

Integrated Impact Assessment of the Review of the Adopted Local Plan Preferred Options Consultation Document

Chelmsford City Council needs to make sure that the Review of the Adopted Local Plan contributes to the sustainable development of Chelmsford's communities, economy and the environment.

To meet this requirement, and to ensure sustainability is integrated into the Local Plan, independent consultants WSP carried out an Integrated Impact Assessment of the Preferred Options Consultation Document.

What is an Integrated Impact Assessment?

Integrated Impact Assessment combines together into a single framework five different strands of assessment: Sustainability Appraisal (SA), Strategic Environmental Assessment (SEA), 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 Local Plan. 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.



Integrated Impact Assessment is not a one-off exercise. It is ongoing and will help the Council make important decisions about how Chelmsford should change in the future.

This leaflet provides a summary of the full IIA document, which can be viewed at www.chelmsford.gov.uk/lp-review

The Integrated Impact Assessment has considered the effects of the Preferred Options Consultation Document on:

- biodiversity and geodiversity
- housing
- the economy, skills and employment
- sustainable living and revitalisation
- health and wellbeing
- transport
- land use and soils
- water
- flood risk
- air quality
- climate change
- waste and the use of natural resources
- cultural heritage
- landscape and townscape

Local Plan Vision and Strategic Priorities

The Preferred Options Consultation Document sets out the following proposed vision for the Review of the Adopted Local Plan:

“Guiding Chelmsford’s growth towards a greener, fairer and more connected community.”

The proposed Strategic Priorities within the Preferred Options Consultation Document are:

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 supporting 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

How many homes?

The Council is proposing to plan for an additional 3,862 homes above those allocated in the Adopted Local Plan in the period to 2041, with provision for a further 1,500 new homes post 2042 – with the aim of getting the right type of development in the right places.

How many jobs?

The Preferred Options Consultation Document proposes an additional 107,646sqm of employment land above that allocated in the Adopted Local Plan, to ensure a flexible rolling supply of land across the plan period to 2041.

Where are the proposed locations for development?

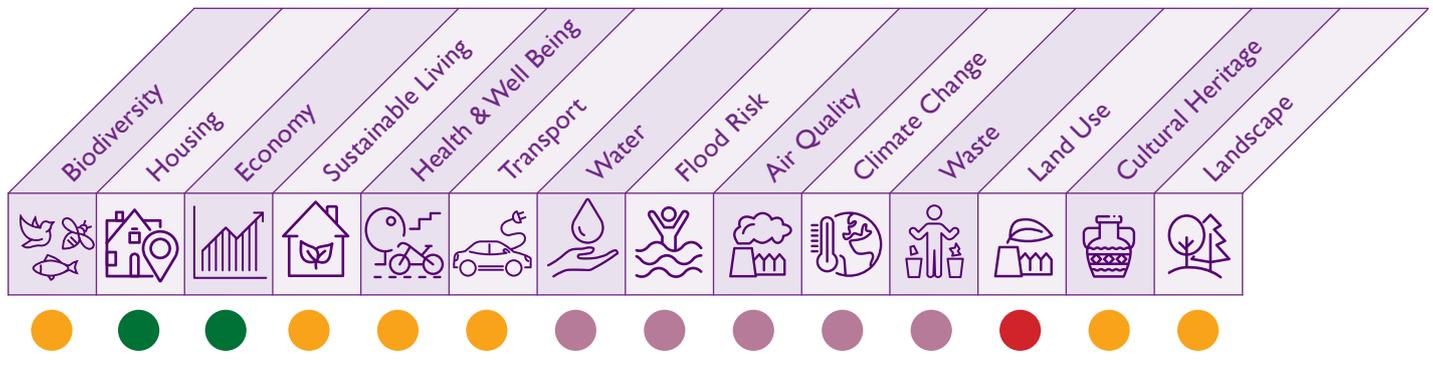
The preferred Spatial Strategy includes adopted sites and new proposals. It will focus new housing and employment growth to the most sustainable locations by making the best use of previously developed land in Chelmsford Urban Area; new garden communities to the north east and east of Chelmsford; sustainable urban extensions around Chelmsford; expansion of existing employment sites; and development around Key Service and Service Settlements outside the Green Belt.

What are the Findings?

The following likely effects associated with the proposed approach of the Review of the Adopted Local Plan have been identified. Where negative effects have been identified, these might be mitigated through the application of revised or additional policy.

