custom Housebuilding Act 2015 (as amended by the Housing and Planning Act 2016) provides a legal definition of self-build and custom housebuilding. The Act does not distinguish between self-build and custom housebuilding and provides that both are where individuals, an association of individuals, persons working with or for individuals or associations of individuals, build or complete houses to be occupied as homes by those individuals.

4.16 In considering whether a home is self-build or a custom build home, local authorities must be satisfied that the initial owner of the home will have primary input into its final design and layout. It does not include the building of a house or plot acquired from a person who builds the house mainly to plans or specification decided or offered by that person.

4.17 There are various types of self-build and custom build projects including:

- Individual self/custom build - individuals purchase a serviced plot of land and build a house to live in. They may do some or all the build themselves or employ a builder, architect or project manager to oversee the build.
- Group self/custom build - a group of people come together to design and develop a custom build housing development which they then live in. They may build this themselves or with help from a developer to manage the project.
- Developer-led custom build - a developer divides a larger site into individual serviced plots and provides a design and build service to purchasers. This gives people a chance to customise existing house designs to suit their needs and can sometimes offer a chance to finish the house internally.
- Community-led - community led housing development taken forward by or with a not-for-profit organisation that is primarily for the purpose of meeting the needs of its members or the wider local community. A [Community Led Housing Planning Advice Note](#) promotes greater understanding of Community Led Housing and shows the enhanced role that communities can have in influencing increased provision of Community Led Housing. It also provides further information on the different approaches in which a community group or organization can own, manage, or steward homes. Cohousing - a cohousing project involves a legally recognised group of people creating their own neighbourhood of homes, with shared facilities such as a communal house. This is different to Co-living Housing, which also contains significant communal space but is provided by a commercial entity. Further advice on Co-Living Housing can be found in the Co-Living Housing Planning Advice Note.

What is the method of calculation for the quantum of Self-build and Custom Housebuilding?

4.18 The Self and Custom Housebuilding Act 2015 places a duty on the Council to keep a register of individuals, and associations of individuals, who are seeking to acquire self-build serviced plots of land in the Council's area for their own self-build and custom housebuilding.



4.19 The register provides information on the number of individuals and associations on the register; the number of serviced plots of land sought; the preferences people on the register have indicated, such as general location within the authority's area, plot sizes and type of housing intended to be built. This information is updated each year in the [Self-Build and Custom Build Planning Advice Note](#).

4.20 At the time a formal pre-application is submitted, the Council will review the requirements to provide 5% self-build and custom housebuilding against its register. It will not be necessary to review the requirements again if a full or detailed planning application is submitted within six months of the pre-application advice being provided. The Council would not seek more than 5% self-build and custom housebuilding.

4.21 The calculation of the self-build and custom housebuilding requirement will be undertaken in terms of the gross number of self-contained dwellings. Where the percentage of self-build and custom housebuilding sought does not result in whole numbers of units, the number of self-build and custom housebuilding dwellings or plots will be rounded up.

4.22 In this guidance, reference to a 'serviced plot' means one self-build and custom housebuilding dwelling, regardless of the type of self-build and custom build project.

What is the definition of a Serviced Plot of Land?

4.23 A serviced plot of land must have legal access to a public highway and electricity, water, wastewater and sewer connections at least to the plot boundary.

4.24 Legal access to a public highway can include sections of private or unadopted road, it does not mean that the plot is immediately adjacent to the public highway just that there is the guaranteed right of access to the public highway.

4.25 Connections for electricity, water and wastewater means that the services must either be provided to the boundary of the plot, so that during construction connections can be made, or adequate alternative arrangements are possible, such as the use of a cesspit rather than mains drainage.

Mix of Self-build and Custom Housebuilding

4.26 At the time a planning application is submitted, the Council will review the preferences of the people on the register as reported in the latest published Self-Build and Custom Build Planning Advice Note, to advise developers and landowners on the type of self and custom housebuilding required.

4.27 At application stage, all Self-Build/Custom Build areas are to be shown on the indicative layout plan and relevant parameter plans.

4.28 Providers should provide a mix of serviced plots to meet the range of demand and affordability evidenced by local demand on the register, as annually updated in the Self-Build and Custom Build Planning Advice Note.



4.29 Where there is evidence of local demand for serviced plots, but they are not possible e.g. flatted schemes, the Council will require the provision of 'complete shell' or 'self-finish' units where the purchaser can then define internal layouts, finishes and fixings as well as any exterior landscaping for flats with private gardens.

Section 106 Agreement

4.30 The Section 106 will secure self-build or custom build homes that meet the legal definition of self-build and custom housebuilding in the Self-build and Custom Housebuilding Act 2015 (as amended). To ensure that self-build and custom housebuilding provision are delivered in a way that meets local demand, the Council will seek to secure a Section 106 obligation which sets out the amount, type, mix, marketing strategy and priority mechanisms that the self-build or custom housebuilding must achieve.

4.31 The Marketing Strategy will be expected to detail the marketing periods of plots and priority mechanisms; the condition, appearance and demarcation of plots to go on sale; the content of marketing material and information packs including plot passports; and the mechanism for determining the 'market value' of the plots.

4.32 The priority mechanism will include a restrictive marketing period of 3 months. In this 3-month period a household on Part 1 of the Self-Build and Custom Housebuilding Register, will be given priority over other potential purchasers.

4.33 The Section 106 agreement will mirror the terms of the CIL Regulations 2010 (as amended) exemption provisions and ensure that the self-builder and custom housebuilder must remain as the occupant of the dwellings for a minimum of 3 years after completion in order to benefit from the exemption.

4.34 The Section 106 agreement will seek to secure that self-build and custom housebuilding provision will need to be made available and actively marketed before occupation of 50% of market housing provision.

4.35 Providers of self-build and custom housing building will be required to market appropriately serviced plots and ensure they remain available for at least 12 months at a price which accounts for income and saving levels of those on Chelmsford's Self-Build and Custom Housebuilding Register (as detailed in the Self-Build and Custom housebuilding Planning Advice Note), and which is comparable to other serviced plots marketed in the administrative area of Chelmsford in the same 12-month period. If after 12 months a serviced plot has been made available and actively marketed but has not sold, the plot can either remain on the open market or be built out by the Developer in accordance with the Design Code and other relevant Local Plan policies. Plot providers reverting self-build and custom housebuilding back to market housing will be responsible for the full CIL liability.

4.36 Self-build and custom housebuilding will not be considered as part of the affordable housing obligations set out in Policy DM2, irrespective of whether the accommodation is subject to suitable restrictions on occupation and price, because it is meeting a different identified housing demand.



Design Requirements

4.37 To ensure that self-build and custom housebuilding is of high-quality design, sites with multiple serviced plots or other forms of self-build and custom housebuilding provision, will be required to be supported by a Design Code at outline planning stage. The implementation of a Design Code will be secured through a planning condition rather than a planning obligation.

4.38 A Design Code should be submitted by the provider at the outline planning stage and should set out a clear set of design rules and parameters that future development will comply with. Design Codes will vary depending on the amount of development proposed and the context of a site. They will need to be agreed with the Council.

4.39 A Design Code should include the information set out in the '[Design Code Template for Self-Build and Custom Housebuilding](#)' which has been published alongside this SPD.

4.40 The Council will support the use of Plot Passports for self-build and custom housebuilding development when supported by a Design Code.

4.41 Plot Passports provide potential plot purchasers with a simple and concise summary of the design parameters for a specific plot. They should clearly show the location, permissible building lines, heights, footprints and access to services as well as separation distances to adjacent plots. A Plot Passport should also be clear about the number of dwellings that can be built on a single plot as well as specifying car parking provision and access arrangements. Plot Passports will need to state how, and for what period, purchasers are prioritised.

4.42 The Council recognises that modular housing, which is built off-site, can help deliver custom housebuilding that is more cost effective than traditional housebuilding methods. The Council will support modular housing where it complies with design codes, policies and standards in the Local Plan.

4.43 All residential development, including self-build and custom housebuilding must comply with the relevant Local Policies set out in the Local Plan. Each serviced plot will need to submit a full or reserved matters application where the design and appearance of an individual home will be considered.

CIL Exemptions

4.44 The self-build exemption from CIL is applicable for all homes built or commissioned by individuals for their own use, either by building the home on their own or working with builders, so long as the home is occupied by that person as their sole or main residence for the duration of the claw back period (3 years).

4.45 Qualifying self-builders will be eligible to apply for CIL relief for self-build. Self-builders seeking relief are required to declare that their development is intended to be self-build, prior to commencement of development. The self-builder must remain as the occupant of the dwelling for a minimum of 3 years after completion. If the dwelling is sold or let within three years of completion, the Council will clawback the CIL liability from the self-builder.



4.46 On schemes delivering multiple self-build and/or custom housebuilding plots, to ensure that the self-builder of each plot can claim for CIL exemption for Self-Build, the developer bringing the scheme forward must submit a clearly marked 'phasing plan' and accompanying schedule with each phase (or plot) clearly listed. This information should be submitted with the planning application or submitted in response to a pre-commencement condition imposed by a planning permission. This is to prevent a CIL charge being triggered for all plots within the wider development as soon as development commences on the first dwelling. This will also ensure that if a disqualifying event occurs affecting one unit, it does not trigger a requirement for all to repay the exemption.

Definition of Specialist Residential Accommodation

4.47 Specialist Residential Accommodation can cater to the specific needs of a variety of people within the community, including older people; students; people with disabilities; people with support needs, looked after children and non-nomadic Gypsy and Travellers who for cultural reasons, choose to live in caravans.

4.48 Disabilities can include, but are not limited to, people with ambulatory difficulties, blindness, learning difficulties, autism and mental health needs, which may generate a range of housing requirements which can change over time.

4.49 National Planning Practice Guidance recognises that local planning authorities may also wish to consider groups outside of the scope of the definitions in paragraphs 4.47 and 4.48 above, in order to meet specific needs within their communities.

4.50 The Specialist Residential Accommodation required by these groups varies from independent self-contained accommodation with limited support to non-self-contained nursing homes for people with more complex needs who need medical support.

4.51 Accommodation with support can be delivered in a range of settings, including individual flats or houses, shared accommodation or clusters. The term 'Supported Living' refers to the way support is organized, rather than specifying one type of accommodation that is required.

4.52 ECC defines supported living schemes as clusters of single occupancy units with a shared core support for all service users, or tenants living in a shared house or bungalow with their own room and shared communal area. ECC has published Supported Living Accommodation Standards which set out the standards for any supported living properties.

4.53 Specialist Residential Accommodation does not necessarily have associated support requirements but could cater to the specific needs of the groups requiring it through the built form of the accommodation provided, such as purpose-built student accommodation or pitches for non-nomadic Gypsy and Travellers.

What is the method of calculation for the quantum of Specialist Residential Accommodation?

4.54 Any Specialist Residential Accommodation for older persons is expected to be predominantly delivered within the 10% market housing requirement specified in Policy DMI (D) on greenfield developments of more than 500 dwellings.



4.55 The demand and housing need for Specialist Residential Accommodation is very diverse and calculated in different ways. The Chelmsford Housing Strategy 2022-2027 identifies a need for over 60 supported accommodation units for homeless households and those in temporary accommodation (as of March 2022). The Gypsy and Traveller Accommodation Assessment (GTAA) (2023) identifies a need for 31 new pitches across the period 2023-2041 for non-nomadic Gypsies and Travellers who for cultural reasons cannot live in bricks and mortar housing. The Strategic Housing Needs Assessment (SHNA) (2023) estimates a potential need for 11 additional children requiring care and accommodation provided by ECC across the plan period. The SHNA 2023 also calculates that the Council could seek 5% of new market homes to be compliant with Part M, Category 3 (Wheelchair user dwellings) M4(3) (2) (a) of Schedule 1 (para 1) to the Building Regulations 2010 (as amended) to meet the needs of older and disabled people.

4.56 ECC has commissioned a 'Supported and Specialist Housing and Accommodation Needs Assessment', which is being undertaken by Housing Lin and is expected to identify further additional Specialist Residential Accommodation. [ECC's Adult Social Care Market Shaping Strategy 2023-2030](#) and [Market Position Statement \(2023\)](#) demonstrates demand for additional extra care housing schemes for the market and affordable sectors.

4.57 Using the local housing need for Specialist Residential Accommodation identified in the Chelmsford Housing Strategy, GTAA and SHNA (excluding older persons housing demand) there is an identified local housing need for just over 100 Specialist Residential Accommodation dwellings. As this figure includes identified housing needs that have not been calculated across the whole plan period, it is anticipated that the local housing need for Specialist Residential Accommodation will be higher across the plan period.

4.58 In anticipation of a higher level of local housing need across the plan period, the quantum of Specialist Residential Accommodation sought to meet the local housing needs requirement of Policy DMI (Ci) will be calculated at a ratio of one specialist residential dwelling per 100 residential dwellings on sites of more than 100 dwellings. Using this ratio, and the forecast supply on development sites of more than 100 dwellings, it is anticipated the Specialist Residential Accommodation supply over the plan period will deliver approximately 165 dwellings.

4.59 Some Specialist Residential Accommodation requires additional revenue funding to provide support services. Where these costs cannot be met by residents of the accommodation, additional subsidy will need to be secured. In these circumstances, it might be more appropriate to secure a capital contribution towards the Specialist Residential Accommodation as a commuted payment in lieu of on-site provision. A commuted payment in lieu of on-site provision also allows flexibility to meet the range of identified local housing need for Specialist Residential Accommodation and flexibility in the location of the Specialist Residential Accommodation.

4.60 Whilst the local housing need for Specialist Residential Accommodation encompass a range of accommodation sizes, for the purposes of calculating a capital contribution in lieu of on-site provision, it is assumed the local housing need is for one bed, two-person occupancy dwellings.

4.61 Table 2 below calculates the capital value of these dwellings using the assumptions / sources noted in the table:

Table 2 Specialist Residential Accommodation Capital Value Calculation

Item	Assumption/Source	Amount (£) per annum
Gross rent	Local Housing Allowance One Bed Rate April 2024	9,513.96
Service Charge	£25 per week	1,300
On cost	10% of gross rent	951.40
Management and Maintenance Cost		500
Void and bad debts	3% of gross rent	285.41
Net rent		6,477.15
Capitalised Value	Payback period 30 years	194,314.50
Value per sqm	Nationally Designed Space Standards for one bed two person flat – 50sqm	3,886.29

4.62 Using the average value per sqm in Table 41.5 of the Local Plan Viability Update (2023) of £4,734 per sqm, the contribution in lieu of on-site Specialist Residential Accommodation will be:

£42,400 per net new dwelling = (£4,734 - £3,886 = 848) × 50 sqm

4.63 The Specialist Residential Accommodation contribution on developments of more than 100 dwellings will therefore be:

i. in respect of on-site Specialist Residential Accommodation, 1% of the total net new residential dwellings; or

ii where there is a contribution in lieu of on-site provision the contribution will be £42,500 per Specialist Residential Accommodation dwelling.

4.64 The 1% applies to the whole development; it does not only apply to the part of the development above the threshold.

4.65 The Specialist Residential Accommodation requirement of Policy DM1 (Ci) is in addition to the requirements set out in Policy DM2, as Policy DM2 does not identify the specific housing needs of household requiring Specialist Residential Accommodation.



4.66 The Specialist Residential Accommodation requirement of Policy DMI (Cii) applies to all new development of more than 100 dwellings. It does not apply to standalone developments containing solely Specialist Residential Accommodation.

Mix of Specialist Residential Accommodation

4.67 At the time a formal pre-application is submitted, the Council will consider the published Specialist Residential Accommodation local housing needs to provide advice on how best the local housing need for this type of accommodation can be met.

4.68 The Council will also consult ECC to seek advice on their priority Specialist Residential Accommodation local housing needs

4.69 The Council will provide advice on the affordability of on-site Specialist Residential Accommodation as demonstrated by evidence base documents. Where affordability information is not provided in these statements / strategies; the default need is set out in Section 5 of this SPD.

Section 106 Agreement

4.70 To ensure that Specialist Residential Accommodation is delivered in a way that meets local need, the Council will seek to secure a Section 106 obligation which sets out the amount, type, mix and tenure and priority mechanisms of the Specialist Residential Accommodation to be provided in perpetuity.

4.71 Where Specialist Residential Accommodation is meeting a local housing need a priority mechanism for households that reside, work or have strong family connections with persons living in the administrative area of Chelmsford City Council from whom they require support, will be prioritised for a period of three months.

4.72 The Section 106 agreement will seek to secure that Specialist Residential Accommodation is made available before occupation of 50% of market housing provision, to ensure timely delivery of the Specialist Residential Accommodation. The Specialist Residential Accommodation obligation could be met through the provision of a suitable serviced site, on-site completed dwellings or a contribution in lieu of on-site provision calculated in accordance with paragraph 4.62 above.

4.73 Where Specialist Residential Accommodation is required to be delivered under Policy DMI, it will not be considered to count towards the affordable housing requirement set out in Policy DM2, irrespective of whether the accommodation is subject to suitable restrictions on occupation and price, because it is meeting a different identified housing need.

4.74 Specialist Residential Accommodation required under Policy DMI is in addition to any residential requirements set out in site policies in the Local Plan.

4.75 To ensure that Gypsy and Traveller and Travelling Showpeople Sites are delivered in a way that meets local need the Council will secure a Section 106 obligation to set out the number of plots, tenure, uses on site and prioritisation mechanism for the accommodation to be provided in perpetuity. Also, for Travelling Showperson plots the Section 106 agreement will include a mechanism for determining the 'market value' of a site.



