

Section 3—North Chelmsford Themes

10, 11, 12, 13, 19

Evidence Documents

Chelmsford Strategic Housing Market Assessment.
Fordham, 2008

Notes

Policy CP2 of the Core Strategy provides a breakdown of new housing numbers. The new neighbourhoods to the north of Chelmsford are programmed to deliver at least 4,000 new homes. The supporting text to Policy CP2 states that there will be a significant development to the north east of Springfield and a smaller new neighbourhood to the west/north west of the Broomfield area. The Core Strategy based its dwelling number requirements on the targets of the Draft East of England Plan. At that time, the regional requirement was 14,000 new homes for Chelmsford Borough equating to 700 new homes per year. The East of England Plan was finally approved in May 2007 and increased the allocation for Chelmsford to 16,000 new homes. The Core Strategy makes provision for 16,170 new homes.

SECTION 3 LAND USE REQUIREMENTS

Introduction

3.1 This section sets out the quantity of development required within the NCAAP area and the Council's land use requirements and principles together with the key infrastructure required to support development growth. These quantities and requirements provide the context for subsequent sections of this document that deal with the factors that influence the general location and detailed siting of development. It is the role of the NCAAP to define in detail the sites that will be allocated for development to meet these requirements.

Housing

Background

3.2 One of the key purposes of this document is to provide a delivery framework for new housing. The adopted Core Strategy states that the broad locations for new neighbourhoods will be NE and NW Chelmsford providing a minimum of 4,000 new homes by 2021. The distribution of new homes will be as follows:

NW Chelmsford:	up to 800 new homes
NE Chelmsford:	a minimum of 3,200 new homes

3.3 Future development will need to address the needs of different households for appropriate types of new homes. The Council will expect strong urban design and the lifetime principles of inclusive design to be embedded at the outset so the needs of people, of all ages and circumstances are addressed. This goes beyond specialist housing provision to the streets and outdoor environment which communities share.

3.4 The Strategic Housing Market Assessment (SHMA) prepared on behalf of the Borough Council, and published in 2008, estimates demand for different housing types within the Borough. The SHMA examines demand for both market and affordable housing.

Housing mix dwelling sizes, tenures

3.5 Policy CPI5 of the Core Strategy sets out the requirement for residential development to have a mix of dwelling types, sizes and accommodation to

accommodate a balance of different household types and lifestyle choices to contribute towards the creation of mixed and inclusive communities.

3.6 Policy DC31 of the Core Strategy requires 35% of new homes on threshold sites to be affordable and the Council has adopted an Affordable Housing SPD which sets out the detail of the application of policy.

Housing requirements

3.7 The type of housing planned for North Chelmsford will reflect demand flowing from the changing economy in the town. New development should meet the housing needs generated by new and existing businesses. Therefore the key to housing requirements is anticipating future employment patterns emerging from economic growth, including:

- Outward commuting to London using the new railway station;
- Outward commuting to employment centres at Stansted, Witham, Colchester;
- Existing workplaces in Chelmsford town centre;
- Broomfield Hospital, Anglia Ruskin University, and Springfield business parks;
- Workplaces in the new strategic employment hub;
- Low skill / low paid work in existing and new businesses;
- Working from home;
- Households locating in relation to state and faith schools.

Market Housing

3.8 The Council in forming an opinion as to the balance of house types and sizes that will be required in North Chelmsford has had regard to the SHMA's findings on the demand and needs identified and consider the opportunities North Chelmsford can offer in the context of the house-building trajectory for Chelmsford town centre and the existing stock profile held by Registered Social Landlords (RSL's).

3.9 In terms of market demand for housing, Chelmsford has a degree of self containment with the majority of movement flowing from internal household moves driven by households with children, single people and couples. Information of search patterns for market housing show:

- Newly forming households (10% of all moves) will seek 1 and 2 bed homes;
- Existing households (57% of all moves) search for 2, 3 and 4+ bed homes;
- In migrating households (33% of all moves) demand mainly 2, 3 and 4 bed homes;
- Overall 2 and 3 bed homes are the most sought after by all groups.