- Significant positive effect
- Minor positive effect
- Uncertain effect
- Mixed positive / negative effect
- Minor negative effect
- Significant negative effect

Housing Requirement – Sustainability Effects



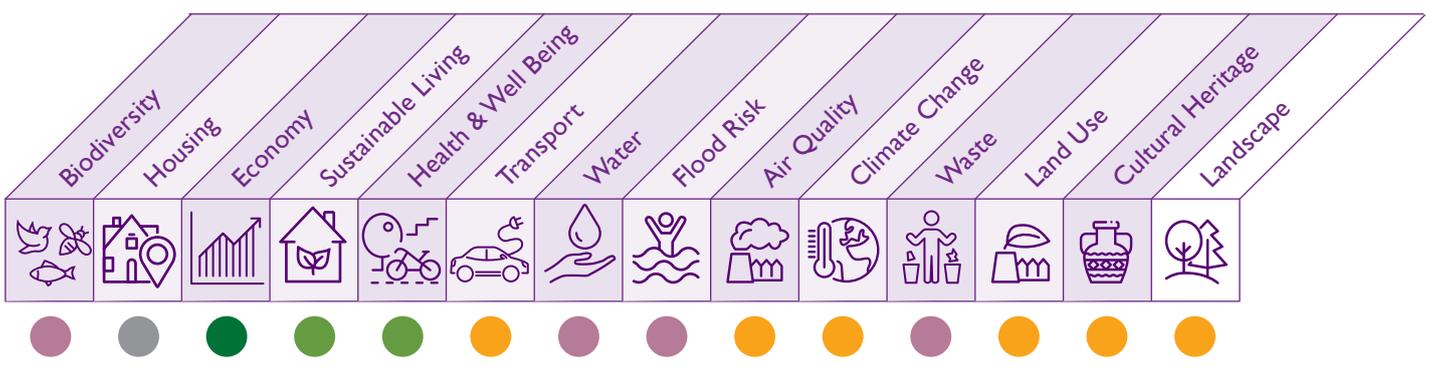
The assessed housing requirement for the Chelmsford City Area will be met in full, and exceeded, over the plan period. This is in accordance with the objective of the National Planning Policy Framework (NPPF) to boost housing supply.

Meeting the housing requirement will help to stimulate economic growth through the provision of a workforce as well as consumers. Development proposals are typically careful to ensure homes, jobs and infrastructure are delivered in a co-ordinated fashion to help limit excess in- or out-commuting and ensure a degree of self-containment.

Whilst brownfield land will be used through windfall sites, a significant area of greenfield land will be required.

The negative 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 application of policies managing development. 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 – Sustainability Effects

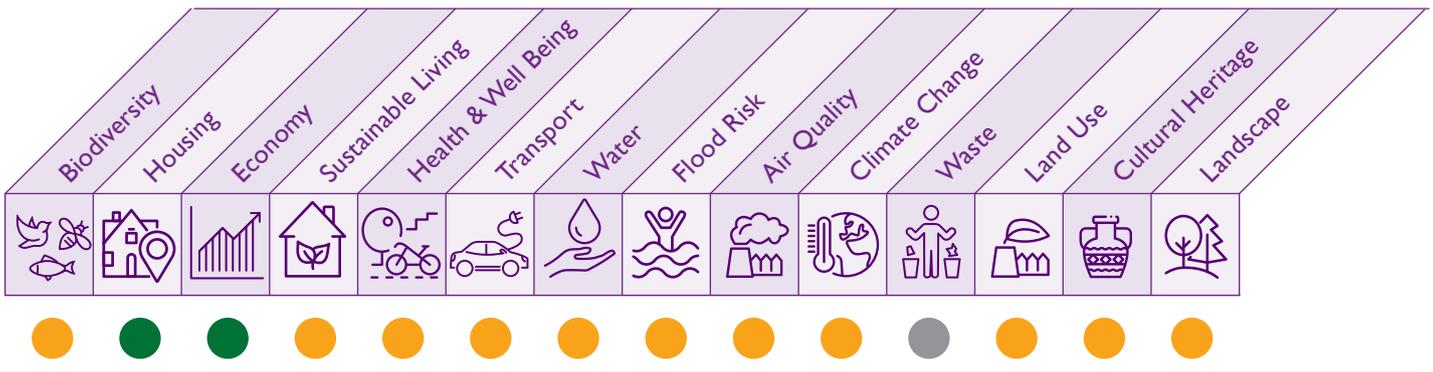


The key likely significant sustainability effects associated with the Employment Land Requirement relate to the provision of employment land which will support economic growth across Chelmsford, delivering jobs and supporting regeneration and investment.

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 application of Local Plan policies in respect of site design and mitigation measures. There is potential for new employment uses to deliver benefits in respect of, for example, sustainable travel, health and well-being and sustainable living through regeneration of brownfield sites.

Preferred Spatial Strategy – Sustainability Effects



The likely significant sustainability effects associated with the Preferred Spatial Strategy relate to realising the delivery of homes to help meet local and sub-regional needs (including for affordable housing), and the provision of employment land which will support economic growth across Chelmsford, delivering jobs and supporting regeneration and investment.

The negative (and uncertain) effects identified across a range of IIA Objectives reflects the potential for development to result in adverse environmental and other impacts. In particular, the permanent loss of greenfield land and landscapes to development will need to be balanced with opportunities for green infrastructure provision and biodiversity enhancement.

There is the potential for new development to deliver benefits in respect of, for example, sustainable travel, health and enhancements to townscapes.

The Preferred 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 and local supply deficits. These likely effects will require further consideration in the development and application of Local Plan policies through site location, design and mitigation measures.

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 4pm on Wednesday 19th June 2024.**

The Council encourages people to view the consultation documents and 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, CMI 1JE

Please note we are unable to accept anonymous representations and any comments received after the closing date cannot be accepted.

For further information visit www.chelmsford.gov.uk/lp-review