4.76 The prioritisation mechanism will ensure that each pitch/plot shall only be occupied by persons who satisfy that they are part of a Gypsy and Traveller or Travelling Showperson household, they (one of them if the household consists of more than one person) are aged 18 or over, and can adhere to the 'Plot Eligibility and Allocation Prioritisation Policy' as defined at the time to reflect identified need in the latest published Gypsy and Traveller Accommodation Assessment.

Design Requirements

4.77 Specialist Residential Accommodation can cater to the specific needs of a variety of people within the community and design requirements will consequently vary significantly.

4.78 Accessible and adaptable housing enables people to live more independently while also saving on health and social costs in the future. Accessible and adaptable housing will provide safe and convenient approach routes into and out of the home and outside areas, suitable circulation space and suitable bathrooms and kitchens within the homes.

4.79 Wheelchair user dwellings include additional features to meet the needs of occupants who use wheelchairs or allow adaptations to meet such needs.

4.80 Inclusive design should not only be specific to the building, but also include the setting of the building in the wider built environment, for example the location of the building on the plot; the gradient of the plot; the relationship of adjoining buildings; and the transport infrastructure. Further guidance on inclusive design of public spaces and the wider built environment is provided in the 'Making Places SPD'.

4.81 Design principles such as those set out in the Housing our Ageing Population Panel for Innovation (HAPPI) Report (2009) are applicable for older people and age-friendly places

Gypsy, Traveller or Travelling Showperson sites

4.82 Gypsy, Traveller or Travelling Showperson sites, both allocated and non-allocated sites, will need to provide a suitable living environment for the proposed residents, with safe and convenient access to the local highway network. Mains water, electricity supply, drainage and sanitation should be available on-site or be made available on-site. Sewerage should normally be through mains systems, however, in some locations this may not always be possible and in that case suitable alternative arrangements can be made. All sanitation provision must be in accordance with current legislation, regulation and British Standards.

4.83 Surface drainage (which may take the form of Sustainable Drainage Systems), gigabit broadband and mobile infrastructure should be provided where possible.

4.84 The Site design and layout need to appropriately consider ways of 'Designing out Crime' and it is recommended that the applicant seek early engagement with Essex Police to help achieve this.

4.85 Provision of amenity green space should be made on Gypsy, Traveller and Travelling Showperson sites in accordance with Table 3 below.

Table 3 Amenity Space Provision on Gypsy, Traveller or Travelling Showperson Sites

Private/Communal Amenity Green Space	Form	Amount
Where amenity green space can be delivered on pitch/plot	<ul style="list-style-type: none"> Grassy and/or woodland space without hardstanding. Within boundary of plot. Not accessible to motorised vehicles. 	80 sqm minimum private green amenity space
Where amenity green space cannot be delivered in full on pitch/plot*	Demarcated private zone on each pitch/plot capable of use as a clothes drying area. Within boundary of plot. Not accessible to motorised vehicles.	10 sqm minimum demarcated private zone.
	Communal space, overlooked by other plots on site to promote safety though surveillance. Within site boundary. Grassy and/or woodland space without hardstanding – with exception being the presence of children’s play equipment if appropriate. Not accessible to motorised vehicles.	20 sqm minimum per-pitch/plot communal green amenity space.

*both demarcated private zone and communal space to be provided in this instance.

4.86 Spaces need to feel safe and be accessible to all intended users. It is advisable to consider the boundary treatment of the amenity green space provision to protect its users – particularly children – from the surrounding vehicular traffic.

4.87 All new Gypsy, Traveller and Travelling Showperson sites should seek the planting of three trees per net new plot. In line with the Environment Act 2021, all development proposals (except where exemptions apply) will be required to provide a minimum of 10% biodiversity net gain above the ecological baseline for the application site. Where it is possible to achieve, the Council will encourage the delivery of a greater than 10% biodiversity net gain.

4.88 Each site should have a site office provided on-site, where a site manager can be based and residents on site can reasonably access. The Site Office would serve as a hub for residents to report and discuss issues and where appropriate accommodate site health, safety and wellbeing sessions. It is expected that the site owners/other residents of the site would collectively own and manage the office building. Planning conditions will be put in place to retain the use as a site office for site management in perpetuity.



4.89 To promote safety and security on site, consideration must be given towards the design, layout, and positioning of the site office. This site office must be situated within a suitable distance of the residential plots to provide security to the site without being intrusive and should be clearly visible to visitors entering the site. The site office must be designed to ensure it is easily accessible to all residents on site, and suitably accommodate all abilities and stages of life. A site office must have connections to all on-site services. As a minimum, the building must include a WC with sink basin, kitchen, and lounge area. Provision of a Site Office should include at least two bays to accommodate a standard car. At least one bay for the Site Office must be suitable to accommodate drivers/ passengers who are wheelchair users.

4.90 All new Gypsy, Traveller and Travelling Showperson sites should provide a suitable living environment for the proposed residents. The perimeter of any site should be suitable bounded to help achieve this and provide safety and security to the site residents, deterring unauthorized entry.

4.91 Site boundaries should be clearly marked, and materials chosen should be sympathetic to the character of the area. Consideration should be given towards location of access points in the boundary to ensure connectivity between the site and the surrounding amenities can still be achieved.

4.92 Each pitch or plot within a site should have a clear boundary defining the area each individual household occupies to protect the living and amenity space of individual households.

4.93 In designing pitch and plot boundaries, consideration needs to be given towards achieving a balance of preventing overlooking onto individual households to provide privacy and retaining a level of natural surveillance across the site for resident safety.

4.94 Access into and within the site needs to be able to accommodate the turning space required by large trailers as well as emergency vehicles, refuse collection, without compromising the safety of residents nor the function of the connecting strategic highway. Early consultation with Essex Highways is advisable to ensure this is achieved.

4.95 Bays allocated for static mobile homes or touring caravans must be at least two metres away from any road. On each pitch or plot, at least one bay allocated for use by private car must be suitable to accommodate drivers/passengers who are wheelchair users.

4.96 All parking provision is to be provided on hardstanding areas and clearly designated to deter unsafe or obstructive parking. These areas must be constructed with material suitably able to sustain large weight and regular movement attributed with the range of vehicles on site.

4.97 Each pitch or plot will be required to provide electric vehicle (EV charging points at a rate of at least one EV charging point per pitch/plot. The EV charging point provided must be on the pitch/plot and accessible to vehicles parked within the allocated bays for cars and/or static mobile home and/or touring caravan. Provision of at least one EV charging point to serve the Site Office parking bays is also required. Provision of any additional EV charging points on pitch/plot will be welcomed.



4.98 For fire safety reasons, no bay allocated for static mobile home nor touring caravan should be placed within three metres of the site boundary; and the distance between bays allocated for static mobile homes or touring caravans needs to be at least six metres.

4.99 Allocated bays for private cars ought to have a separation distance of at least six meters from a touring caravan or static home. Where this is not achievable, a separation distance of at least three meters can be allowed so long as the private cars would not obstruct entrance to the touring caravan or static home.

4.100 All separation distances must also be clear of any combustible structures. Early consultation with the Fire Services is advisable.

4.101 An amenity building must be provided on each pitch/plot with connections to all on-site services. As a minimum, the building must include a WC with sink basin, a shower and utility room, kitchen, lounge, and a dining area.

4.102 The amenity building should suitably accommodate residents of all abilities and stages of life. In designing the amenity building, consideration must be given towards accessibility and adaptability provision. Consideration must also be given towards resident privacy in the siting and orientation of the amenity building. In accordance with Appendix B of the Local Plan, all habitable rooms must have at least one window in a wall allowing outlook and ventilation. Walls which form a boundary with another plot or a boundary to the site should not have windows.

4.103 Any amenity building provided on sites shall meet the Building Regulations optional requirement for water efficiency of 110 litres/person/day.

4.104 An external shed should be provided to serve as residential storage, and a secure enclosure to be provided for the storage of metal gas bottles.

4.105 Recycling and waste provisions are to be provided in the same manner as are expected for any other residential development. Space to store recycling and waste receptacles and ability for refuse collectors to reach these needs to be considered. See Appendix B of the Chelmsford Local Plan for details.

4.106 Infrastructure facilitating on-site energy generation and sustainable living will be supported. This may take the form of solar PV/solar thermal, rainwater harvesting, heat pumps, etc.

4.107 Where sites are allocated as part of a wider strategic site, certainty surrounding Local Plan Policy compliancy and elements of the Scheme will also be required at earlier stages of the planning process.

4.108 All sites should be indicated on a site plan with high level consideration in the Masterplan submission to size of the site and number of plots to be provided; identification of any protected natural feature on the site and the impact upon the character of the area, historic or natural environmental assets and flood risk.



4.109 At outline planning application stage, all sites should be shown on an indicative layout plan and relative parameter plans. A Section 106 agreement will secure the delivery of pitches and plots. There should be detailed consideration given to vehicle access into the site and connectivity to the highway network, provision for the supply of all on-site services into the site boundary, provision of adequate community services and facilities within reasonable travelling distances as well as pitch/plot boundaries.

4.110 Whilst there are no prescribed standards for the design and layout of Gypsy and Traveller sites, site location and design should take into account the Ministry of Housing, Communities and Local Government's Designing Gypsy and Traveller sites: good practice guide and where appropriate, relevant legislation.

4.111 The term 'pitch' refers to the space required on a site to accommodate a Gypsy and Traveller household. There is no set size for an individual pitch. They can vary like house sizes depending on the number of family members. To help sites integrate into existing communities, new Gypsy and Traveller sites should seek to provide a maximum of 10 pitches. A pitch should, however, be large enough to provide at least all the following:

- hardstanding for one static caravan;
- hardstanding for one travelling caravan;
- two parking bays for larger vehicles;
- an amenity building containing a kitchen, lounge and dining area, shower and utility room; and separate toilet facilities;
- an external shed;
- a secure enclosure for metal gas bottles; and
- clothes drying area.

4.112 To help sites integrate into existing communities and to ensure sites are suitable for an extended family unit, new travelling Showperson sites should normally seek to provide up to 15 plots.

4.113 The term 'plot' refers to the space required on a site to accommodate a household of Travelling Showpeople. A number of plots are also sometimes referred to as 'yards'. The Local Plan expects 0.2 hectares per plot to be provided. This is considered an appropriate size to accommodate the proposed number of caravans, vehicles and ancillary areas to enable the storage, repair and maintenance of equipment as well as account for turning space required by large vehicles and amenity space for residents. Larger plots may be acceptable to facilitate future sub-division of plots to accommodate any anticipated rise in need.

4.114 The area of land set aside for accommodation by one family unit and the area of land set aside for the storage and maintenance of equipment collectively forms a single plot. The storage and maintenance space can sometimes be a communal area, however, for security reasons there may be a preference for them to form part of individual plots.

4.115 Travelling Showpeople sites need to accommodate a range of vehicles including cars, vans, lorries, trailers, mobile homes, and caravans and be accessible to emergency vehicles and refuse collection vehicles. Access is required both into the site as a whole and into individual plots.



4.116 The following parking provision is suggested for each plot as a minimum:

- 2 bays to accommodate private cars
- 1 bay to accommodate a static mobile home
- 1 bay to accommodate a touring caravan
- 4 bays to accommodate lorries and/or trailers

4.117 A maintenance/storage workshop of at least 100m² floorspace is to be provided on each plot. Water and electricity provision must be available as a minimum. Where feasible, the height should be around 1.5 storeys to accommodate the height of a standard lorry/trailer.

4.118 If site constraints prevent delivery of maintenance/storage workshops on each plot, provision of these can be within communal areas. It is expected in this instance that at least 100m² floorspace per plot is still achieved. The maintenance/storage workshops should be positioned at a distance of at least six metres away from any amenity building, or parking bay for static or touring caravans to minimise the impact of visual, noise and odour pollution on residents. Conditions may be required to establish permissible activities/use classes and set operation times to reduce risk of nuisance.

4.119 For fire safety, the amenity building, site office, maintenance/storage workshop and any other storage units should be constructed from non-combustible materials such as masonry brick. Strict adherence to the Fire Safety Order and relevant Building Regulations will be sought and it is recommended that the applicant seek early engagement with the Essex County Fire & Rescue Service

4.120 Though not prescriptive, the following figures provide indicative layout designs of Travelling Showpeople sites that would be acceptable:

Figure 1: Indicative Travelling Showperson site example layout with separate provisions



Figure 2: Indicative Travelling Showperson site example layout with shared provisions





5 Affordable Housing

Policy Background

5.1 The NPPF states that where local planning authorities have identified that affordable housing is needed, they should set policies for meeting this need.

5.2 Paragraphs 20, 35, 63-6 of the NPPF and Strategic Policy S6 and Policy DM2 of the Local Plan set out the justification for requiring planning obligations in respect of securing affordable housing.

5.3 Strategic Policy S6 sets out the Council's housing requirement. This is evidenced by the Council's SHNA (2023) and SHNA Addendum Report (2024), which identifies the need for new affordable homes.

5.4 Policy DM2 (A) requires the provision of 35% of the total number of residential units to be provided and maintained as affordable housing within all new residential development sites which comprise of 10 or more residential units.

5.5 Planning obligations will be used to secure the following elements related to the provision of affordable housing:

- 5.5.1 the number of units;
- 5.5.2 the type of units;
- 5.5.3 tenure of units;
- 5.5.4 location of units;
- 5.5.5 parking provision;
- 5.5.6 commuted sums in lieu of provision (where appropriate).

5.6 All affordable housing provided in areas covered by The Housing (Right to Acquire or Franchise)(Designated Rural Areas in the East) Order 1997 (SI 1997/623) and The Housing (Right to Enfranchise)(Designated Protected Areas)(England) Order 2009 (SI 2009/2098) will be subject to the retention restrictions imposed by these Orders.

5.7 The statutory right of tenants to acquire their affordable homes for rent (the "Right to Acquire") does not apply to any affordable dwellings for rent which are situated within a Designated Rural Area.

5.8 Where shared ownership leases of dwellings in Designated Protected Areas are concerned, the Registered Provider must ensure that all shared ownership leases contain a provision which either restricts staircasing to no more than 80%; or in instances where the leaseholder is permitted to acquire more than 80% (i.e. staircase to 100%), enables and obliges the Registered Provider to repurchase the property when the leaseholder wishes to sell.



5.9 These Orders currently include the whole Parishes of Chignal; East Hanningfield; Good Easter; Great and Little Leighs; Great Waltham; Highwood; Little Baddow; Little Waltham; Margaretting; Mashbury; Pleshey; Rettendon; Roxwell; Sandon; South Hanningfield; Stock; West Hanningfield and Woodham Ferrers and Bicknacre. A significant part of the Parish of Writtle is also included.

Definition of Affordable Housing

5.10 The definition of affordable housing is set out in Annex 2 of the NPPF. This includes social rent, other affordable housing for rent, discounted market sales housing and other affordable routes to home ownership.

What is the method of calculation of the quantum of Affordable Housing?

5.11 Policy DM2 requires 35% of the total number of residential units on sites of 10 or more residential units to be provided and maintained as affordable housing.

5.12 The calculation of the affordable housing obligation will be undertaken in terms of the gross number of self-contained dwellings. Where the percentage of affordable housing sought does not result in whole numbers of units, the number of affordable dwellings will be rounded up to achieve the required 35% provision.

5.13 The 35% applies across the whole development; it does not only apply to the part of the development above the threshold.

5.14 Where there is a proposal to increase the number of residential units on a site following grant of permission, for example a non-residential ground floor use subsequently secures planning permission for additional residential dwellings, the Council will apply Policy DM2 (A) to the total number of residential dwellings on the site, if the increase in the number of units take the total on site to 10 units or more.

5.15 In instances where the initial proposal has been built, the additional proposed dwellings would be required to 'offset' the affordable housing requirement across the whole site.

5.16 Once the affordable housing requirement amount has been calculated, all other parts of this section of this SPD will apply.

Affordable Private Rent

5.17 The NPPF also includes a definition of Affordable Private Rent for Build to Rent schemes. National Planning Policy Guidance (NPPG) states that 20% is generally a suitable benchmark for the level of affordable private rent homes to be provided in any build to rent scheme and that a minimum rent discount of 20% for affordable private rent homes relative to local market rents.

5.18 The SHNA Addendum Report (2024) clearly sets out how the private rented sector has been playing a role in meeting the needs of households who require financial support in meeting their housing need. Legislation through the 2011 Localism Act allows Councils to discharge their “homelessness duty” through providing an offer of a suitable property in the Private Rented Sector.



5.19 Given the notable need for affordable housing set out in the SHNA (2023) and SHNA Addendum Report (2024), where Build to Rent housing is proposed the Council will seek 24.5% of the total Build to Rent units to be provided as affordable private rent homes capped at Local Housing Allowance levels.

5.20 NPPG states that eligibility to occupy affordable private rent homes should be agreed between the local authority and the scheme operator but with regard to criteria set out in planning guidance. It goes on to advise that where authorities maintain an 'intermediate housing list' they may wish to suggest names from this or potentially even their Statutory Housing list. The Council does not maintain an intermediate housing list and given the significant level of housing need that cannot be met, the Council will suggest names from the Statutory Housing register and developers of affordable private rent will be expected to have regard to the Council's housing allocation policies and prioritise potential candidates from the Statutory Housing list.