3.10 It is estimated that older persons households will make up 30% of the borough's population by 2021. The SHMA identified a strong preference amongst would-be older house movers for single storey accommodation and these are required as part of the housing mix on some allocated sites.

3.11 The Council will discuss the housing types and sizes to be provided during the detailed masterplanning of actual sites prior to the consideration of a planning application. However, housing types will need to take into account the characteristics of the existing neighbourhood identity and the need to create a balanced mix of housing types.

3.12 Based on the SHMA's demand estimates for market housing across the whole of the Chelmsford market area, the following proportions provide a guide to the dwelling sizes that will be required in the new neighbourhoods, the presumptions being towards a greater proportion of 2 and 3 bed houses.

1 bed	2 bed	3bed	4+ bed
8%	28%	39%	25%

Homes to meet local economic growth within NE Chelmsford

3.13 The expansion of NE Chelmsford will be led by the forms of employment outlined above. The profile of housing types and sizes will provide a match to the types of skills and labour needed to facilitate these businesses.

3.14 The SHMA showed that the majority of existing key workers (public sector employees) are owner occupiers in family sized housing. Future demand from key workers is also for market housing and this demand will therefore be catered for by the new market provision. Need for affordable housing alternatives are currently adequately met within existing key workers' housing schemes or other affordable home ownership options available throughout the borough.

Notes

Gypsy and Traveller sites are defined as accommodation for persons of a nomadic habit of life whatever their race or origin, including persons who on grounds only of their own or their family's or dependents' educational or health needs or old age cease to travel temporarily or permanently, but excluding members of an organised group of travelling show people or circus people travelling together as such.

Evidence Base

Chelmsford Strategic Housing Market Assessment.
Fordhams, 2008

Demographic forecasts suggest the anticipated strategic need is for 1,175 people with a need for specialist housing for the frail elderly by 2021.

Affordable Housing

3.15 Affordable housing is planned to be available to specified eligible households whose needs are not met by the market. The Core Strategy policy is for 35% of new housing to be affordable. This will be applied strategically in the North Chelmsford growth area and at scheme level to ensure a balanced distribution.

3.16 The mix and size of housing sought in North Chelmsford will reflect the market provision as stated above resulting proportionately in an increase overall of family sized affordable housing, particularly 4+ bedroom homes, which relative to need is in short supply within the existing RSL stock. An objective of the NCAAP is to set the scale of affordable housing required and to ensure access to housing in the light of income levels and the mortgage market at the time, not to specify tenures.

3.17 The Council requires that RSLs are selected and form partnerships at the outset and influence design and delivery.

3.18 Housing quality, adaptability, maintenance and environmental efficiency is integral to the Council's policy requirement. The plan requires the application of Housing Corporation quality and design standards and Building for Life criteria in all housing (Section 7 Design Guidance).

Specialist Housing

Extra care housing for older people

3.19 In NE Chelmsford, housing development proposals should include extra care housing to be provided through a partnership of Housing Provider, health trust, community care/older people services, strategic housing authority and supporting people. This would be in the form of a purpose-built core and cluster development of 40-60 units (see specification in Section 7) with flexible, 24-hour care and support on-site delivered in an accommodation based setting comprised of individual flats or units.

Supported housing for persons with learning difficulties

3.20 The need is evident from the draft ECC Housing Strategy for people with disability 2008-2013: that by 2013 there is a need for three shared/cluster homes

accommodating 6 residents each. These would be designed as self contained flats (shared homes) linked by a communal space (other independent provision relates to shared ownership and general needs housing and therefore does not need to be specifically identified).

Supported housing for persons with mental health issues

3.21 It is anticipated that in the period 2008–2018 there will be a requirement for 12 units of accommodation for high need clients.

