

Chelmsford Local Plan Habitats Regulations Assessment (HRA)

Review of Pre-Submission Local Plan Modifications and HRA Conclusions

1. Introduction

1.1 Overview

Chelmsford City Council (the Council) is currently preparing a new Local Plan for its administrative area¹. The new Local Plan will set out the vision, spatial principles, planning policies and site allocations that will guide development in the local authority area in the period up to 2036.

The Council published the Chelmsford Draft Local Plan: Pre-Submission Document² (hereafter referred to as the 'draft Local Plan') for public consultation between 31st January and 14th March 2018, in accordance with Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012³. Amec Foster Wheeler Environment and Infrastructure UK Ltd (Amec Foster Wheeler, now Wood) has been assisting the Council with its Habitats Regulations Assessment (HRA) of the new Local Plan and provided an HRA report⁴ to support the consultation on the draft Local Plan.

Following consideration of the representations received to the consultation on the draft Local Plan alongside updates to evidence base, the Council identified a number of proposed 'Additional Changes' to the draft Local Plan⁵. These Additional Changes were reviewed in an addendum⁶ to the 2018 HRA.

The draft Local Plan and proposed Additional Changes, together with the 2018 HRA and addendum, were submitted to the Secretary of State for Housing, Communities and Local Government on 29th June 2018 for independent examination (known as an Examination in Public or EiP) by a Planning Inspector. The EiP hearing sessions subsequently took place in November and December 2018. In light of the hearings, a number of modifications to the draft Local Plan have been proposed, comprising of 'Main Modifications', 'Additional Modifications' and 'Policies Map Changes'. These modifications take into account and supersede

¹ For brevity, the term 'the City Area' is used throughout this document to describe the Council's administrative area.

² Chelmsford City Council (2018) *Chelmsford Draft Local Plan (Regulation 19 - Publication Draft) January 2018 Pre-Submission Document*. Available from <https://www.chelmsford.gov.uk/planning-and-building-control/planning-policy-and-new-local-plan/new-local-plan/> [Accessed May 2019].

³ HM Government (2012) *The Town and Country Planning (Local Planning) (England) Regulations 2012*. Available from http://www.legislation.gov.uk/uksi/2012/767/pdfs/uksi_20120767_en.pdf [Accessed May 2019].

⁴ Amec Foster Wheeler (2018) *Chelmsford Pre-Submission Local Plan Habitats Regulations Assessment: Information to support an assessment under Regulation 105 of the Conservation of Habitats and Species Regulations 2017*. Report for Chelmsford City Council, ref. S38170rr012i2. Amec Foster Wheeler, Shrewsbury.

⁵ The Additional Changes schedules are available to view via <https://www.chelmsford.gov.uk/planning-and-building-control/planning-policy-and-new-local-plan/new-local-plan/local-plan-examination/> [Accessed May 2019].

⁶ Wood (2018) *Chelmsford Pre-Submission Local Plan: Additional Changes Sustainability Appraisal Report: Addendum*. Available from <https://www.chelmsford.gov.uk/planning-and-building-control/planning-policy-and-new-local-plan/new-local-plan/local-plan-examination/> [Accessed May 2019].

the Additional Changes identified by the Council following consultation on the draft Local Plan in January 2018.

1.2 The Chelmsford Local Plan: Proposed Modifications

The Inspector's Post Hearing Advice⁷ was published on 8th February 2019 stating that, at this stage, the Local Plan *"is a plan which could be found sound subject to main modifications"*. The Post Hearing Advice contained a number of actions for the Council in respect of the following elements of the draft Local Plan: Gypsy, Travellers and Travelling Showpeople sites; Green Belt; and Green Wedges, Green Corridors and Valued Landscapes. The Council issued its response⁸ to the Inspector's Post Hearing Advice on 21st February 2019 which confirmed its intention to prepare, and consult on, modifications to the draft Local Plan in light of the previously identified Additional Changes, modifications considered during the hearing sessions and the Inspector's Post Hearing Advice.

Under Section 20(7) of the Planning and Compulsory Purchase Act (2004), as revised by Section 112 of the Localism Act (2011), modifications are either classified as "main" or "additional" modifications:

- "Main Modifications" are required to resolve issues in order to make the Local Plan sound or to ensure its legal compliance. They involve changes or insertions to policies and text that are essential to enable the plan to be adopted. Main Modifications are therefore changes that have an impact on the implementation of a policy.
- "Additional Modifications" are of a more minor nature and do not materially affect the policies set out in the draft Local Plan. Additional modifications mainly relate to points where a need has been identified to clarify the text, include updated facts, or make typographical or grammatical revisions which improve the readability of the Local Plan.

The Council has also identified a number of proposed changes to the Local Plan Policies Map. These changes are in response to, and ensure alignment with, the Main Modifications and Additional Modifications.