Vacant Building Credit

5.21 A Ministerial statement issued on the 28 November 2014 stated that where a vacant building is brought back into lawful use or is demolished to be replaced by a new building, the developer should be offered a financial credit equivalent to the existing gross floorspace of the relevant vacant building when the local planning authority calculates any affordable housing contribution. Affordable housing contributions will be required for any increase in floorspace.

5.22 The vacant building credit applies where the vacant building has not been abandoned. The reference to abandonment is the applicable planning test for the vacancy credit and is already recognised in law.

5.23 Where there is an overall increase in floorspace in a proposed development that includes a vacant building, the Council will apply the following formula to calculate the affordable housing contribution:

- Revised Affordable Housing = $35 \times I - (\text{existing vacant gross internal area/proposed gross internal area})$

5.24 In practice this means that if an existing vacant building has a gross internal area of 3,000 sqm and the gross internal area of the proposed 60 dwellings is 4,500 sqm, the revised affordable housing percentage that will be required is 11.667% and the revised affordable housing contribution will equal 7 dwellings.

Table 4 Example of calculating the Vacant Building Credit

Number of Dwellings	Vacant Building Gross Internal Area	Proposed Gross Internal Area of Residential Dwelling
60	3,000 sqm	4,500 sqm
Coefficient based on existing versus proposed areas	$3,000/4,500 = 0.667$	$1 - 0.667 = 0.333$
Revised Affordable Housing Percentage	$35 \times 0.333 = 11.655\%$	
Affordable Dwellings	Market Dwellings	Total Dwellings
7.00	53	60

5.25 For wholly residential schemes the total proposed Gross Internal Area (GIA) will be the GIA of the sum of all dwellings. Where flatted development is proposed the GIA will include all communal and circulation areas. For mixed use schemes, only the GIA of the proposed residential elements will be included.

5.26 The number of affordable dwellings will be calculated to two decimal points and rounded to the nearest whole number. It will be provided as affordable housing for rent.

Mix of Affordable Housing

5.27 To ensure new affordable provision is weighted to make a proportionate contribution to the assessed need, the Council expects the affordable housing to include 24.5% of the total number of dwellings within the development as either social or affordable rented accommodation.

5.28 Where the calculation of 24.5% of the total number of dwellings to be provided as affordable housing for rent does not result in whole numbers, it should always be rounded up in order to achieve the required 24.5%.

5.29 The balance, 10.5% of the total number of dwellings, should be provided as shared ownership housing.

5.30 The affordable housing provision for rent should proportionately reflect the needs identified in the latest SHNA and shortages relative to supply, in determining the optimum affordable housing mix by size and type.

5.31 The affordable housing provision for rent should reflect the 'Need requirement' in the Table 5 where possible. The Council will report the bedroom size of new affordable housing for rent that achieve completion each year in the Authority Monitoring Report.

Table 5 Bedroom Size of Affordable Housing for Rent (general needs)

Size of additional units required to meet housing need in Chelmsford	
Size of home	Need requirement
	As a % of net annual total
One Bedroom	25%
Two Bedrooms	35%
Three Bedrooms	30%
Four or more Bedrooms	10%
Total	100.0%

Source: Paragraph 5.34, page 115, SHNA.

5.32 When the quantum of residential accommodation sought is above the level identified in the Local Plan and there is a shortfall in the supply of new three and four bedroom affordable homes to rent recorded through the monitoring of planning permissions in the latest published Annual Monitoring Report, the Council will apply a revised affordable housing for rent mix that seeks to reduce the proportion of one-bedroom dwellings to zero, in favour of increasing the proportion of larger family homes, as households requiring one bedroom accommodation are most likely to have their need met from the current supply.

5.33 This revised requirement will only apply to the quantum of residential housing above the total number identified in the Local Plan, so as not to affect the viability of the residential housing mix tested in the Local Plan, with the additional housing being a windfall to the developer/landowner.

Worked Example

The latest Annual Monitoring Report demonstrates that only 20% of three bedroom and 5% of four-bedroom affordable homes for rent have been secured on threshold sites in a monitoring year.

A notional site with a residential ‘allocation’ of around 100 dwellings in the Local Plan that when master-planned can demonstrate that it can sustainably accommodate 135 dwellings would be required to provide the following affordable housing for rent:

Table 6 Affordable Housing for Rent Additionality

	24.5%	1 Bed	2 Bed	3 Bed	4 Bed
SHNA Mix on 100 dwellings	25 dwellings	6	9	7	3
Revised Mix on 35 Dwellings	9 dwellings	0	3	5	1
Total	34	6	12	12	4

5.34 The Council’s Housing Strategy will provide additional information on the size and type of affordable housing required to meet priority housing needs. The Council does not specify the mix of homes needed to meet demand for affordable home ownership dwellings. The SHNA Addendum (2024) notes that there was no evidence of need for First Homes or discounted market housing more generally. Shared ownership housing is likely to be suitable for households with more marginal affordability as it has the advantage of a lower deposit and subsidized rents.

5.35 The SHNA (2023) suggests the following mix of affordable home ownership would be appropriate although it notes that to make shared ownership affordable, very low equity shares would need to be sold for three + bedroom homes. Even then, four-bedroom shared ownership housing cannot be made affordable.

Table 7 Bedroom Size of Affordable Home Ownership

Size of home	
One Bedroom	25%
Two Bedroom	45%
Three Bedroom	25%
4+ Bedroom	5%
Total	100%

5.36 Policy DM26 of the Local Plan requires all new dwellings to achieve appropriate internal space through adherence to the Nationally Described Space Standards.

5.37 To accommodate the full range of bedroom requirements and associated occupancy guidelines set out in the Council’s Housing Needs Register and Allocation Policy; and reflect the fact that a significant proportion of households assessed on the Council’s Housing Register as requiring each size of accommodation will be at the maximum occupancy level; the Council will require affordable homes for rent to achieve appropriate internal space and number of bed spaces through adherence to the minimum defined levels of occupancy set out in Table 8.

5.38 Three-bedroom, six-person affordable housing for rent could be acceptable in lieu of four-bedroom, six-person dwellings, when they comply with the minimum gross internal floor areas and storage requirements set out in Table 1 of the Nationally Described Space Standards and two separate reception rooms are provided.

Table 8 Minimum Gross Internal Floor Areas and Storage (sq.m) for Affordable Housing for Rent

Number of bedrooms	Number of bedspaces	1 Storey	2 Storey	3 Storey	Built-in storage
1 bed	2 persons	50	58		1.5
2 bed	4 persons	70	79		2.0
3 bed	5 persons	86	93	99	2.5
4 bed	6 persons	99	106	112	3.0
5 bed	7 persons	112	119	125	3.5

Wheelchair Accessible Homes

5.39 Policy DMI (Bi) states that within developments of 30 or more dwellings, the Council will require 5% of new affordable dwellings to be built to meet the requirements of Part M, Category 3 (Wheelchair user dwellings) M4 (3) (2) (b) of Schedule 1 (para 1) to the Building Regulations 2010 (as amended), or subsequent government standard.

5.40 Part M of the Building Regulations sets a distinction between wheelchair accessible (a home readily useable by a wheelchair user at the point of completion) and wheelchair adaptable (a home that can be easily adapted to meet the needs of a household including wheelchair users) dwellings.

5.41 Local Plan policies for wheelchair accessible homes should be applied only to those dwellings where the local authority is responsible for allocating or nominating a person to live in that dwelling. They will need to be provided at a range of sizes as set out in the Wheelchair Accessible Homes Planning Advice Note, which is updated annually.

5.42 Wheelchair accessible homes should only be provided in ground floor flatted accommodation where possible to ensure an occupant can facilitate their own escape unassisted in the event of a fire. Wheelchair users should have access to all parts of a dwelling. Within all wheelchair accessible homes, the principal living areas i.e. the living, dining and kitchen space should be within the entrance storey, as well as a wet room (inclusive of an installed level access shower). All bedrooms should be accessible to a wheelchair user with various minimum dimensions and space clearance zone set out in the regulations.

5.43 For wheelchair accessible homes, the occupancy levels for each person should allow for one additional person per bedroom size than those stated in Table 8 above with the corresponding increase in sqm set out in the Nationally Described Space Standards. Ideally, this will be provided in the form of an additional reception room on the ground floor.



5.44 The Council will apply a planning condition that ensures that 5% of all new affordable homes on developments of 30 or more dwellings meet the requirements of Part M, Category 3 (Wheelchair user dwellings) M4(3)(2)(b) of Schedule 1 (para 1) to the Building Regulations 2010 (as amended) to ensure that the planning permission, under which the building works is carried out, meets the needs of occupants of the affordable housing for rent that use a wheelchair at the point of completion.

5.45 Where the 5% requirement does not result in whole numbers of units, the number of affordable dwellings for rent meeting the requirements of Part M, Category 3 (Wheelchair user dwellings) M4(3)(2)(b) of Schedule 1 (para 1) to the Building Regulations 2010 (as amended), will be rounded up.

Location of Affordable Housing

5.46 Affordable housing is an integral element of any market-led residential or mixed used development and is expected to be provided in-kind and on-site. The NPPF states that there is an expectation that the need for affordable housing is met on-site unless off-site provision or an appropriate financial contribution in lieu can be robustly justified and the agreed approach contributes to the objective of creating mixed and balanced communities.

5.47 The Council may exceptionally consider a financial contribution in lieu of on-site provision of equivalent value on development sites which comprise between 10 and 15 units, to improve the provision of temporary accommodation for homeless households; or meet other affordable housing priorities identified in the Housing Strategy, which cannot be met on-site.

5.48 The ability to consider a financial contribution in lieu of on-site affordable housing provision will also enable the Council to improve the temporary accommodation offer. The Council has a limited portfolio of accommodation and is currently dependent on the private sector to meet the demand for temporary accommodation. This restricts the Council's ability to respond flexibly to changing patterns in demand for temporary accommodation and manage its statutory duties as a local housing authority.

5.49 Where the Council agrees to a commuted sum in lieu of an on-site affordable housing contribution, the methodology that will be used is to adopt the most recent new build sales values from the appropriate typology and location in the latest published Local Plan Viability Update, and then deduct from that the amount that a Registered Provider would pay for those units as affordable units, also using assumptions applied in the latest published Local Plan Viability Update. The difference is the commuted sum.

5.50 The calculation of the commuted sum will be based on the proposed mix of market housing and will assume the affordable housing proportionately reflects the market mix of housing in terms of the bedroom size of the market housing proposed and the mix of flats and houses. If the proposed housing consists of maisonettes, the calculation will apply either the values of flats or houses, whichever is closest in square meters to the size of the maisonette of the relevant bedroom size. The floor area in sq.m for each property size will reflect the floor areas in Table 8.

5.51 The only exception to the above, is where a calculation in lieu of on-site provision of affordable housing is sought from Co-living Housing. In this instance the commuted sum will be calculated based on the average size in sqm of the proposed Co-living Housing unit, rather than assign a floor area from those set out in Table 8. Otherwise, the calculation will be the same and based on market values less the amount a Registered Provider could pay for them (affordable rental value) using values in the latest published Local Plan Viability Update.

5.52 The calculation of the commuted sum will reflect all other requirements in this section of the SPD, except where an application benefits from a vacant building credit. Where a vacant building credit also applies, the calculation of the commuted sum will reflect an affordable housing contribution consisting of affordable housing for rent only.

5.53 An example of the calculation of a commuted sum in lieu of on-site affordable housing based on a market proposal consisting of 5 two-bedroom flats and 10 three-bedroom houses, is provided in Table 9. The mix of affordable homes for rent in the example in Table 9 reflects the need for affordable homes for rent set out in Table 5 and that the demand for affordable homes for shared ownership is predominantly for smaller dwellings.

5.54 If a commuted sum in lieu of on-site affordable housing is agreed by the Council, the commuted sum will need to be paid at commencement of the development.

5.55 Outline planning applications that include a commuted sum in lieu of on-site affordable housing will include the formula for calculating the commuted sum in the Section 106 agreement, using this guidance. Full planning applications, where the market mix of residential dwellings is agreed, will state the commuted sum amount and be index linked. An example showing the commuted sum calculation for a 15-unit scheme is set out in Table 9 below.

Table 9 Example Calculation of a Commuted Sum in Lieu of Affordable Housing on-site

Size (Bedrooms)	Size sq.m (Flats/Houses)	Market Housing Mix		Affordable Housing Mix				Market Value	Affordable Value	Commuted Sum
		Flat	House	Affordable Rent		Affordable Home Ownership				
				£5,145 sq.m	£4,906 sq.m	Flat £2,830 sq.m	House £2,698 sq.m			
1	50/58									
2	70/79	5				2		2 x 70 = 140 x £5,145 = £720,300	2 x 70 = 140 x £3,602 = £504,280	£216,020
3	86/93		10		4			4 x 93 = 372 x £4,0906 = £1,825,032	4 x 93 = 372 x £2,698 = £1,003,656	£821,376
4	99/106									
5	112/119									
Total			15		4		2	£2,545,332	£1,507,936	£1,037,396



Layout

5.56 To achieve mixed, inclusive and sustainable communities the Reasoned Justification for Policy DM2 sets out that affordable housing should:

- a) Be provided in more than one single parcel except in schemes where the overall number of residential dwellings is below 15 units;
- b) On sites incorporating 30 or more residential dwellings, affordable housing should be provided in groups of no more than 15% of the total number of dwellings being provided or 25 affordable dwellings, whichever is the lesser.

5.57 If the Council accepts that there are legitimate concerns relating to the management or maintenances of predominantly flatted development, which prevents pepper potting in strict accordance with paragraph 5.63 of this SPD, the Council will expect the provider of the affordable housing to be given an option to opt out of any management arrangements and costs associated with the remainder of the site.

5.58 Detailed plans submitted to the Council for planning consideration should clearly show the location and layout of all affordable dwellings within the development. The affordable housing provision should not be disproportionately concentrated above any non-residential uses.

5.59 Where possible the Council requires the same level, design and layout of car parking provision to apply to affordable and market housing. As a minimum, parking provision for affordable housing must comply with Policy DM27.

Green Belt

5.60 The NPPF states when considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt, including harm to its openness. Inappropriate development is by definition harmful to the Green Belt and should not be approved except in very special circumstances. Paragraph 154 of the NPPF lists some exceptions where development could be appropriate, which includes limited affordable housing for local community housing needs such as a rural exception site.

5.61 Paragraph 155 of the NPPF describes the circumstances in which development in the Green Belt should not be regarded as inappropriate and this includes:

- 5.61.1 The development would utilise grey belt land and would not fundamentally undermine the purposes (taken together) of the remaining Green Belt across the area of the plan;
- 5.61.2 There is a demonstrable unmet need for the type of development proposed;
- 5.61.3 The development would be in a sustainable location, with particular reference to paragraphs 110 and 115 of the NPPF; and
- 5.61.4 Where applicable the development proposed meets the Golden Rules requirements set out in paragraphs 156-157 of the NPPF.



5.62 As part of the ‘Golden Rules’ for Green Belt development set out in paragraphs 156-157 of the NPPF, a specific affordable housing requirement should be set for major development involving the provision of housing, either on land which is proposed to be released from the Green Belt, or which may be permitted within the Green Belt.

5.63 The affordable housing requirement for development proposals of 10 or more dwellings on land within or released from the Green Belt will be at least 50% of housing must be affordable. The affordable housing must include 15% social rent housing, and 24.5% affordable rent capped at Local Housing Allowance levels to address priority housing needs. The remaining 10% can be provided as shared ownership housing.

5.64 Small sites within Designated Rural Areas that are located within the Greenbelt and adjacent to a Defined Settlement Boundary and accessible to local services and facilities will be required to comply with Policy DM2 (B).

Rural Exception Sites

5.65 In the circumstances described in Policy DM2 (B) small affordable housing developments to meet local need will be permitted within Designated Rural Areas which would not otherwise be released for housing. These will only be permitted if it can be demonstrated that there is a proven need for the number, type and tenure of dwellings proposed, and the Council is satisfied that the affordable housing will remain affordable and exclusively available for local needs in perpetuity.

5.66 The Reasoned Justification for Policy DM2 (B) identifies the Designated Rural Areas to which Policy DM2 (B) applies.

5.67 All Rural Exception Site applicants must be accompanied by a local housing need survey which should contain the information set out in the Reasoned Justification for the Policy DM2 (B). In addition, the survey analysis should identify types of local connection that households in housing need have with a Parish to inform the proposed method for prioritising and allocating the dwellings.

5.68 If a survey of local housing need supporting an application under Policy DM2 (B) has been conducted more than four years prior to a planning application being submitted, the Council will require the housing need and affordability data to be updated to ensure the continued suitability of the proposed housing to meet local needs.

5.69 Any local housing needs survey which has been conducted more than five years prior to a planning application being submitted, will not be considered adequate to support a development proposal under Policy DM2 (B).

5.70 The Council’s Housing Register provides supplementary information on households in housing need that would prefer to live in a specific Parish. The Council can also provide information on the number of existing affordable homes and vacancies that have occurred in a Parish. If requested, this information can supplement a local housing needs survey but will not substitute it.



5.71 To ensure future occupancy from within the parish-wide survey area, applicants should plan to meet, in aggregate, 50% of the identified local housing need for affordable housing.