Gypsy and Traveller accommodation

3.22 There is a need for one site which comprises not more than 10 individual pitches. A pitch is accommodation for a family which normally comprises space for a main mobile home and for one or two smaller touring caravans with parking and ancillary space.

Public Open Space

3.23 The Council expects very high quality public open spaces to be provided to serve residential development in accordance with the Council's adopted standards and policies set out within the Core Strategy. This includes space and accessibility standards for different types of open space which has been informed by the Council's PPG17 Assessment of Open Space.

3.24 The NCAAP requires NE Chelmsford to have open space dedicated to community gardens for growing food, for open space in a semi-natural state for a combination of recreational and ecological nurturing, and sustainable drainage.

Employment

Background

3.25 The NCAAP will make provision for 64,000 sq m of new commercial floorspace for the plan area. The Chelmsford Employment Forecast 2001-2021 envisaged an equal split between business, industrial and distribution uses. However a degree of flexibility is likely to be needed having regard to the objective of the Core Strategy to support job growth 'high value' businesses including the financial, ICT and media sectors.

3.26 The Core Strategy identifies North East Chelmsford as a location for future employment. The Key Diagram of the Core Strategy indicates that this will take three forms:

- The allocation of the existing Essex Regiment Way site for employment – total of 24,000 m² floorspace;
- The identification of new employment sites as part of the development of NE Chelmsford – total of 40,000 m² floorspace;
- The strengthening of existing employment areas in NE Chelmsford to form a commercial gateway around the Boreham Interchange and new NE Chelmsford railway station.

3.27 In addition, the borough's largest employer at Broomfield Hospital will continue to be a highly significant location for future employment.

Job targets

3.28 Although there is not a specific job growth target for Chelmsford, the East of England Plan sets the regional context for the delivery of 56,000 jobs within the areas known as the rest of Essex (Chelmsford, Braintree, Brentwood, Maldon, Harlow, Uttlesford and Epping).

3.29 Chelmsford's strategy is to provide for a portfolio of employment sites in a variety of locations that will make a major contribution to this regional target.

3.30 As part of the Core Strategy evidence base the Borough Council prepared a detailed Employment Forecast for the period 2001-2021. This indicates that in this period there is the potential to deliver 20,600 jobs. When existing jobs already provided and job losses that have occurred are taken into account it is forecast that the Chelmsford borough has the potential to deliver in the region of 13,200 jobs in the period 2008-2021.

3.31 The allocations for future employment areas within the NCAAP will make a significant contribution towards the delivery of the Borough-wide job targets. However there is a need to ensure that employment sites to the north of Chelmsford do not prejudice the delivery of economic growth within Chelmsford Town Centre, where the potential exists for the delivery of some 8,000 jobs within the 38 Chelmsford Town Centre Area Action Plan opportunity sites.

Evidence Base
ECC Developers' Guide, 2008

Chelmsford Strategic Housing
Market Assessment.
Fordhams, 2008

Notes
School requirements based on
ECC schools service and
Government Building Bulletin
1998.

Childcare is provided by a
range of organisations
supported by ECC and
partners, such as Pre School
Learning Alliance (PSLA),
National Day Nurseries
Association (NDNA), National
Childminding Association
(NCMA) and 4Children.

Employment integrated in neighbourhoods

3.32 An objective is to ensure residents support the local economy and to ensure development does not become a commuter dormitory. The Council wishes to see employment premises at all scales integrated into living mixed-use neighbourhoods rather than solely planned as segregated business parks. The Council will seek concentration of small business activity helping to define focal points for residential neighbourhoods.

Flexible space for non-residential uses in local centres

3.33 In the masterplanning of new neighbourhoods it is expected that local centres will be expressed in the physical built form and that each will contain a concentration of commercial and community functions. The presence of daytime economic activity is the one feature that must be common to all local centres. All new local centres will be required to include flexible non-residential floorspace, to accommodate various business types. This will ensure that employment, business development and public services are established in close proximity with one another and adjoining residential areas. The provision of flexible space suitable for community or business uses is most important to cater for the long term growth of the neighbourhood.