The proposed Main Modifications, Additional Modifications and Policies Map Changes are set out in **Appendices A, B and C** respectively of this document.

The Main Modifications proposed by the Council will be the subject of consultation from **1st August to 19th September 2019**. The Inspector will take into account the responses to the consultation before finally concluding whether or not a change along the lines of the Main Modifications is required to make the Local Plan sound. The Additional Modifications will not be considered by the Inspector as they do not relate to the soundness of the plan. Whilst the Additional Modifications are being published for information purposes, they do not form part of the Main Modifications consultation.

⁷ Letter from Yvonne Wright, Planning Inspector dated 08.02.19. Available from <https://www.chelmsford.gov.uk/planning-and-building-control/planning-policy-and-new-local-plan/new-local-plan/local-plan-examination/> [Accessed May 2019].

⁸ Letter from David Green, Director of Sustainable Communities dated 21.02.19. Available from <https://www.chelmsford.gov.uk/planning-and-building-control/planning-policy-and-new-local-plan/new-local-plan/local-plan-examination/> [Accessed May 2019].

1.3 Habitats Regulations Assessment

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 site⁹ or a European offshore marine site¹⁰ (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)¹¹. 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.

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, as with Sustainability Appraisal (SA), 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 significant effects on European sites can be identified at an early stage, so providing time for the effects (and any mitigation) to be appropriately assessed. This is undertaken in consultation with Natural England (NE) and other appropriate consultees.

In this context, Wood has been assisting the Council with its HRA of the new Local Plan, and has previously provided:

- an HRA report¹² to support the consultation on the Local Plan Preferred Options;
- an HRA report¹³ to support the consultation on the draft Local Plan;
- an addendum document¹⁴ assessing the 'Additional Changes' made prior to submission; and

⁹ Strictly, 'European sites' are: any Special Area of Conservation (SAC) from the point at which the European Commission and the UK Government agree the site as a 'Site of Community Importance' (SCI); any classified Special Protection Area (SPA); any candidate SAC (cSAC); and (exceptionally) any other site or area that the Commission believes should be considered as an SAC but which has not been identified by the Government. 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. 176) 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 all of the above designated sites.

¹⁰ '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.

¹¹ The term 'Appropriate Assessment' has been historically used to describe the process of assessment; however, the process is now more accurately termed 'Habitats Regulations Assessment' (HRA), with the term 'Appropriate Assessment' limited to the specific stage within the process.

¹² Amec Foster Wheeler (2017) *Chelmsford Draft Local Plan Preferred Options Habitats Regulations Assessment*: Report for Chelmsford City Council, ref. S3170180rr008i1. Amec Foster Wheeler, Shrewsbury.

¹³ Amec Foster Wheeler (2018) *Chelmsford Pre-Submission Local Plan Habitats Regulations Assessment: Information to support an assessment under Regulation 105 of the Conservation of Habitats and Species Regulations 2017*. Report for Chelmsford City Council, ref. S38170rr012i2. Amec Foster Wheeler, Shrewsbury.

¹⁴ Amec Foster Wheeler (2018) *Chelmsford Pre-Submission Local Plan Additional Changes: Habitats Regulations (HRA) Addendum*. Report for Chelmsford City Council, ref. S38170rr018i4. Amec Foster Wheeler, Shrewsbury.

- an updated version of the HRA report¹⁵ supporting the submission version of the plan, which accounted for the 'Additional Changes' noted above and changes in case-law relating to HRA.

1.4 Purpose of this Addendum

The proposed modifications have been reviewed to ensure that the HRA conclusions remain robust; this Technical Note summarises the review process and its findings, and sets out the proposed conclusions of the HRA process. It does not repeat the baseline or assessments set out in the main HRA report¹⁶, and should therefore be read in conjunction with this.

2. Approach

The review of the Council's proposed modifications follows the assessment approach outlined in Sections 2.3 and 4.2 of the main HRA document. In summary, the proposed modifications have been reviewed to determine whether they would:

- lead to any new effects on any European sites (alone or in combination) that have not been considered by the HRA to date; or
- alter the magnitude (etc.) of any effects previously considered through the HRA, such that the proposed conclusions of the HRA (see Section 9 of the main report) are no longer valid.

The review also considers any new evidence that has become available since the EiP hearings took place.

3. Summary of Assessment

3.1 Main Modifications

The review of the Main Modifications is set out in **Appendix A**. This identifies the proposed change, the reasons for this, and whether the change alters the conclusions of the HRA such that additional assessment is required.