5.72 The Rural Community Council of Essex (RCCE) employs a Rural Housing Enabler to advise and assist Parish Councils and rural communities on conducting effective local housing need surveys. The Council expects all applicants proposing Rural Exceptions Sites to work in partnership with the Rural Housing Enablers and Parish Councils to identify the local housing need.

5.73 The Council encourages all applicants proposing affordable housing on Rural Exception Sites to work with a Registered Provider that supports the work of the Rural Housing Enabler employed by the RCCE. These Registered Providers have experience in delivering affordable housing in rural areas and work within an agreed framework.

First Homes Exception Sites

5.74 On 24 May 2021, the Government published a Written Ministerial Statement that set out plans for delivery of First Homes. First Homes are a specific kind of discounted market sale housing which must:

- 5.74.1 be discounted by a minimum of 30% against market values;
- 5.74.2 can only be sold to a person or persons meeting the First Homes eligibility criteria;
- 5.74.3 after the discount has been applied, the first sale must be no higher than £250,000 outside of London;
- 5.74.4 on the first sale, a First Home will have a restriction registered on the title of the property at HM Land Registry to ensure the discount (as a percentage of current market value) and certain other restrictions are passed on at each subsequent title transfer.

5.75 The First Homes eligibility criteria is set out in NPPG and advises that a purchaser (or, if joint purchase, all purchasers) of a First Home should be a first-time buyer as defined in paragraph 6 of schedule 6Za of the Finance Act 2003 for the purposes of Stamp Duty Relief for first-time buyer. Purchasers of a First Home, whether individuals, couples or group purchasers, should have a combined annual household income not exceeding £80,000 in the tax year immediately preceding the year of purchase. A purchaser of a First Home should also have a mortgage or home purchase plan (if required to comply with Islamic law) to fund a minimum of 50% of the discounted purchase price.

5.76 As part of Section 106 agreements, local authorities can apply eligibility criteria in addition to the national criteria described above. In Chelmsford, the following additional local criteria will apply to all First Homes on initial sales and resales for a period of three months from when a home is first marketed:

- 5.76.1 Households with an adult that at the time of marketing the First Homes lives or works in the administrative area of Chelmsford City Council; or
- 5.76.2 Households with an adult that at the time of marketing the First Home is an essential local worker (as defined in the NPPF) working in the administrative area of Chelmsford.



5.77 For an adult to meet the requirement of working in Chelmsford, they must be contracted to work with a company based in Chelmsford on either a full or part time basis.

5.78 Annex 2 of the NPPF (2023) defines Essential Local Workers as public sector employees who provide frontline services in areas including health, education and community safety such as NHS staff, teachers, police, firefighters and military personnel, social care and childcare workers.

5.79 If a suitable buyer has not reserved a home after three months, the eligibility criteria for First Homes will revert to the national criteria to widen the consumer base.

5.80 In accordance with NPPG, the local eligibility criteria will be disapplied for all active members of the Armed Forces, divorced/separated spouses or civil partners of current members of the Armed Forces, spouses or civil partners of a deceased member of the armed forces (if their death was wholly or partly caused by their services) and veterans within 5 years of leaving the armed forces.

5.81 A First Homes exception site is an exception site that is a housing development that comes forward outside of local or neighbourhood plan allocation to deliver primarily First Homes as set out in the First Homes Written Ministerial Statement.

5.82 First Homes exception sites must include at least 25% of the homes proposed as affordable housing for rent to meet the most acute housing needs identified on the Council Housing Register at the time a planning application is submitted. The SHNA (2023) and SHNA Addendum Report (2024) note that there is an acute need for affordable housing in the administrative area of the Council and the vast majority of need is from households who are unable to buy or rent and therefore points particularly towards a need for rented affordable housing.

5.83 The First Homes Exception Site policy in Policy DM2 (C) cannot be applied in the Green Belt.

5.84 In the circumstances described in Policy DM2 (C), planning permission will be granted for First Homes Exception sites.

Community-led Exception Sites

5.85 National Planning Policy states that local planning authorities should support the development of exception sites for community-led development on sites that would not otherwise be suitable as rural exception sites and on land which is not already allocated for housing.

5.86 In the circumstances described in Policy DM2 (D), planning permission will be granted for Community-led Exception sites.



6 Physical Infrastructure - Highways, Access and Transport

Policy Background

6.1 Section 9 of the NPPF requires the planning system to promote sustainable transport. The provision of viable transport infrastructure necessary to support sustainable development is important in facilitating sustainable development.

6.2 Strategic Policy S9 sets out the infrastructure required to facilitate the development set out in the Local Plan. Priorities for infrastructure provision or improvements are also contained within relevant Strategic Policies and Site Allocation policies.

6.3 Strategic Policy S10 sets out that infrastructure must be provided in a timely and, where appropriate, phased manner to serve the occupants and users of the development. Where development proposals require additional infrastructure capacity to be deemed acceptable, mitigation measures must be agreed with the Council and the appropriate infrastructure providers. Such measures can include:

- financial contribution towards new or expanded facilities and the
- maintenance thereof; on-site provision (which may include building works);
- off-site capacity improvement works;
- and or the provision of land.

6.4 In negotiating planning obligations, the Council will consider local and strategic infrastructure needs.

6.5 Chelmsford benefits from good road accessibility to London and the wider region including Braintree, Stansted, Cambridge, and South Essex. The IDP summarises the capacity issues on the current road network which causes incidents, congestion and issues with journey reliability.

Possible Section 106 Obligations

6.6 ECC is the Highway and Transportation Authority for the Chelmsford City area. Chelmsford City Council consults ECC on planning proposals that affect the highway network. ECC provides advice on the scope of obligations for highway infrastructure works where it is considered that there is a need to mitigate the impact of new development(s) on the highway network.

6.7 All development proposals will be assessed on their own merits in relation to the impact they have upon the highway network. There are no types of development which are exempt from necessary highway infrastructure obligations. There are a number of proposed interventions to improve active travel in Chelmsford and it will be important to ensure alignment with these as the Local Plan progresses. In particular, cycle and walking network routes that promote active travel and a viable alternative to the car will be a key consideration for new development. The list of possible Highways, Access and Transport contributions may include:



- Access road from the highway into the site
- Bus Priority/Chelmsford Rapid Bus Transit (ChART) Bus services, Park and Ride and infrastructure
- Contribution to Car Clubs/Care Sharing schemes
- Active and Sustainable travel routes (Walking, Cycling and Public Transport links/improvements/crossing) and other infrastructure (e.g. seating, poles, real time passenger information)
- Multimodal Cycle, Pedestrian and Public Transport bridges
- Cycle parking on-street
- Link roads
- Mobility Hubs
- New junctions and capacity improvements
- New roads
- Pedestrian crossings
- Public Right of Way
- Raised kerbs
- Signage
- Traffic Regulation Orders e.g. to impose waiting restrictions
- Traffic lights
- Travel Planning (residential, workplace, school etc)
- Electric vehicle charging point infrastructure

Timing/Trigger for payment or provision of works

6.8 The developer is required to implement the agreed highway infrastructure works in such a way that the works can be adopted by the Highway Authority once it has been agreed that they are built to an adoptable standard. In general, the developer is obliged to submit suitable detailed engineering drawings to the Highway Authority prior to any commencement of the development on site, for the Highway Authority's approval.

6.9 Unless otherwise agreed, before occupation of a development, the developer is usually obliged to implement the approved scheme, and the Highway Authority will issue a certificate of practical completion. The developer will still have responsibility for maintaining the highway works for a minimum of 12 months and to carry out any remedial works required since the issue of the certificate of practical completion. After the 12-month period, or when the remedial works have been satisfactorily completed, a certificate of adoption will be issued, and the works adopted by the Highway Authority.

6.10 Developers will be required to pay fees to cover ECC's costs incurred in approving the detailed engineering drawings, processing and advertising Traffic Regulation Orders, and for inspecting the highway works and issuing the relevant certificate. Details of these fees are to be included in a Section 106 Agreement. A Section 278 Agreement under the Highways Act 1990 between the developer and the Highway Authority is the preferred mechanism for securing alterations or improvements to the public highway and is separate to a Section 106 Agreement. The full details of the processes will be set out in any relevant Section 106 or Section 278 Agreements.



6.11 ECC has published the 'Transport Assessment Guide for Large-Scale Developments and Garden Communities: A Guide for Developers' and a 'Travel Plan Guide for Large-Scale Developments and Garden Communities: A Guide for Developers'. These Guides relate to large-scale development of 1,000 residential units and/or 250+ employees delivered by one individual developer or delivered cumulatively by multiple residential developers and/or developments of high complexity/high potential highway and transport impacts (determined by the Highway Authority) A Transport Assessment Inception Meeting and Scoping Fee is required to be paid by the developer at the very outset of the process, once the need for a Transport Assessment has been established. The fees cover ECC's staff time in supporting the Pre-Application / Scoping Phase.

6.12 ECC staff time in supporting the Travel Plan process will be secured through developer contributions with set fees to be paid by the Developer, to ECC, with regards the scoping; evaluation; and monitoring and support of Travel Plans.

Maintenance Payments

6.13 Where the infrastructure works include items with the possibility of a major maintenance requirement e.g. traffic signals or where the works are beyond the usual ECC specification, the Highway Authority require a commuted sum from the developer to maintain that infrastructure. Where the Highway Authority takes on assets from developers, there is a requirement for maintenance costs for the life of the assets, and replacement costs at the end of their useful life. Further information on this matter is available in ECC's Guide to Infrastructure Contributions (Revised 2024, Section 5.5).

Further Information

Insurance

6.14 Where a developer intends to carry out works to/in the public highway they will be required to provide third party insurance.

Bonds

6.15 Developers will be required to enter into a bond for an amount specified by the Highway Authority to ensure that the highways works are completed to the Authority's satisfaction, should the developer default on any of its obligations in relation to the works. This bond will vary dependent on the works required. The bond can be a formal bond with an approved third-party surety or it can be a deposit in cash to ECC as the Highway Authority.

6.16 Land compensation bonds will be required where there is a possibility of existing properties being affected by new highway development, e.g. by increased noise resulting from new highway development, including the possibility of a reduction in value.



7 Physical Infrastructure - Flood Protection and Water Management/Efficiency

Policy Background

7.1 Section 14 of the NPPF deals with the challenge of climate change, flooding and coastal change. It states that the planning system should support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change.

7.2 Strategic Policy S2 states that the Council will require that all development is safe, considering the expected life span of the development, from all types of flooding and appropriate mitigation measures are identified, secure and implemented. New development should not worsen flood risk elsewhere.

7.3 Strategic Policy S4 sets out that new development will be expected to incorporate well connected, multi-functional network of green and blue infrastructure that protects, enhances and restores ecosystems and allows nature recovery across the Council's area. It also sets out that the Council will ensure that new development does not contribute to water pollution and where possible enhances water quality and water-related biodiversity taking account of Water Framework Directive objectives and River Basin Management Plan actions.

7.4 Strategic Policy S9 confirms that new development should be safe from all forms of flood risk and that strategic and/or site-specific measures may be needed to achieve this. As part of the Flood Resilience Partnership, the City Council and the Environment Agency are working together to devise main river, city centre and catchment-wide measures to safeguard Chelmsford City Centre.

7.5 Strategic Policy S10 clarifies that planning permission will only be granted if it can be demonstrated that there is enough appropriate infrastructure capacity to support that development or that such capacity will be delivered by a proposal and that such capacity is sustainable over time.

7.6 Strategic Policy S11 recognises the important function of the areas around the main river valleys both in terms of distinctive landscape qualities as well as flood storage. Policy DM18 sets out that planning permission for all types of development will only be granted where it can be demonstrated that the site is safe from all types of flooding and the development does not worsen flood risk elsewhere. It also provides detailed flood protection and water management requirements where development is proposed within areas of flood risk. It also states that planning permission for all types of development will only be granted where it can be demonstrated that the site is safe from all types of flooding. All major development will be required to incorporate water management measures to reduce surface water run-off and ensure that it does not increase flood risk elsewhere.

7.7 In considering proposals for development the Council will follow a sequential risk-based approach, including the application of the 'exception test' which should consider flood risk from all sources when considering whether development in that location is appropriate.



7.8 Policy DM25 requires all new dwellings to achieve a water efficiency standard of 90 litres/person/day and to provide integrated water management techniques to optimise rainwater harvesting on site to minimise overall water consumption and maximise its reuse.

7.9 The latest Level 1 and Level 2 Strategic Flood Risk Assessment (SFRA) for Chelmsford was published in February and May 2024 respectively. Some new and updated Level 2 site assessments were also published in January 2025. The Level 1 SFRA states that the main sources of flood risk in Chelmsford are fluvial (rivers), sea and surface water. There are numerous recorded flooding incidents across Chelmsford, predominantly in the vicinity of the City Centre.

Possible Section 106 Obligations

7.10 Areas of flood risk include risk from all sources of flooding such as rivers and the sea, directly from rainfall onto the ground surface and rising groundwater, overwhelmed sewers and drainage systems and from other water bodies. The agencies responsible for different sources of flooding are set out in the Infrastructure Delivery Plan.

7.11 In Chelmsford the principal sources of flood risk are from its rivers, the tidal River Crouch at South Woodham Ferrers, ground water and storm rainfall giving rise to extreme levels of surface water run-off.

7.12 The development strategy for Chelmsford seeks to avoid development in areas which are prone to flooding. Flood risk mitigation will need to be considered on a site-specific basis and respond to the conclusions of the Level 2 Strategic Flood Risk Assessment work for Chelmsford. The Level 2 Strategic Flood Risk Assessment work includes detailed assessments of the site allocations in the Pre-Submission Local Plan.

7.13 In relation to fluvial flooding, the main watercourses associated with fluvial risk to the sites are the River Chelmer, River Can, River Crouch, and Sandon Brook. There are also other smaller watercourses and drainage channels presenting a fluvial risk to sites across Chelmsford - developers are likely to need to undertake detailed modelling to inform site-specific Flood Risk Assessments for these sites.

7.14 As part of the Flood Resilience Partnership, the Council and the Environment Agency are working together to devise main river, city centre and catchment-wide measures to safeguard Chelmsford City Centre. A series of flood resilience interventions along the main rivers, within the city centre and wider river catchment area are proposed. The precise locations of interventions are not yet determined however this has been included in the IDP and an indicative cost estimate has been identified based on discussions with the Environment Agency.

7.15 New development is likely to increase the risk of surface water flood risk, as the extent of built-up areas and the area of impermeable hard surfacing increases, meaning that mitigation measures such as Sustainable Drainage Systems (SuDS) are essential to reduce and manage the surface water flood risk. Additionally, the increase in runoff may result in more flow entering watercourses, increasing the risk of fluvial flooding downstream. In addition, climate change predictions indicate that the likelihood and frequency of surface water flooding will increase and this increase in risk must be considered when planning for new development within the administrative area. This is particularly important in those locations identified as Critical Drainage Areas.



7.16 As the Lead Local Flood Authority, ECC has produced a Surface Water Management Plan for the urban area of Chelmsford (2018). The Essex SuDS Design Guide (February 2020) sets out practical guidance for new development to promote SuDS. SuDS are most viable when considered early in the design process, so developers are required to engage in pre-application discussions with ECC (as Lead Local Flood Authority), and refer to ECC's SuDS Design Guide, and any future updates, when preparing applications incorporating SuDS schemes. ECC only adopt SuDS in exceptional circumstances and further guidance is contained in ECC's SuDS adoption policy.

7.17 All development proposals will be required to incorporate sustainable drainage principles and best practice for surface water management. This provides wider opportunity to propose flood alleviation schemes together with SuDS and green infrastructure inclusion to promote further green areas, strong green links to existing environment and benefit the community with use of multifunctional space.

7.18 There may be instances where individual sites come forward for development, which in turn raises issues of flood risk or water management. If these cannot be addressed on site or by way of condition, it is anticipated that a Section 106 Agreement may be needed. These may need to alleviate any/all forms of flood risk and such techniques could include:

- Flood alleviate controls - new or enhanced provision such as flood plain, levees, reservoirs.
- Bio-retention areas
- Wetlands Channels Detention
- Basins ponds
- Infiltration/filtration
- Green roofs
- Permeable paving
- Rainwater harvesting

Timing/Trigger for payment or provision of works

7.19 There is no general rule for the timing of payments as each scheme will be judged on a case-by-case basis. Should off-site works be required, it is expected these would be in place prior to the first occupation or completion of the development.

Maintenance Payments

7.20 Where ECC is not the SuDS adoption body, the Council will work with developers to identify an alternative SuDS adoption body which could include a Water Authority or private management company. The Council will work with the developer to secure the long-term maintenance of all flood risk protection and water management through a combination of planning obligation, planning condition and commuted sum payment, guaranteeing their long-term maintenance.



8 Green and Blue Infrastructure - Recreation and Leisure

Policy Background

8.1 The NPPF states that the planning system has an important role in facilitating social interaction and creating healthy, inclusive and safe places. Safe and accessible green infrastructure and sports facilities make an important contribution to the health and well-being of communities. The Council recognises the important role community facilities such as social, sports and leisure, parks and green spaces, have in existing and new communities. These forms of infrastructure are highly valued and play a key role in the administrative area's sense of place and identity.

8.2 Strategic Policy S4 requires a well-connected multifunctional network of green and blue infrastructure that enhances the natural environment and improves water-related biodiversity, as well as providing amenity interest.

8.3 Strategic Policy S5 states that new facilities will be accessible to the community and secured by a range of funded measures, including planning obligations.