Workplaces integral to residential neighbourhoods

3.34 Throughout the residential areas space should be provided for business activity in order to generate a healthy diversity of activity, enable opportunities for working close to home and promote activity and safety during the day. The following should all feature in all residential areas:

- Some houses to include studio / workshop space for working from home (subject to conditions);
- Live/work units where the workspace is the main part of the building;
- Self-contained BI accommodation woven into residential areas for small businesses.

Convenience shopping

3.35 It is not viable to have shops in more than a very few locations. There are already two large food stores within reach of parts of the extended neighbourhood

area – Sainsbury's in Colchester Road and Somerfield at Newlands Spring. While the NCAAP makes no requirement for new shopping, the provision of non-residential premises at particular local centres will allow the establishment of a small food store if the population intensity makes it viable. New retail development is therefore permissible but within a floorspace limit of 3,000sq ft gross (an 'express' sized store) to ensure it primarily serves a walking catchment.

Primary healthcare

3.36 There is one GP surgery in North Springfield. Mid-Essex PCT requires a new primary healthcare centre providing GP-led care 24 hours a day, 7 days a week. A main centre in Chelmsford would be supported by linked services in Maldon and Braintree. The PCT favour locating the centre in north Chelmsford where population growth is highest, where locations will be accessible to existing and future residents, and where there would be fairly close proximity to Broomfield Hospital with support services. It should complement, not damage existing surgery provision and can be in a new or existing building with a suitable 'walk-in' location, and have best possible links for out-of-hours operation. A temporary provision is needed by December 2008. The NCAAP proposes a new health centre to be provided between 2009-2010. A centre would be joint-funded by the PCT and Department of Health.

Acute Healthcare

Broomfield Hospital

3.37 Broomfield Hospital is located in the NCAAP area and will be expected to provide acute healthcare serving the expanded neighbourhoods. A planning brief and masterplan have been prepared for the site and a Special Policy Area is proposed for the site.

Education

Secondary school

3.38 A total of 4,000 dwellings could generate around 800 additional secondary age pupils if the units built are predominantly family housing. Population growth in North West Chelmsford and Broomfield can be

accommodated through expansion of existing provision. A new secondary school to serve North East Chelmsford is needed and such provision would afford an opportunity to improve the distribution of places within Chelmsford as a whole and reduce current pupil travel distances. Subject to the views of the Learning and Skills Council commensurate post sixteen education facilities should also be provided. A suitable school site of 9-10 hectares meeting Department for Children, Schools and Families (DCSF) and ECC criteria will be required.

3.39 It is intended that some community facilities will co-locate with the secondary school within a local centre. Joint community use of school library, learning, meeting and sporting facilities will be encouraged.

3.40 The location and the timing of the school is critical to ensure it is available for the early residents of the new neighbourhoods. Its location should also take account of proximity to the population it serves, safe walking and cycling routes and access to public transport. Delivery of a new secondary school depends upon completion of a detailed feasibility study and public consultation by ECC Learning Services and is therefore an important part of the implementation framework.

Primary schools

3.41 The NCAAP allows for one new primary school or the relocation and expansion of an existing school in Broomfield. Schools in North West Chelmsford may also require additional permanent accommodation. In NE Chelmsford the requirement is for a minimum of two new 420 place primary schools, with every 700 family homes expected to generate approximately one form of entry (210 children). If the final dwelling mix is estimated to generate in excess of four forms of entry (based on ECC's Developers Guide figures) a third primary school may also be needed.

3.42 Location of primary schools within local centres is preferred, creating safe pedestrian realms in front of schools and a sense of place. There may be synergy between a school and other local facilities but, due to a lack of changing space and site management constraints, community sports initiatives may not be appropriate.

3.43 Primary school sites need to be located centrally within housing areas and served by safe direct walking and cycling routes with limited car parking and safe

drop-off points. Each school serving 420 pupils requires a site of approximately 2 hectares that meets ECC and DCSF criteria (see ECC School Service's Developer Contribution Guidelines).

Childcare

3.44 The ECC Childcare Sufficiency Assessment for Chelmsford borough identifies the level of need by type of care: day nursery; pre-school; childminder; before school; after school; and holiday clubs. It informs a local plan for the provision of childcare by which requests for new childcare provision and expansion of existing facilities are assessed.

3.45 Government policy is to have a Children's Centre in every ward by 2010 and the new neighbourhoods will therefore provide such facilities. It is anticipated that all the new primary schools will include early years and childcare centres.

3.46 Within the non-residential floorspace, there will be scope for affordable nursery and pre-school provision, whether from private, voluntary, statutory and independent sector organisations. This will be particularly important close to employment locations and the new railway station.

Libraries

3.47 Libraries function as community focal point, acting more as an access point for local public services, providing information, new media and internet access, and resources for people to improve life skills as well as community activities. They should therefore be integral to new communities.

3.48 At present in the NCAAP area there are libraries at North Melbourne (Dickens Place) and Broomfield (Main Road), but no library in Springfield. Essex County Council and Springfield Parish Council are progressing proposals for a new library in a joint community facility adjacent to the existing Parish Centre at New Bowers Way. The Council will require opportunities to be taken for other, smaller-scale library facilities in the enlarged neighbourhoods. These could form a joint-use facility with proposed new schools.

3.49 The ECC standard for a new stand-alone library is that it should be capable of serving a community of at least 7,000 people. The size of a library is determined by the formula of 23 sq m per 1,000 population.

Adult health and community wellbeing

3.50 ECC requires the use of spaces suitable for day centres, clinics and group activities for older people, people with mental health needs, with learning disabilities, with physical impairment and sensory impairments. These spaces would be shared with other community activities through the week.

3.51 There is presently a movement towards increased personalisation, whereby individuals can purchase direct their care/support needs rather than having them commissioned by the local authority. Community Care empowers individuals to live independently within the community with appropriate support.

Community facilities

Multi-purpose Indoor Sports and Leisure/ Community Centre

3.52 The Borough Council recognises the need for new indoor sports and leisure / community facilities to be an inclusive part of the major new residential neighbourhoods. There is a need for a 'dry' sports (e.g. sports hall, fitness/activity room) facility to support development in NE Chelmsford. Such a facility should ideally be considered as a part of 'joint use' facility, possibly as part of a school/community facility to ensure that the facility is operated efficiently and community uses are maximised.

Places of worship

3.53 Places of worship are one of a number of community uses which serve new neighbourhoods. If an organisation seeks premises that will provide a shared community facility as well as a space for worship, this may be either accommodated in a local centre or within the sites allocated for recreation led development, depending on scale and degree of shared use.

Police office

3.54 Ground floor space for a full or part-time police office should be made available providing a visible police presence in the new neighbourhoods. This could be a combined or shared facility.

Pub / food takeaway / restaurant

3.55 All these uses will be positive and scope will be provided in the non-residential space.

Infrastructure requirements

3.56 The Core Strategy sets out a number of key infrastructure requirements to support new development in North Chelmsford above and beyond the functional requirements of utility provision directly generated by development, e.g. sewers, water supply, energy and drainage. Subsequent sections of this document, particularly Section 6, provide more detail on these key infrastructure requirements and their implementation and include:

Strategic Infrastructure

- Chelmsford North-East Bypass;
- New railway station north east of Chelmsford;
- Bus based rapid transit;
- New Park and Ride provision;
- Strategic open space;
- Strategic sewer route and increased capacity of works;
- New secondary school;
- Three new primary schools with early years childcare provision.

Community Infrastructure

- Cycle and walking improvements;
- Public transport enhancements to existing services;
- Multi use indoor sports and community centre;
- Local recycling processing and exchange;
- Car park for car and van sharing;
- District energy production.