8.4 Strategic Policy S9 sets out that infrastructure necessary to support new development must provide or contribute towards ensuring a range of green and natural infrastructure. It also details a range of community facilities required to support new development, including sport leisure and recreation facilities.

8.5 Strategic Policy S10 describes some of the mitigation measures that will be required where additional infrastructure capacity is required. Strategic Policy S14 sets out how health and wellbeing can be encouraged and improved through high quality planning, design and management of the environment, including through the provision of open spaces.

8.6 Strategic Policy S17 sets out how City Centre developments should provide areas of functional open and green spaces for residents in the area.

8.7 When delivering new community facilities, Policy DM20 seeks to ensure that these facilities are accessible by sustainable modes of transport, physically compatible in form and appearance with their surroundings and cater for people with disabilities.

8.8 Policy DM24 embeds requirements for multifunctional public open space, to provide opportunities to promote healthy living and improve health and wellbeing and create attractive multi-functional public realm in the design and place shaping of new major developments.

8.9 Policy DM26 and Appendix B of the Local Plan provide further requirements for the provision open space that applies to all new dwellings.



8.10 As part of the evidence base for the Local Plan, the Council has undertaken:

- Chelmsford City Council Open Space Study 2024, which covers all types of open space. It includes new open space standards which are set out in Appendix B of the Local Plan.
- Chelmsford City Council Playing Pitch and Outdoor Sports Assessment and Strategy 2024 which covers all outdoor sports requirements for both winter and summer sports. Sport England's Playing Pitch Calculator and Sports Facility Calculator are used alongside this strategy to help estimate the demand that may be generated for the use of playing pitches and outdoor sports facilities by a new population.
- Chelmsford City Council /Indoor Sports Assessment and Strategy 2024, which covers the indoor needs assessment and indoor sports strategy. Alongside the Assessment, Sport England's Facilities Planning Model is used to arrive at the recommendations in the Strategy.

Possible Section 106 Obligations

Open Space

8.11 Local Open Space in its entirety should be provided in accordance with the requirements of the site policies and Appendix B of the Local Plan. It may include:

- Allotments
- Children's play and youth facilities
- Cycle and footway links and improvements
- Informal local open space or amenity green space.

8.12 Strategic Open Space in its entirety should be provided in accordance with the requirements of the site policies and Appendix B of the Local Plan. It may include:

- Country Park
- Natural green space
- Outdoor sport and changing facilities
- Parks, Sport and Recreation grounds

8.13 New facilities should seek to offer flexible uses and combine facilities and services which might have historically been provided on a separate basis.

8.14 Access and quantity standards for the study for different types of open space are summarised in table 14 of Appendix B of the Local Plan and table 15 of Appendix B provides the quantity standard for accessible Local Open Space and Strategic Open Space.



8.15 Paragraph B.29 of Appendix B of the Local Plan converts the quantity of standards in table 15 to a dwelling requirement of 29 sqm per dwelling for Strategic Open Space, 43 sqm of Natural and Semi-natural open space, and a Local Open Space requirement of 22 sqm per dwelling, producing a total requirement of 94 sqm per dwelling. The proportions of different types of open space within the overall quantum should reflect the proportions contained within the quantity standards unless a different approach is agreed with the Council.

8.16 Table 16 of Appendix B of the Local Plan provides the thresholds for on or off-site provision of open space and is replicated below in Table 10:

Table 10 Thresholds for on or off-site provision of open space

Size of Scheme	Provision
Less than 10 dwellings	No provision required on site
10-29 dwellings	Accessible Local Open Space required at 22 sqm per-dwellings
30 dwellings or more	Accessible Local Open Space required onsite at 22 sqm per-dwelling Strategic Open Space required on-site at 29 sqm per-dwelling Natural and Semi-natural greenspace required on-site at 43 sqm per-dwelling

8.17 Where provision is not required on-site, or the Council considers a commuted sum in lieu of on-site provision is acceptable, the following calculations will apply:

Table 11 Local Open Space Formula – commuted sum in lieu of on-site provision

Type of Open Space	Description	(A) Quantity standards (ha/1,000 population)	(B) Rate per Ha	(C) Contribution per 1,000 population (A x B)	(D) Rate per person (C/1,000)	(E) Rate per dwelling (D x 2.4)
Accessible Open Space						
Allotments	Opportunities to grow own produce	0.30	1,450,966.50	435,289.95	435.29	1,044
Amenity Green Space	Opportunities for informal activities close to home, work or enhancement of the appearance of residential or other areas	0.53	251,660.25	133,379.93	133.389	320
Play Space (children)	Areas designed primarily for play and social interaction involving children	0.05	139,259.25	13,925.93	13.93	33
Play Space (youth)	Areas designed primarily for play and social interaction involving young people	0.05				
Total		0.93	£1,841,886	£582,595.81	£582.61	£1,397

8.18 The Local Open Space formula is based on the 'Chelmsford Open Space Study 2024', the Spens External Works, Landscape Price Book, Council Maintenance DATA, Valuation Office, Play Equipment Manufacturers. A maintenance contribution is set out in each of the rates per hectare based on the cost of maintaining all the categories of open space set out above where a commuted sum in lieu of on-site provision of local open space is acceptable. The rate per hectare has been re-based to 2024 rates and will be inflated annually in accordance with the BCIS PUBSEC Tender Price Index of Public Sector Building Non Housing Indices.

8.19 In all cases the calculations are based upon an occupancy rate of 2.4 people per dwelling (Census 2021).

8.20 Where a proportion of on-site provision is made, a pro-rata reduction will be made in calculating the level of the off-site contribution.

8.21 Financial contributions in lieu of on-site provision for Local Open Space may be spent on one or more of the infrastructure items listed in the above table as 'Accessible Open Space'.



Table 12 Strategic Open Space Formula – commuted sum in lieu of on-site provision

Type of Open Space	Description	(A) Quantity standard (ha/1,000 population)	(B) Council Rate per Ha	(C) Contribution per 1000 population (A x B)	(D)Rate per per person (C/1000)	(E) Rate per dwelling (D x 2.4)
Parks and Recreation Grounds	Parks, formal gardens and recreation grounds, open to the general public. Accessible, high quality opportunities for informal recreation and community events.	1.23	326,636.06	£401,762.366	£402	£964
Natural and Semi-natural greenspace	Woodland (coniferous, deciduous, mixed) and scrub, grassland (e.g. down-land, meadow) heath or moor, wetlands (e.g. marsh, fen) wastelands (including disturbed ground), barerock habitats (e.g. quarries), commons and Local Nature Reserves. Many sites are intentionally without ancillary facilities to reduce misuse/inappropriate behaviour whilst encouraging greater flora and fauna. A site threshold of 0.2ha is generally applied.	1.80	£251,660.25	£452,988.45	£453	£1,087
Total						£2,051

8.22 The Natural Green Space formula is based on the 'Chelmsford Open Space Study 2024 the Spans External Works, Landscape Price Book and Council Maintenance Data.

8.23 The contribution for 'Parkand Recreation Grounds' is based on the ' Chelmsford City Council Playing Pitch and Outdoor Sports Assessment and Strategy 2024 and Facilities Cost Sport England 2017, which assessed the need associated with the planned growth in the Local Plan. The rate per hectare has been re-based to 2024 and will be inflated annually in accordance with BCIS PUBSEC Tender Price Index of Public Sector Building Non Housing Indices.



8.24 The dwelling rate is based on the calculation of how much strategic open space is required per dwelling, as set out in the Local Plan, using the quality standard for accessible local open space and strategic open space identified in the Chelmsford Open Space Study 2024.

8.25 The contribution for 'Parks and Recreation grounds' also includes 15% cost for external works, car park and warranties and fees.

8.26 Early engagement with the Council is recommended to ascertain the exact type of open space required if not set out in the IDP.

Waterways

8.27 Where development has a direct impact upon, or a close connection with the main waterways in the City area, particularly the Chelmer and Blackwater Navigation System, contributions may be required to improve facilities and access to the rivers. Such contributions will be considered on a case-by-case basis and could include:

- 8.27.1 the extension of riverside walks and cycle paths to improve accessibility;
- 8.27.2 additional greenspaces adjoining rivers and waterways;
- 8.27.3 the provision of boat portorage facilities, to enable canoes etc. to access the rivers;
- 8.27.4 improvements to moorings, towpaths and other navigational infrastructure such as bridges and locks;
- 8.27.5 ensuring better access to the waterways;
- 8.27.6 creating attractive river frontages and/or riverside terraces;
- 8.27.7 greening the engineered canalized sections of the river
- 8.27.8 increasing local connections to the footpath and cycle way network; removal of non-native invasive species;
- 8.27.9 removal of hard ban reinforcement/revetment or replacement with soft engineering solution.

Indoor Sports Facilities

8.28 Indoor sporting facilities are not a statutory service that local authorities are required to provide however provision must still be ensured through the plan-making process for sports and leisure facilities.

8.29 The 2024 Indoor Sports Assessment and Strategy demonstrates a need for 10 additional indoor badminton courts up to 2041. All through-schools sports halls, upgraded for community use and with secured community access is the best way to meet future demand. Sport England's Facility Calculator has been used to calculate the cost of additional badminton courts on a site basis in the IDP across the administrative area of the Council.



8.30 The 2024 Indoor Sports Assessment and Strategy recommends extending the availability of pools located on school sites in order to alleviate pool capacity issues. Off-site contributions to maintain/ improve quality and supply will be calculated on a site-by-site basis across the administrative area.

8.31 The 2024 Indoor Sports Assessment and Strategy identifies a need to improve the capacity of gymnastics facilities. Off-site contributions to maintain and improve capacity to enable new and/or larger dedicated facilities will be calculated on a site-by-site basis across the administrative area.

8.32 The 2024 Indoor Sports Assessment and Strategy found that an increasing number of elderly people in the area is driving additional demand for indoor bowls facilities. Off-site contributions to improve quality and supply will be calculated on a site-by-site basis across the administrative area.

8.33 The 2024 Indoor Sports Assessment and Strategy identified an investment and land for an indoor tennis facility as an investment priority. On and Off-site contributions of land and/or financial contributions will be calculated on a site-by-site basis across the administrative area to enable a new facility to be delivered.

Outdoor Sports Facilities

8.34 The 2024 Playing Pitch and Outdoor Sports Assessment and Strategy demonstrates a shortfall in current and future provision of football pitches and 3G pitch provision. Off-site contributions will be calculated on a site-by-site basis across the administrative area.

8.35 The 2024 Playing Pitch and Outdoor Sports Assessment and Strategy also demonstrates quality improvements are needed on existing hockey pitches and netball courts which will be secured in the form of off-site contributions calculated on a site-by-site basis across the administrative area.

Maintenance Payments

8.36 Maintenance contributions will be required for all open space provided on-site when responsibility for the long-term maintenance resides with Chelmsford City Council. This will be calculated according to the landscape layout and quantified elements to be provided by the developer and will be required for 25 years after completion.

8.37 The Council's preference is for all open spaces to be transferred to and adopted by the Council with a commuted maintenance sum. If a developer chooses to retain open space, it should be maintained by a recognised not-for-profit management trust. Where appropriate, and following negotiation between the relevant parties, open space can also be transferred to a Parish or Town Council.

8.38 Adoption of local open space would take place after any construction and development maintenance liability periods have expired. The local open space needs to be safe and fit for public use, in accordance with prevailing safety and public use standards at the time of adoption.



8.39 Adoption of strategic open space would take place after any construction and development maintenance liability period has expired. The strategic open space needs to be a safe and fit for general public use, in accordance with prevailing safety and public use standards at the time of adoption.

8.40 As part of the adoption process, land ownership will then be transferred to the Council by appropriate conveyancing processes.

8.41 In the event of hand over to the Council, sports turf areas and facilities require the sports turf to be appropriately established, but final sports use layout and preparations for public sports use such as linework and similar, will be undertaken by the Council.

8.42 Should a developer wish to self-manage open space, the Council would require public access agreements and an agreed maintenance specification and inspection regime, secured through a legal agreement. In addition, the Council would require a conditional performance bond issued by a reputable financial institution in favour of the Council, to a specified indexed linked amount calculated in reference to Tables 13 and 14. This would enable the Council to call upon the bond in the event of the owner of the open space becoming financially unviable or failing to comply with its management and maintenance obligations under the Section 106 agreement.

8.43 The financial contribution per dwelling towards the maintenance of Local Open Space transferred to the Council or a Parish or Town Council is set out in Table 14 for developments where no landscaping scheme has been provided to the Council.

8.44 Where a landscaping scheme has been provided, the Council will provide the maintenance costs for the specific scheme based on the landscape plan showing the layout, and functionality of the open space. The calculation will be based on estimate maintenance costs based on similar or equivalent locations and grounds maintenance unit costs at the time the landscape scheme is submitted. The annual maintenance sum will be calculated over a 25-year period including an allowance for inflation based on Bank of England rates and the City Council's investment factors applicable at the time. The commuted sum will be secured in a Section 106 agreement at the consent stage and transferred to the Council upon adoption of the open space.



Table 13 Local Open Space Formula – commuted maintenance sum

Type of Open Space	(A) Quantity standards (ha/1,000 population)	(B) Rate per Ha	(C) Contribution per 1,000 population (A x B)	(D) Rate per person (C/1,000)	(E) Rate per dwelling (D x 2.4)
Accessible Open Space					
Allotments	0.30	£10,855.04	£3,256.51	£3.26	£7.82
Amenity Green Space	0.53	£162,825.70	£86,297.62	£86.30	£207.11
Play Space (children)	0.05	£162,825.70	£8,141.29	£8.14	£19.54
Play Space (youth)	0.05	£162,825.70	£8,141.29	£8.14	£19.54
Total	0.93	£499,332.14	£113,978	£105.84	£254.01

8.45 The annual maintenance amount varies for each type of open space and has been re-based to 2024 costs.

8.46 The amount of financial contribution towards the maintenance of Strategic Open Space transferred to the Council or a Parish or Town Council is set out in Table 15 for development where no landscaping scheme has been provided to the Council.

8.47 Where a landscaping scheme has been provided the Council will provide the maintenance costs for the specific scheme calculated in accordance with paragraph 8.43 above. Unless exceptional circumstances apply, no public open space is adopted without a commuted sum for maintenance. Priority is given to the adopted of strategic open space such as natural open spaces; sports and recreation grounds providing outdoor sports; larger neighbourhood parks and green spaces such as country parks.



Table 14 Strategic Open Space Formula – commuted maintenance sum

Type of Open Space	(A) Quantity standard (ha/1,000 population)	(B) Council Rate per Ha	(C) Contribution per 1,000 population (A x B)	(D) Rate per person (£/1,000)	(E) Rate per dwelling (Dx 2.4)
Parks and Recreation Grounds	1.23	£314,796.36	£387,199.53	£387.20	£929
Natural and semi-natural greenspace	1.80	£28,946.80	£52,104.23	£52.10	£125
Total					£1,054

8.48 The annual maintenance amount varies for each type of open space and has been re-based to 2024 costs.

Timing/Trigger for payment or provision of works

8.49 In the case of a large-scale development, it may be that the payments or provision would be phased to meet the proportional impact of each phase. Trigger points for payments or provision will be included in the legal agreement, as will the period in which any contribution will have to be spent



9 Green and Blue Infrastructure - Environmental Mitigation

Policy Background

9.1 Paragraph 187 of the NPPF seeks to conserve and enhance the natural environment by protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils. It seeks for the planning system to recognise the intrinsic character and beauty of the countryside and wider benefits from its natural ecosystems, maintain the character of the undeveloped coast, minimise impacts on and provide net gains in biodiversity. The planning system should prevent new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable level of soil, air, water or noise pollution and land instability. Remediating and mitigating despoiled, degraded, contaminated and unstable land are other ways of enhancing the environment.

9.2 Paragraph 193 of the NPPF states that where significant harm to biodiversity resulting from a development proposal cannot be avoided, adequately mitigated, or, as a last resort, compensated for, planning permission should be refused.

9.3 Strategic Policy S1 applies a series of Spatial Principals to ensure the Local Plan focuses growth in the most sustainable locations as well as securing the enhancement and extension of the City's green infrastructure resources.

9.4 Strategic Policy S2 seeks to mitigate and adapt to climate changes through several measures aimed at enabling future development to move to a net zero carbon future. This includes through protecting and providing opportunities for well-connected multifunctional green and blue infrastructure including city greening, woodland creation, tree planting and new habitat creation.

9.5 Strategic Policy S4 sets out that new development will be expected to incorporate multi-functional greenspaces including providing biodiversity net gain (minimum of 10% and 20% at garden communities) which protects, enhances and restores ecosystems and allows nature recovery. It also includes a requirement for new development to not contribute to water pollution and where possible enhance water quality.

9.6 New development will need to maximise opportunities for the preservation, restoration, enhancement and connection of natural habitats in accordance with the Local Nature Recovery Strategy. Contributions from qualifying residential developments within the Zones of Influence, as defined in the adopted Essex Recreational disturbance Avoidance and Mitigation Strategy (RAMS), will be secured towards mitigation measures identified in the RAMS. Major developments (defined as sites of 10 or more dwellings) may also be required to provide or contribute towards additional recreational mitigation measures to address alone impacts of the proposal as identified in DM16. This will be informed by a review of the RAMS and SPD which is expected to be complete in late 2025 and/or project level HRAs.

9.7 Strategic Policies S9 and S10 require new development to provide or contribute towards a range of multi-functional green, blue and natural infrastructure, nature recovery, net gain in biodiversity and public realm improvements.



9.8 The protection and promotion of ecology, nature and biodiversity in new developments including mitigation measures identified in the RAMS and biodiversity net gain requirements are set out in Policy DM16.

9.9 The protection of trees, woodland and landscape features are set out in Policy DM17, as well as the requirement for three new trees per net new dwellings for all new housing development.

9.10 Policy DM18 specifies that Sustainable Drainage Systems should be multi-functional to deliver amenity, recreational and biodiversity benefit for the built, natural and historic environment as well as providing water management measures.

9.11 The sustainability requirements the Council expects of dwellings and non-residential buildings is set out in Policy DM25, whilst the requirement for development to avoid unacceptable levels of pollution emissions from noise, light, smell, fumes, vibrations and other issues unless appropriate mitigation measures can be put in place, is set out in Policy DM29.

9.12 Policy DM31 lists the requirements for development to achieve net zero carbon development in operation.

Possible Section 106 Obligations

9.13 Any environmental mitigation measures will be considered on a site-by-site basis. Most issues will be localised and are likely to be small scale where it is appropriate to deal with them by way of planning conditions. There may be circumstances where schemes require environmental mitigation measures to be included within a Section 106 Agreement.

9.14 The Council has declared a Climate and Ecological Emergency to focus attention on reducing carbon and greenhouse gas emissions in the area and to plan for a more sustainable future.

9.15 The Council's Climate and Ecological Emergency Action Plan includes undertaking a greening programme to significantly increase to amount of woodland and the proportion of tree cover in Chelmsford.

9.16 The Council requires all residential development to plant at least three new trees for every new home in the Local Plan to assist in the Climate and Ecological Emergency. In most cases the planting of new trees should take place in landscaped areas maintained as part of the public realm. On some sites it may be possible to include trees within large private gardens providing there is sufficient space to allow the tree to grow and flourish during its normal expected lifetime.

9.17 Where it is not practicable to plan trees on-site, a commuted sum of £300 per house will be used towards the following:

- Woodland planting – 2 square metres per new house, planted as whips on sites identified as suitable for woodland planting; and
- Individual trees – 1 tree per new house planted as heavy standards, generally 12 – 14 cm girth at 1m up the stem. These will be planted as street trees, or in a park or other open space including highway verge.



9.18 The figure of £300 per new house is based on:

- Woodland planting - £4 per sqm for the cost of planting and aftercare for mass woodland planting (excluding land purchase); and
- Individual trees - £292 per semi-mature tree (excluding land purchase). The cost estimate assumes the trees will be staked and equipped with a watering bag and intensive care for, including regular watering for three seasons after planting.

9.19 The financial contribution of £300 per new house will be sought and can either be paid in advance before planning permission is granted or secured through a planning obligation. When only part of the tree planting provision is achieved on-site, the commuted payment will be calculated based on £100 per missing tree and contributions pooled to deliver tree planting where funding is sufficient and alternative suitable locations available.

9.20 The Council has a 10-year woodland and tree planting aspiration to plant 192,000 new trees, creating 92 additional hectares of woodland/tree cover. To help meet this aspiration, the Council will seek to use commuted sums in the way described above on land already in the Council's ownership. In exceptional circumstances, the Council will consider a proposal for planting on land not in its ownership, where there is a willing landowner on land that lies adjacent to the development site, and this arrangement would help screen new development and/or enhance existing green infrastructure.

9.21 Woodland planting will be native species, UK grown and sourced and selected from the following:

Field Maple (*Acer campestre*), Common Alder (*Alnus glutinosa*), Downy Birch (*Betula pubescens*), Hornbeam (*Carpinus betulus*), Hazelnut (*Corylus avellana*), Hawthorn (*Crataegus monogyna*), Wild Privet (*Ligustrum vulgare*), Crab Apple (*Malus sylvestris*), Cherry Plum (*Prunus cerasifera*), Blackthorn or Sloe (*Prunus spinosa*), English Oak (*Quercus robur*), Goat Willow or Pussy Willow (*Salix caprea*), Guelder Rose (*Viburnum opulus*), Dog Rose (*Rosa canina*), Scots Pine (*Pinus sylvestris*), English Yew (*Taxus baccata*), Holly (*Ilex aquifolium*) and Wild service tree (*Sorbus torminalis*).

9.22 Individual tree species will generally be native with some exceptions to non-native, but in parks settings where a specimen tree is appropriate some more exotic stock may be used. The native stock includes English oak (*Quercus robur*) and lime (*Tilia x europaea*). The non-native stock includes Norway maple (*Acer plantanoides*) and London plane (*Platanus x hispanica*). More exotic stock includes Sweet gum (*Liquidambar styraciflua*), Dawn redwood (*Metasequoia glyptostroboides*), Giant sequoia (*Sequoiadendron giganteum*), Indian bean tree (*Catalpa bignonioides*) and ornamental maple trees (*Acer*).

9.23 On-site trees will be required by planning condition to be watered and protected. Council planted trees will be staked and equipped with a watering bag. They will be intensively cared for, including regular watering for at least three seasons after planting, until established.

9.24 The Council will monitor the number of new trees planted or funded through commuted sums to ensure compliance with the Chelmsford Climate and Ecological Action Plan. On-site provision will be recorded as follows:

Category	No. of trees to be removed from the sites (LOSS)	No. of trees to be planted on site (GAIN)	No. of trees on site NET/OTHER
Existing trees			
Proposed tree removals (if applicable)			
Trees planted as compensation for existing tree loss			
New tree planting – individual trees on-site			
Total			
Is there a need for a contribution towards new tree planting off-site (Y?N)			
Is this a partial or full contribution (partial/full)			

9.25 Planting relating to commuted sums received in lieu of on-site provision will be recorded in the annual Infrastructure Funding Statement, where relevant. Applicants will be asked to complete the above schedule as part of their proposed landscaping scheme submitted with their planning application.

9.26 Proposals for biodiversity net gain must take into account local priorities set out in the Local Nature Recovery Strategy which guides the delivery of biodiversity net gain projects in Essex, the Essex Green Infrastructure Strategy and the Chelmsford Green Infrastructure Action Plan as well as be informed by a comprehensive understanding of habitats and species associated with a site.

9.27 The Council expects the requirements for biodiversity net gain to be provided within the application site boundary and to be secured for a minimum of 30 years after completion. Where possible the Council will aim to secure biodiversity net gain for the lifetime of the development. The Council will only consider off-site provision or the purchase of off-site biodiversity units if it can clearly be demonstrated that biodiversity net gain cannot be adequately achieved onsite.



9.28 Off-site measures will be expected to be in reasonable proximity to the development, strategically located for nature conservation and be informed by local and national guidance and data. Early discussions with the Council and Essex Local Nature Partnership are encouraged if off-site provision is necessary.

9.29 The purchase of statutory Biodiversity Credits as a mechanism to achieve biodiversity net gain will only be considered as a last resort.

9.30 Biodiversity net gain proposals will be secured by a condition and/or legal agreement. This will include a requirement to cover the Council's costs associated with the long-term monitoring of the biodiversity net gain proposals.

9.31 Public open space requirements or the provision of Suitable Alternative Natural Green Space are separate to biodiversity net gain and will not be considered as an alternative to or a replacement for net gain provisions. Where possible the provision of both onsite should be segregated to ensure the quality of the habitat for wildlife is maximized.

9.32 The RAMS provides a mechanism for local planning authorities to comply with their responsibilities to protect habitats and species in accordance with the UK Conservation of Habitats and Species Regulations 2017. Measures required to mitigate the impacts of recreational disturbance on European Protected Sites will be delivered as detailed in the RAMS and the Essex Coast RAMS SPD.

9.33 The Essex Coast RAMS SPD provides the scope of RAMS; the legal basis for RAMS; the level of developer contributions being sought for strategic mitigation and how and when applicants should make contributions.

9.34 Environmental matters which may be included in a Section 106 Agreement include, but are not limited to:

- Biodiversity offsetting
- Biodiversity net gain
- Major contamination issues
- Ecological mitigation/remediation
- Climate change mitigation, including tree planting and new woodlands
- Environmental enhancements
- Archeological investigations, access and interpretation
- Repair and re-use of building or other heritage assets

9.35 Further guidance on matters relating to biodiversity, which should be borne in mind when considering a site and preparing a planning application, is set out in ECC's Developers' Guide to Infrastructure Contributions (Revised 2024).

9.36 Some cases may require payments, other cases may require the details of mitigation measures to be included in an agreement so that a robust legal mechanism is in place to ensure appropriate mitigation is carried out. Each site will be considered on its own merits.



Timing/Trigger for payment or provision of works

9.37 The cost of such mitigation measures will normally be covered in full by the developer. Any contamination matters will usually be required to be dealt with fully prior to commencement of any development.

9.38 Environmental mitigation will largely be required to be carried out prior to the commencement of the development, with some further works being complete prior to first occupation of the development. Some further environmental issues may require ongoing mitigation to take place. Where the development cannot fully mitigate its impact on these environmental matters, compensatory measures may be sought. This will only be sought where all other avenues of mitigation have been exhausted. The appropriate level of contribution will be considered on a case-by-case basis.

Further Information

9.39 The Chelmsford Green Infrastructure Strategic Plan 2018 – 2036 provides a framework for the planning and management of Chelmsford's Green Infrastructure resources both in terms of the protection of its integrity and enhancement to the benefit of residents, workers and visitors in light of the significant scale of growth to be accommodated over the duration of the Local Plan. The Essex Green Infrastructure Strategy (2020) and the Essex Green Infrastructure Standards (2022) champion the enhancement, protection, and creation of an inclusive and integrated network of green spaces. From a multifunctional perspective, combining uses such as sustainable drainage, public open space, walking and cycling routes and biodiversity conservation to combine functional uses with amenity benefits



I0 Community Infrastructure - Early Years, Childcare and Education

Policy Background

10.1 As set out in paragraph 9100 of the NPPF, the Government attaches great importance to ensuring that a sufficient choice of school places is available to meet the needs of existing and new communities. Non-statutory guidance for local authorities for education to support housing growth and developers' contributions is provided in the Department for Education publication – 'Securing developer contributions for education,' (August 2023).

10.2 Strategic Policy S5 recognises that an important element of sustainable development is the provision and protection of community uses such as schools.

10.3 Strategic Policies S9 and S10 set out the infrastructure required to support new development, including early years, primary, secondary, and post 16 education provision and how to secure the infrastructure and mitigate impact.

10.4 Policy DM20 focuses on the accessibility of new community facilities by sustainable modes of transport and to the multitude of users that will access them. Policy DM22 seeks to protect existing education establishments, support their extension/expansion, and only permit their change of use if they are surplus to educational requirements.

10.5 Section 106 obligations will include the provision of new schools and new early years and childcare facilities dependent on the nature and the scale of the development proposal in accordance with Policy S10.

Possible Section 106 Obligations

10.6 Chelmsford will see significant growth over the plan period. New early years, co-located with primary education, and standalone childcare provision, primary, secondary and SEND education are required to be provided on-site in various strategic locations. In all cases, the developer will provide the land or provision within the built form at the development and a proportion of the build cost generated from the need for places. The remainder of the cost will potentially be covered through pooled Section 106 contributions. If it is not planned to build a new school or nursery, financial contributions will be used to fund capital works to add additional capacity at schools, or existing nurseries in the appropriate area.

10.7 Where the need for new schools or nurseries is identified against a site, other sites that benefit may be required to contribute towards both land and build costs as pooled Section 106 contributions.

10.8 The IDP provides details of the contribution form for specific items of early years, childcare and education infrastructure for each site referenced in the Local Plan. It includes pooled Section 106 contributions towards the expansion of existing primary and secondary education in specific locations to address needs arising from sites identified in the Local Plan.

10.9 The Essex School Organisation Service's 10 Year Plan, 'Meeting the demand for school places in Essex', is published on an annual basis and sets out the forecasted availability of school places in Chelmsford. The need for additional school places to serve new development may vary



over time. It is considered reasonable to take account of the future demand for places as well as the current picture since: there will be a time lag between the planning application and completion of the development; the peak of additional demand for places generally comes a few years after a development is first occupied and the development will be a permanent feature of the local community and it should not cater just for its immediate impact.

10.10 ECC's Developer's Guide to Infrastructure Contributions (Revised 2024) provides information on Education contributions, which incorporates early years and childcare, primary, secondary, post 16 and Special Educational Needs. The Guide provides information on how the need for additional school and early years places are assessed; how to calculate demand from new housing development and additional site requirements. The Guide also provides information on ECC's statutory responsibility to make suitable travel arrangements free of charge for eligible children, which depending on the location of a development, may require a developer contribution.

10.11 A new all-through secondary school, including primary and early years, will be required on-site to support the strategic growth at Chelmsford Garden Community (Location 6). A new secondary school co-located with primary school and early years and childcare will be required at East Chelmsford Garden Community (Location 16). New co-located primary schools with early years and stand-alone early years and childcare nurseries are also required and identified in relevant site policies.

10.12 New development in Great Leighs will be required to contribute to the expansion of Notley High School in Braintree District Council.

Provision of works

10.13 Details of the criteria that any new school or pre-school site must meet and requirements for the provision of land for new facilities are set out in the ECC's Developers' Guide to Infrastructure Contributions and the 'Garden Communities and Planning School Places Guide'. This sets out the ECC approach to delivering new schools and ensuring there are sufficient pupil places to serve large new settlements that are planned. The '[Local and Neighbourhood Planners' Guide to School Organisation](#)' explains how ECC will help develop local and neighbourhood plans to ensure there are sufficient school places from new developments.

10.14 Where appropriate Section 106 Agreements will seek to secure a community use of school facilities, and a separate contribution will be levied for this purpose. The agreement will require absolute clarity regarding which facilities would be used both by the school and the public; how they would operate and who would provide and maintain them. The ECC Developers' Guide to Infrastructure Contributions (Revised 2024) provides details of how schools sites should be laid-out, including the environment around schools (Appendix D). On Strategic Sites, adherence to an approved Design Code may also be required. The Essex Design Guide (2018) provides a School Design Checklist and criteria, which provides further advice on how schools should be designed to encourage community access outside of school hours.



10.15 It should be noted that Sport England Strategy includes goals relating to schools opening up, or keeping open, their sports facilities for local community use. Schools can potentially offer sports hall, studios, activity rooms, fitness facilities, swimming pools (as well as outdoor courts, grass pitches, artificial grass pitches) for community use. It should be recognised that the specification of sports facilities for School use and Community use can differ however, so enhancements may be required on a standard school specification to ensure community use. Consideration to ancillary facilities such as changing, WC, circulation, floodlighting and car parking facilities is also required. Sport England also offers a range of Design Guidance and advice to maximise the public benefit of community use of sport facilities on education sites.

10.16 The Indoor Sports Assessment and Strategy (2024) produced to support the review of the Local Plan, states that new secondary schools should include Sport England design compliant sports halls. The Assessment also states that improving the quality of existing school swimming pools at Great Baddow High School, Chelmsford High School for Girls and Moulsham High School are a priority.



I | Community Infrastructure - Health and Social Wellbeing

Policy Background

11.1 Paragraph 96 of the NPPF states that planning policies and decisions should aim to achieve healthy, inclusive and safe places by enabling and supporting healthy lifestyles and promoting social interaction.

11.2 An important element of enabling and supporting healthy communities is the provision and protection of community uses, such as health and recreation and the access populations have to the environments and infrastructure that supports community health and well-being. Strategic Policy S5 requires the protection and enhancement of community assets whilst Strategic Policy S4 requires a well-connected multifunctional green and blue infrastructure network, helping to promote health and wellbeing.

11.3 Strategic Policies S9 and S10 state that new development must provide a range of infrastructure including health and wellbeing facilities and measures that mitigate the impact of new development.

11.4 Strategic Policy S14 seeks to ensure that future development proposals go further to support improvements in health and wellbeing of residents and communities, promote active and healthier lifestyles and reduce health inequalities. The policy also requires certain developments to undertake a Health Impact Assessment making recommendations on how positive health impacts could be maximised and negative impacts on health and inequalities avoided or mitigated.

11.5 Strategic Policy S16 seeks to ensure that future development proposals maximise opportunities for active and sustainable travel with well-designed walking and cycling networks.

11.6 Strategic Policy S17 promotes a City Centre that multifunctional green routes and improvements to the recreational potential of the waterways and their associated green spaces.

11.7 Policy DM20 provides the requirements for community facilities for planning permission to be granted and Policy DM24 requires the built form and design of new development to provide opportunities to promote healthy living and improve health and wellbeing through the provision of walking and cycling and provision of multifunctional green infrastructure, including open space.

11.8 The Council implements the 'Livewell' accreditation scheme to recognize developers for their contributions to health and wellbeing. This is based on a two-stage assessment using the HIA criteria and a review by the Essex Quality Review Panel.

Possible Section 106 Obligations

11.9 New healthcare infrastructure, which includes health and well-being measures, will be required through Section 106 agreements. This could include investment in existing premises or services if the proposed development generates the need for a new facility or service.



Primary Healthcare

11.10 Chelmsford is served by the Mid and South Essex Integrated Care System which provides health and social care across Braintree, Maldon, Chelmsford, Castle Point, Rochford, Southend, Thurrock, Basildon and Brentwood. It is made up of two main committees:

- Mid and South Essex Integrated Care Board – a statutory NHS organisation responsible for developing a plan to meet the health needs of the population, managing the NHS budget and arranging for the provision of health services in Mid and South Essex.
- Mid and South Essex Integrated Care Partnership – a statutory committee concerned with improving health, care and wellbeing of the population.

11.11 As an upper tier local authority, ECC has a responsibility for public health and wellbeing, to achieve lifestyle enhancements and behavioural change within the local community.

11.12 The Mid and South Essex Integrated Care Board has identified additional primary healthcare infrastructure and investment required to support delivery of the Local Plan. These projects have been set out in the IDP.

11.13 Within Growth Area 1, there is an existing deficit of primary care capacity, and this will be increased by proposed growth. The additional capacity required in Growth Area 1 cannot be provided by reconfiguration or extension of existing primary care premises and so there is likely to also be a requirement for a new build facility within this Growth Area. A site and delivery mechanism for this provision will need to be identified and contributions will be sought to meet this need from all development sites located in Growth Area 1.

11.14 Within Growth Area 2, there is an existing deficit of primary care capacity, and this will be increased by proposed growth. New build facilities are proposed at Location 6 (North East Chelmsford Garden Community) and this is subject to a separate IDP.

11.15 At Location 7a (Great Leighs – Land at Moulsham Hall), a 1,000m² medical centre is proposed as part of the hybrid planning applications which are pending on the site (Ref: 23/01583/OUT and 23/01583/FUL). The Integrated CB has confirmed that the proposed facilities at Location 6 and 7a should provide the capacity to accommodate increases in patient growth in Growth Area 2.

11.16 Within Growth Area 3, there is an existing deficit of primary care capacity, and this will be increased by proposed growth. The additional capacity required in Growth Area 3 cannot be provided by reconfiguration or extension of existing primary care premises and so there is likely to also be a requirement for a new build facility within this Growth Area. This will be partly required to support the development at Location 16 – East Chelmsford Garden Community although it is noted that the scale of development at this location alone wouldn't alone require a complete new 'full size' (1,000m² surgery) but the demand it would create could not be accommodated at existing surgeries.



11.17 Where a small number of large sites generate the need for a new primary healthcare facility or service, such as a new GP surgery and other new healthcare infrastructure and services, the cost of this provision will be secured through pooled section 106 agreements and the location of the facility identified through the master planning and planning application process.

11.18 Section 106 resources may also be sought to fund health and wellbeing across the population and encouraging self-care, where there is on-site need. This includes digital and technological approaches.

11.19 Early contact should be made with Planning and Public Health teams within the council to discuss the application proposed and local Health Impact Assessment requirements.

Ambulance Services

11.20 Ambulance Services within Chelmsford are provided by the East of England Ambulance Services NHS Trust. They have identified that a new purpose-built Hub is required in Chelmsford before 2040 as there is no room to expand at the current location on Chelmer Valley Road. This requires circa 1ha of land for new build or an existing building 25,000sq ft (2,300sqm), close to Broomfield Hospital and major road links, with sufficient space to accommodate 35 Dual Staffed Ambulances/Rapid Response Vehicles and appropriate staff parking. Off-site contributions of land and/or financial contributions will be calculated on a site-by-site basis across the administrative area.

Police Services

11.21 Policing for Chelmsford is provided by Essex Police, under the direction of the Police, Fire and Crime Commissioner (PFCC) for Essex. Key priorities for the PFCC are set out in the Police and Crime Plan 2021-2024/22 which was published in April 2021.

11.22 The IDP identifies a budget for the police facilities (social infrastructure) required to support the creation of strong, healthy, inclusive, safe and vibrant new places to achieve sustainable new communities within the administrative area of the Council. Accommodation costs required in relation to the 61 additional officers generated by the population growth will be in the form of financial contributions calculated on a site-by-site basis across the administrative area.

Fire Services

11.23 Essex County Fire and Rescue Service (ECFRS) is the provider of fire and rescue services for Essex. Whilst there are currently no plans to relocate or refurbish any of the fire stations within Chelmsford, partly in response to development underway in the north of Chelmsford (North East Chelmsford Garden Community) and given the location of the existing Chelmsford Fire Station, there is a potential need to make nearby Braintree Fire Station (currently an on-call fire station) a wholetime fire station (where firefighters are based at the station 24/7). In order to do this, redevelopment of the fire station will be required to accommodate this change.



11.24 The timing for the provision of such healthcare, police, ambulance and fire and rescue facilities or financial mitigation will be considered on a case-by-case basis, with the specific requirements being set out within any Section 106 Agreement. It is likely to be linked to phases of a development, with facilities being required either upon a certain level of units being completed, or when a certain threshold of occupation at a development is reached.

Timing/Trigger for payment or provision of works

11.25 Such facilities should be provided once a proportion of a proposed development is occupied, which is usually towards the latter end of the development's occupation. This will vary depending on the scale of development and will be agreed as part of a Section 106 Agreement.

12 Community Infrastructure – Social and Community Facilities

Policy Background

12.1 Paragraph 98 of the NPPF seeks to deliver social, recreational and cultural facilities and services needed by the community. It requires planning authorities to plan positively for the provision and use of shared space, community facilities and other local services to enhance the sustainability of communities and residential environments.

12.2 Strategic Policies S5, S9 and S10 recognise the important role community assets have in communities, set out the infrastructure required to support new development, including community buildings and space, and require appropriate infrastructure capacity to support new development is secured through several measures including on-site provision. This includes waste management, particularly in relation to the Chelmsford Garden Village.

12.3 Strategic Policy S14 requires new strategic scale residential development to consider opportunities for community involvement in the long-term management and stewardship of the new development.

12.4 Strategic Policy S17 sets out how planning policy can create conditions for resilience to future change and evolution and innovation in retail, leisure, entertainment and cultural development.

12.5 Policy DM20 sets out the justification for obligations relating to any community facilities that are required because of new development in the Chelmsford City area.

Possible Section 106 Obligations

12.6 Chelmsford is served by a broad range of community facilities that are spread across the geography of the authority. The IDP summarises the need for social and community infrastructure to meet demand for youth services, libraries, community halls and cemeteries.

12.7 Cemetery provision is fairly evenly distributed across the administrative area and the need for additional cemetery provision is driven by the requirement for burial demand and capacity. The existing Chelmsford Cemetery will be full by 2026 and there are ongoing plans to construct a new cemetery and modern crematorium within Chelmsford as outlined in 'Our Chelmsford, Our Plan' (2023). Because this need already exists, the 2022/2023 Chelmsford Infrastructure Funding Statement outlines that £4,000,000 has already been allocated for cemetery/crematorium land with a further £6,800,000 allocated to build a facility as part of the CIL fund.

12.8 For large scale strategic development of 500+ new residential units the Council may require the provision of indoor space which provides flexible use for the community. Such facilities should consider:



- The inclusion of a multi-use space for community groups and clubs to use e.g. Village Halls which are sufficiently sized and designed to cater for multi-purpose health and fitness activities. Flooring material and air handling/ventilation are examples of the types of considerations that will enable successful, sustainable activities in a community hall environment. The 2024 Indoor Sports Assessment notes that whilst demand for village hall/community centre space is high, the majority of community centres have some spare capacity.
- A flexible 'satellite' service including space for library use may be sought within shared community buildings in the new garden communities. Funding via CIL will be used to enhance and extend existing library services and facilities where required.
- Flexible workspace supporting the creating sector where relevant.
- The ability, or otherwise, of nearby existing facilities to serve the community.
- The individual needs and requirements of the locality.

12.9 The IDP does not include neighbourhood centres incorporating community provision in the following allocations as it is assumed that any community hall provision included as part of these neighbourhood centres will be provided directly on site by the developer as part of the comprehensive masterplanning of the sites:

- Location 2 – West Chelmsford
- Location 7a – Great Leigh – Land at Moulsham Hall
- Location 8 North of Broomfield
- Location 16a – East Chelmsford Garden Community (the North Chelmsford Garden Community has it's own IPD)
- Location 10 – North of South Woodham Ferrers

12.10 As part of the Section 106 Agreement a nominated partner or organisation will be required to be identified as the future operator/manager of the building or space. This can be a Parish Council, Charity, stewardship vehicle or other community group.

Timing/Trigger for payment or provision of works

12.11 Such facilities should be provided once a proportion of a proposed development is occupied, which is usually towards the latter end of the development's occupation. This will vary depending on the scale of development and will be agreed as part of a Section 106 Agreement.

12.12 Provision of floorspace for community facilities will be required to ensure that as the Garden Communities populations grow, there will not be pressure on community buildings availability when needed the most.



I3 Community Infrastructure - Public Realm and Public Art

Policy Background

13.1 Section 12 of the NPPF states that the creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. Planning policies and decisions should ensure that developments function well, are visually attractive, sympathetic to local character, establish a strong sense of place and sustain an appropriate amount and mix of development.

13.2 Enhancements to public realm, landscaping measures and attention to architectural detail are all important features that the Council wish to see included in new development. Providing new public realm will continue to be an important catalyst for change as new schemes have been instrumental in the revitalisation of the City Centre. Public art is the principle of involving artists in the conception, development and transformation of a site or location, making an important contribution to the character and visual quality of the area. Artists can deliver public art in many ways, including being part of development teams alongside architects, engineers and designers, and undertaking residencies based in particular locations or with community groups. The Council is committed to the provision of public art within development and in the public realm.

13.3 Strategic Policies S5, S9 and S10 recognise the important role community assets have in communities, set out the infrastructure required to support new development, including cultural facilities and public art, and require appropriate infrastructure capacity to support new development is secured through several measures including on-site provision.

13.4 Strategic Policies S16 and S17 recognise that placemaking for all development is at the heart of achieving well connected and sustainable communities. In the City Centre, improvements along opportunity corridors will reinforce and create character or identity and positively contribute to increased footfall, activity and vibrancy.

13.5 Policies DM20 and DM24 are key policies which set out the justification for obligations relating to Public Art and Public Realm improvements that are required because of new development within the Chelmsford City area.

Possible Section 106 Obligations

13.6 For developments large enough to have public space within the site, most matters will be covered by planning conditions. Each case will be considered on its individual merits.

Public Realm Provision

13.7 Section 106 Agreements may require the following issues to be addressed in respect of on-site and off-site public realm improvements:



- Improvements to paving and planting on public highway and other space directly adjoining the site or a financial contribution towards the required off-site improvements
- Bespoke planting and any associated paths and boundary treatment directly relating to the site
- Where a development site is adjacent to a public space and requires direct mitigation e.g. to link the public space into the development or replacement boundary treatment to open space.
- City centre public realm enhancements
- street lighting in vicinity of development sites
- community facilities that contribute to the quality of the public realm (i.e. public seating in the city centre, other street furniture, public toilets)
- conservation restoration and enhancement of the historic environment
- Access and use restrictions/assurances
- Adoption of the improvement
- Financial arrangement for their management.

Public Art

13.8 On smaller schemes Public Art is likely to be dealt with by way of a planning condition. It may be required to be secured via a Section 106 Agreement in the following circumstances:

- All developments with a threshold of 10 or more dwellings
- All developments with a floorspace of 1,000sqm or more

13.9 Where there is an obligation to deliver public art within a Section 106 agreement, the Council will expect the delivery of the public art in accordance with the agreement and for this responsibility not to be transferred to the City Council.

Timing/Trigger for payment or provision of works

Public Realm

13.10 Development will not commence until the developer has submitted to and received written approval for a Public Realm Scheme from the Council. Developers will be required to illustrate what parts of the scheme are to be offered for adoption. For the parts of the scheme that will be offered for adoption, there is a requirement for a developer to design and construct the area of Public Realm to a design and specification agreed by the Council. It will then be transferred to the appropriate Council (Parks or Highways) once it is in an adoptable condition. Upon transfer, a commuted maintenance payment will be required to cover the initial costs of maintaining the Public Realm. The Section 106 agreement will also put in place measures to agree the management and maintenance of any unadopted areas. Public realm improvements will usually be required to be completed prior to the first occupation of a development.



13.11 Once the scheme has been implemented and the Council are satisfied the scheme is acceptable, a Certificate of Practical Completion will be issued, and a 12-month maintenance period will commence. At the end of this maintenance period a Certificate of Adoption will be issued. It will then be transferred to the relevant Council and a commuted maintenance payment will become payable. The amount will vary from site to site depending on the materials used and cost of maintaining the area of Public Realm. The maintenance period shall cover a period of 15 years with details of the appropriate payment of this being set out in any Section 106 Agreements.

Public Art

13.12 The commissioning of public art works should involve professional art organisations and include stakeholder and community engagement. A written public art statement, explaining the commissioning process, artist briefs and budget should be in place prior to commencement of the development. The completion date for public art will vary dependent on the nature of the development, the type and the location of the art works, but will usually be expected to be completed prior to the first occupation of a development.

13.13 Place Services lead the delivery of ECC's Public Art Strategy to ensure the work and skills of artists feature in the structures and functioning of new development, either as part of an ECC funded programme, through liaison with Districts, City and Borough Councils, or by acting as expert consultants for privately funded development. As these arrangements range from district to district, early consultation is strongly recommended. Contact Place Services at www.placeservices.co.uk or email enquiries to enquiries@placeservices.co.uk.



I4 Community Infrastructure – Waste Management

Policy Background

I4.1 Section 2 of the NPPF states that to achieve sustainable development the planning system has three overarching objectives – economic, social and environmental. They are interdependent and need to be pursued in mutually supportive ways to secure net gains. The environmental objective includes minimising waste and pollution.

I4.2 The NPPF is clear that there should be sufficient provision for strategic infrastructure such as waste management.

I4.3 Strategic Policy S9 states that new development must be supported by the provision of infrastructure, services and facilities that are identified as necessary to serve its needs. This includes municipal waste and recycling facilities.

I4.4 A key aim of the Council's Climate and Ecological Emergency Action Plan include reducing carbon emissions, lowering energy consumption, reducing waste and pollution as well as improving air quality, greening Chelmsford, increasing biodiversity and encouraging sustainable and active travel.

I4.5 Recycling and waste collection provision for houses, apartments and flats are set out in Appendix B of the Local Plan.

I4.6 New developments should have regard to the Council's Making Places Supplementary Planning Document (SPD) and be compliant with the Chelmsford City Council Recycling and Waste Collection Policy applicable at the time. This can be found on the Council's website.

I4.7 On the whole, development should seek to reduce waste and increase reuse and recycling in accordance with the waste hierarchy.

I4.8 ECC acts as both the Minerals and Waste Planning Authority as well as the Waste Disposal Authority for Essex. As the Waste Planning Authority for Essex, it has specific responsibilities for strategic and waste land-use planning policy. This includes the preparation of the Waste Local Plan and the determination of planning applications for the management of waste and for ensuring compliance with planning permissions.

I4.9 Chelmsford City Council is the Waste Collection Authority for Chelmsford City and has a statutory responsibility to provide a waste collection service to householders and local businesses. Resource and waste reforms, introduced by Government in 2024 set the national context for waste management policy and activities. These include 'Simpler Recycling' and new regulations such as the Separation of Waste (England) Regulations 2024 which set out the requirements for the collection and treatment or disposal of waste materials. These are embodied in the Council's published Recycling and Waste Collection.



14.10 In 2024 the Essex Waste Partnership (representing the waste disposal authority and the twelve waste collections authorities in Essex) agreed a new Waste Strategy for Essex for the period 2024 to 2054. This replaces the Joint Municipal Waste Management Strategy for Essex previously agreed and reflects the changes in direction and approach driven by the provisions of the Environment Act 2021. Delivery of the Waste Strategy for Essex will be supported by cross Essex action plans focused on short, medium, and long-term plans for the provision of improved waste management services and associated infrastructure, as well as behaviour change. It is not a locational strategy and does not consider the number of facilities required or the capacity of an individual facility. Any plans for new or expanded waste infrastructure will emerge during the detailed action planning phases once the strategy has been adopted.

Possible Section 106 Obligations

14.11 The current depot facilities, vehicle workshops and waste transfer station operated by the City Council is at capacity. Additional capacity will be required to meet anticipated current demand and planned future growth. The site currently being used is constrained, being unable to increase capacity any further. The preferred approach for the City Council is for the acquisition of a site where a new, larger waste management facility and depot can be constructed to manage both current anticipated demand and planned future growth. Off-site contributions of land and/or financial contributions will be calculated on a site-by-site basis across the administrative area.

14.12 Early engagement with the waste collection and waste disposal authorities is recommended to ensure that onsite waste management arrangements are designed appropriately.

14.13 ECC will seek contributions towards improvements at Essex Recycling Centre for Household Waste or municipal waste treatment sites, as per the ECC Developers' Guide to Developers Contributions 2024, to deliver capacity, access or other identified requirements to support usage as a result of planned growth.

14.14 Contributions will be required in respect of the new Garden Communities to support development of local waste management infrastructure to deliver the operational integrity of the waste management system. The level of contributions requested will be assessed on a case-by-case basis following evaluation of infrastructure capacity within the locality prior to development, and an operational needs assessment and will be used to mitigate the impact of these large residential sites.

14.15 The East Chelmsford Garden Community (Location 16) will be required to undertake a Waste Infrastructure Impact Assessment as part of a planning application given its proximity to the Chelmsford Wastewater Treatment Plant. A Site Waste Management Plan is also required to address the key issues associated with sustainable management of waste including waste reduction/recycling/diversion targets and monitoring processes.

14.16 The major centralised waste treatment facilities have been developed with appropriate capacity to accommodate growth, however larger developments are likely to necessitate additional investment in the local public facilities and logistics infrastructure. The local infrastructure that may require investment to increase capacity are the public facilities such as Recycling Centres for Household Waste and the local logistics infrastructure such as vehicle depots and waste transfer stations.



Timing/Trigger for payment or provision of works

14.17 On-site waste facilities should be provided before the development is occupied.

14.18 Off-site contributions towards waste facilities should be provided once a proportion of a proposed development is occupied, which is usually towards the latter end of the development's occupation. This will vary depending on the scale of development and will be agreed as part of a Section 106 agreement.



I5 Economic Infrastructure – Employment and Skills

Policy Background

15.1 Section 2 of the NPPF states that achieving sustainable development the planning system has three overarching objectives – economic, social and environmental. Skills levels are a key determinant of sustainable local economy. Increased skills and employability will enable residents to take advantage of opportunities created by new development.

15.2 Strategic Policy S8 demonstrates the Council’s commitment to ensure that the Local Plan balances jobs and housing growth. A key part of this is improving local skills and access to employment opportunities through Employment and Skills Plans.

15.3 The Council expects all strategic scale planning applications of 50 or more homes or employment space providing 2,500 sqm (Gross Internal Area) or more floorspace to enter into an Employment and Skills Plan to provide employment and skills opportunity to benefit the local community.

Possible Section 106 Obligation

15.4 Employment and skills plans will be expected to increase employability levels and workforce numbers through:

- Apprenticeships
- Work experience
- Volunteering
- Careers information and training

15.5 The plan should include options for direct delivery or skills and employability programmes that include school / college engagement.

15.6 An Employment and Skills Plan will be produced in consultation between the developer, landowner, the Council and ECC. It must be agreed by the Council and ECC before the Section 106 agreement is concluded.

15.7 Further information, including templates for Employment and Skills Plans, are set out in the ECC Developers Guide to Infrastructure Contributions (2024).

Timing/Trigger for payment or provision of works

15.8 The Section 106 agreement will set out what the developer will need to do by way of providing information about progress against Employment and Skills Plan objectives. It will also contain a provision for a financial compliance payment that will be required if the Council is satisfied that the developer has not been using reasonable endeavours to deliver the target employment opportunities set out in the Employment Skills Plan. Further details on this penalty clause are provided in the appendix of the ECC Developers Guide to Infrastructure Contributions (2024).



16 Implementation of this Planning Obligations SPD

16.1 The Council has tested the development viability of a range of site types that are most likely to come forward over the new plan-period.

16.2 The Local Plan Viability Update 2023), uses a Residual Value Methodology to assess the impact of meeting all the Council's policy requirements, including CIL at the current rate, and different levels of developer contributions on a range of development typologies. The Residue Value is the combined value of the complete development less the cost of creating the asset, including a target profit margin. If the residual value exceeds the existing use value by a satisfactory margin, a scheme is judged to be viable.

16.3 The results of the Viability Study show that in most of cases, the residual value exceeds the existing use value by a satisfactory margin indicating that most development likely to come forward under the Local Plan is viable and will be able to bear the range of developer contributions and CIL at the adopted, and subsequently indexed, rate.

16.4 The use of further viability assessments at the decision-making stage should not be necessary. It is up to the applicant to demonstrate whether circumstances justify the need for a viability assessment at the application stage.

16.5 Where an applicant formally requests the Council to consider a reduced level of planning obligations for a scheme it will need to demonstrate that either:

- the development is proposed on an unallocated site of a wholly different type to those used in the latest Local Plan Viability Update,
- further information on infrastructure or site costs is required,
- particular types of development are proposed which may significantly vary from standard models of development for sale, or
- a recession or similar significant economic change has occurred since the latest Local Plan Viability Update.

16.6 Where a viability assessment is submitted to accompany a new planning application this should be based upon and refer to the typologies of development tested and the standardised inputs in the latest Local Plan Viability Update. The applicant must:

a) Explain and provide evidence of any changes since the latest Local Plan Viability Update was conducted.

b) Explain and provide full supporting evidence to substantiate any departures from the standardised inputs of the latest Local Plan Viability Update – in the case of build costs this will require a detailed breakdown of costs provided by an appropriate professional.

16.7 Failure to provide a – b above, will result in the Council giving no weight to the applicants' viability assessment. A full viability report prepared by the applicant should be submitted with the planning application.



16.8 Once submitted, this report (including scheme viability statements, appraisals and relevant information) will be considered and assessed by the Council and an independent viability advisor appointed by the Council with reasonable agreed costs borne by the applicant.

16.9 Any viability assessment should reflect the government's recommended approach to defining key inputs as set out in National Planning Guidance.

16.10 Essex Planning Officers Association (EPOA) has produced a Viability Protocol that sets out overarching principles for how Essex Local Planning Authorities will approach development viability. The protocol does not alter Local Plan policies or the guidance in this SPD but does provide additional advice and guidance on the information requirements and approach taken when assessing viability at the decision-making stage. The EPOA Viability Protocol is available to download at <https://www.essexdesignguide.co.uk/supplementary-guidance/essex-planning-and-viability-protocol/>

16.11 The assessment will define land value for any viability assessment based on the existing use value of the land, plus a premium for the landowner. Under no circumstances will the price paid for land be a relevant justification for failing to accord with relevant policies in the Local Plan.

16.12 The weight to be given to a viability assessment is a matter for the Council, having regard to all circumstances, including any changes since the Local Plan was brought into force, and the transparency of assumptions behind evidence submitted as part of the viability assessment.

16.13 If the viability report submitted by the Applicant fails to satisfy the Council that a reduced level of contributions should be applied or that the level of planning contributions that the development can viably support cannot mitigate the impact of the proposed development, then the planning application will be refused.

16.14 Where the level of planning contributions that the development can viably support cannot mitigate the impact of the proposed development, the development will need to wait until development values improve, land values can be re-negotiated, or alternative funding sources can be secured. If delaying development is not an option, applicants will be encouraged to consider their profit margins to see if the development could proceed with slightly reduced returns.

16.15 If the Applicant can demonstrate, to the satisfaction of the Council, that the scheme cannot be fully compliant and remain financially viable, the Council may consider a reduced level of contributions in one or more areas. In these circumstances review mechanisms will be included in the Section 106 agreement to ensure that the Council will benefit from improved contributions if viability improves over time as set out in Policy DM2.

16.16 The Council will apply the following formula to calculate the surplus profit available for the affordable housing contribution:



X = Review Contribution

$$X = (((((A + B) - C) - ((D + E) - F)) - P) - G) * 0.6$$

Where:

A = Actual Gross Development Value (£)

B = Estimated Gross Development Value (£)

C = Application Stage Gross Development Value (£)

D = Actual Build Costs (£)

E = Estimated Build Costs (£)

F = Application Stage Build Costs (£)

$$P = (A + B - C) * Y$$

Y = Owner's Profit as a percentage of Gross Development Value as determined at the time the Planning Permission was granted being seventeen point five per cent (17.5 %)

G = Deficit (£)

Notes:

(A + B - C) represents the change in Gross Development Value from the date of the Planning Permission) to the Review Date.

(D + E - F) represents the change in Build Costs from the date of the Planning Permission to the Review Date.

P represents Owner's Profit on change in Gross Development Value (£)

0.6 represents sixty per cent (60%) of any Surplus to be used by the Council for Affordable Housing, after the Owner's Profit (P) and Deficit has been deducted.

Drafting of Section 106 Agreements

16.17 Section 106 Agreements will be drafted by the Council's Legal Services team, or by external solicitors acting on behalf of the Council. Applicants will be required to pay the Council's reasonable costs incurred in drafting and completing the agreement or the costs of external solicitors acting on behalf of the Council, where relevant. In most cases ECC provide a first draft of the clauses required to deliver contributions it has requested. A template agreement is provided in Appendix A of ECC's Developers' Guide to Infrastructure Contributions (Revised 2024).



16.18 Straightforward obligations which normally require only a financial contribution and/or planning obligations on one party only will be the subject of a Unilateral Undertaking. A Unilateral Undertaking will be prepared or approved by the Planning Contributions Officer or, where appropriate, the Council's Legal Service team. Applicants will be expected to meet the Council's reasonable costs incurred in preparing or approving an Undertaking.

16.19 In all circumstances where a legal agreement is required, the applicant will be expected to provide details of land ownership at the beginning of the application process. These should be copies of the Title document and plan obtained within the preceding three months from the Land Registry, or if the land is unregistered, copies of the most recent conveyance.

Financial Contributions

16.20 Where a financial obligation is necessary, payment would normally be required on commencement or on first occupation of a development. However, in the case of a large-scale development, it may be that the payments would be phased to meet the proportional impact of each phase. Trigger points for payments will be included in the legal agreement, as will the period in which any contribution will have to be spent. Section 3.2 of ECC's Developers' Guide to Infrastructure Contributions (Revised 2024) provides further guidance for larger, phased development regarding contributions requested by ECC.

16.21 It is reasonable to expect that, when contributions are paid to the Council the monies will be held in an interest-bearing account. Those financial contributions (excluding commuted payment relating to maintenance) that are paid to the City Council and remain unspent at the end of 10 years from the date when the money was paid will be returned to the payee in accordance with the terms of the individual agreements, unless they relate to infrastructure items that are required beyond 2036.

Index Linking

16.22 The quantum of Section 106 financial contributions will be re-assessed at the point of planning application and fixed from the point of planning permission. All Section 106 financial contributions that are subject to indexation, it will be calculated from the point of planning permission and end with the date each payment becomes due. The indices to be used are the BCIS PUBSEC Tender Price Index of Public Sector Building Non-Housing Indices and BCIS All-in Tender Price Index for contributions relating to housing. The calculation will be based on the published index (indices) at the point of calculation as set out in the planning obligation. If a commuted sum is required for maintenance purposes, this will be assessed at the point of planning application and fixed from the point of planning permission.

16.23 The CIL charging rate is fixed in the CIL Charging Schedule and indexed on the 1st of January each year based on the RICS Community Infrastructure Levy (CIL) Index, published in the preceding November.

16.24 A summary of whether indexation applies, and the index used for the most common financial contributions is set out in Table 15 below:



Table 15 Indexation Applied to Section 106 Contributions

Contribution Type	Index Linked Y/N	Index Applied/Notes
Affordable Housing	Y	BCIS All-In Tender Price Index
CCC Monitoring Fees	N	
CIL	Y	Charging Schedule and indexed on the 1st January each year based on the RICS Community Infrastructure Levy (CIL) Index, published in the preceding November.
ECC Monitoring Fees	N	
Education	Y	BCIS PUBSEC Tender Price Index of Public Sector Building Non Housing Indices.
Healthcare	Y	Retail Price Index.
Maintenance (of any kind)	N	
Open Space	Y	BCIS PUBSEC Tender Price Index of Public Sector Building Non Housing Indices.
Public Realm	Y	BCIS PUBSEC Tender Price Index of Public Sector Building Non Housing Indices.
RAMS	N	Latest published tariff as at the date of the Section 106 Agreement OR such higher amount as may be applicable at the date of payment in line with the published increased tariff
Specialist Residential Accommodation	Y	BCIS All-In Tender Price Index



Travel Plan Monitoring Fee/Smarter Choices Monitoring	Y	Consumer Price Index (CPI) (see latest published ECC developers guide).
Tree Planting	Y	BCIS PUBSEC Tender Price Index of Public Sector Building Non Housing Indices.
* ECC applies different indexation indices to different types of infrastructure. Further guidance is provided in Section 3.3 of ECC’s Developers’ Guide to Infrastructure Contributions (Revised 2024).		

Monitoring and Enforcement of Obligations

16.25 Monitoring of obligations will be undertaken by the Council's Planning Contributions Officer to ensure that all obligations entered into are complied with by both the developer and the Council.

16.26 In cases where developers have difficulty making payments at the appropriate times as required by the legal agreement, the Council will work with the developer to find a solution. This may involve the payment of an obligation at a later stage in the development, or payment by installments. However, where it is imperative that the relevant measure is in place prior to a development being occupied, the obligation to fund it will always become payable on commencement.

16.27 If enforcement of financial obligations fails then the Council will use the relevant legal channels to remedy this, and the party in breach will be liable for any legal costs incurred by the Council.

Monitoring Fees (excluding affordable housing obligations)

16.28 A monitoring fee will be charged where Section 106 agreements include covenants to the Council. A charge of £350 per obligation type will be levied, except on strategic growth sites where a charge of £840 per obligations type will be levied to reflect the increased complexity and number of years over which the agreement is monitored. These charges exclude affordable housing obligations, which are subject to a separate monitoring fee.

16.29 The fee includes collection of information from the developer and other relevant internal and external sources, appropriate site visits, officer action associated with non-compliance, maintenance of the monitoring database and reporting on delivery of obligations.



Monitoring Fee (affordable housing obligations)

16.30 A monitoring fee of £100 per affordable housing unit will be charged. This fee will not be applied to commuted sums in lieu of on-site affordable housing.

16.31 The £100 monitoring fee includes monitoring, conducted on a plot-by-plot basis, of the completion and initial occupation of affordable dwellings. In respect of affordable housing for rent, monitoring this obligation includes the time and costs associated with entering into nomination agreements with Registered Providers (excluding the cost of the Council's Legal Services). Where relevant, it also includes monitoring housing costs.

16.32 In the event of a review mechanism being agreed as justified for a development proposal, a separate fee of £1,000 per review will be applied to meet the Council Officers costs in reviewing the information. This is in addition to the Council's legal costs (where relevant) and the costs of the Council appointing independent viability experts to review the financial information submitted. All such costs will be met by the developer / landowner proposing the development

Monitoring Fees (Essex County Council)

16.33 ECC charge separate monitoring fees for Section 106 obligation types that they are responsible for, for example education and highways. Further guidance is provided in Section 3.3 of ECC's Developers' Guide to Infrastructure Contributions (Revised 2024). ECC staff time in supporting the Travel Plan process will be secured through developer contributions with set fees to be paid by the Developer, to ECC, with regards the monitoring and support of Travel Plans.

16.34 All ECC's monitoring fees will be subject to indexation and payable on commencement of the development.

Fees for Deeds of Variation to a Section 106 agreement

16.35 In respect of Section 106 Agreements the Planning Fee covers the cost of involvement of the Housing Policy Team (Spatial Planning Services), however where a Deed of Variation (DoV) to a Section 106 Agreement is required and the involvement of the Housing Policy Team is needed, a fee of £1,200 will be charged per agreement. This fee must be paid upfront, and the Housing Policy Team will not commence work on a DoV until payment is received. Should the DoV not be executed within three months of receipt of the initial fee a further fee of £1,200 will become due in respect of any work to be undertaken by the Housing Policy Team. For the avoidance of doubt a Housing Policy Team Fee of £1,200 will be due every three months until completion of the DoV. The Housing Policy Team Fees will be reviewed on a regular basis.

16.36 Legal Fees will also be due in respect of a DoV to a Section 106 Agreement and are reviewed on a regular basis. Legal work cannot commence on a DoV until an undertaking has been provided that the Council's legal fees will be met in full.

Reporting on the use of Section 106 Obligations

16.37 Infrastructure Funding Statements are required to set out the infrastructure projects or types of infrastructure that the authority intends to fund, either wholly or partly, by CIL or planning obligations.



16.38 Infrastructure Funding Statements need to be published annually from 31 December 2020 (for the preceding financial year 2019/20) reporting on CIL and planning obligations revenue received and allocated. ECC is also required to publish an annual Infrastructure Funding Statement, primarily with regards education; highways and transportation; Public Rights of Way; libraries and monitoring.



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

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Document published by
Planning and Housing Policy
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CHELMSFORD POLICY BOARD WORK PROGRAMME

16 January 2025
<ul style="list-style-type: none"> - Review of Local Plan – approve Pre-Submission Local Plan (Regulation 19), Integrated Impact Assessment (IIA) and supporting documents for publication and consultation - Revised Draft Planning Obligations Supplementary Planning Document – approval for consultation
13 March 2025
<ul style="list-style-type: none"> - Homelessness and Rough Sleepers Strategy (recommendation to Cabinet) - Updated Essex Parking Standards Guidance (recommendation to Cabinet) - Feedback from the Waterways Working Group - Proposed new North Hill Little Baddow Conservation Area – Agreement to consult on Character Appraisal
26 June 2025
<ul style="list-style-type: none"> - Review of Local Plan - Consideration of Pre-Submission Local Plan (Regulation 19) and Integrated Impact Assessment (IIA) consultation feedback - Revised Draft Planning Obligations Supplementary Planning Document – consultation feedback
25 September 2025
<ul style="list-style-type: none"> - Reports tbc
6 November 2025
<ul style="list-style-type: none"> - Review of Local Plan - Agreement to submit the Local Plan (Regulation 22) and Integrated Impact Assessment (IIA) for Independent Examination (recommendation to Full Council)
15 January 2026
<ul style="list-style-type: none"> - Reports tbc
19 March 2026
<ul style="list-style-type: none"> - Reports tbc

Standing or other items not currently programmed

- **Recommendation and referral to Full Council to adopt the review of Local Plan (Regulation 26)**
- **Recommendation to adopt the revised Planning Obligation SPD (Regulation 14)**
- **Agreement to consult on new and updated Supplementary Planning Documents**