There are 98 Main Modifications which relate to the following principal changes:

- Amendments to the suite of location-specific policies contained in Chapter 7 of the draft Local Plan including the application of the Essex 'Recreational disturbance Avoidance and Mitigation Strategy' (RAMS).
- The removal of 'Green Corridors' from the draft Local Plan;
- A minor decrease in the number of dwellings to be provided over the plan period;
- Amendments to draft Local Plan policies;

¹⁵ Amec Foster Wheeler (2018) *Chelmsford Pre-Submission Local Plan Habitats Regulations Assessment (Update): Information to support an assessment under Regulation 105 of the Conservation of Habitats and Species Regulations 2017*. Report for Chelmsford City Council, ref. S38170rr012i3. Amec Foster Wheeler, Shrewsbury. Available from <https://www.chelmsford.gov.uk/EasySiteWeb/GatewayLink.aspx?allId=1399058> [Accessed May 2019]

¹⁶ *Ibid.* Footnote 15.

- Amendments to proposed housing allocations and the deletion of two site allocations (SGS1b: Essex Police Headquarters and Sports Ground, New Court Road and SGS1c: North of Gloucester Avenue (John Shennan)).

The effects of these changes on the conclusions of the HRA are summarised in the following sections.

Application of the Essex 'Recreational disturbance Avoidance and Mitigation Strategy' (RAMS)

NE's position regarding the application of the RAMS has changed since the submission of the draft Local Plan for examination, and its previously proposed recreational 'Zones of Influence' (RZOI) around the coastal European sites (on which the HRA and Local Plan were based) have been increased. As a result, virtually all of the proposed allocations in the Council's area are within one or more of the revised RZOIs.

Several plan policies have therefore been amended to reflect this change, to ensure that all allocations within the RZOIs are specifically required by policy to contribute to the RAMS. In themselves, these policy amendments do not alter the conclusions of the HRA although the expanded RZOIs may create a perception that the scale of recreational pressure is understated in the HRA. This is not the case. In practice, the change in RZOIs does not alter the core elements of the appropriate assessments within the HRA: a 'significant effect' on some European sites as a result of 'in combination' recreational pressure has been recognised; and the appropriate mitigation for this effect has been identified and agreed with NE. NE's position is that the RAMS will be sufficient to mitigate any effects on European sites due to 'in combination' recreational pressure, and that increasing the area over which RAMS contributions are sought will not alter this position (i.e. the mitigation provided by the RAMS is scalable). Increasing the area over which RAMS contributions are required will not alter the broader conclusions of the HRA in this respect (i.e. there will be a significant effect as a result of recreational pressure, but adverse effects will not occur due to the RAMS) and in reality, the increase in area is likely to increase the effectiveness of the RAMS as more contributions are received.

In summary, therefore, the identified amendments regarding RAMS contributions will be sufficient to ensure that the conclusions of the HRA (i.e. that the Local Plan will have no adverse effects, alone or in combination) remain valid for the adopted plan.

Green Corridors

In her Advice Note, the Inspector has recommended changes to those policy aspects of the draft Local Plan relating to 'Green Corridors', particularly in terms of Strategic Policy S13 (The Role of the Countryside) and combine it with Policy CO1 (Green Belt, Green Wedges, Green Corridors and Rural Areas). This has resulted in the 'Green Corridors' designation being removed from these policies which arguably reduces the safeguards applied to these areas during planning determinations.

In HRA terms, whilst the specific inclusion of 'Green Corridors' in these policies may have had some incidental benefits for European sites (principally by providing some additional safeguarding for linear natural and semi-natural areas located away from the coast), this effect was uncertain and is not relied on to mitigate any otherwise adverse effects associated with the draft Local Plan. Amending the policies in this regard will not, therefore, alter the likely scale of effects on European sites or the effectiveness of the principal mitigation (RAMS) within the plan. This policy change will not alter the conclusions of the HRA.

Decrease in Housing Provision

The number of dwellings to be provided over the plan period has decreased by 50 homes (from 21,893 to 21,843 dwellings). From an HRA perspective, this change is minor and will not alter the conclusions regarding either (a) the likely scale of effects on European sites or (b) the effectiveness of the mitigation (specifically the RAMS) for ensuring that adverse effects do not occur.

Other Main Modifications

None of the other Main Modifications, including policy amendments and changes to the suite of proposed site allocations, have any potentially significant implications for the HRA of the Local Plan, and will not affect its conclusions.

Summary

In summary, none of the proposed Main Modifications will lead to any new effects on any European sites (alone or in combination) that have not been previously considered by the HRA to date; nor do they alter the magnitude (etc.) of any effects previously considered through the HRA. The provisional conclusions of the HRA set out in Section 9 of the main HRA report therefore remain valid.

3.2 Additional Modifications

The review of the Additional Modifications is set out in **Appendix B**. This identifies the proposed change and whether the modification alters the conclusions of the HRA such that additional assessment is required.

A total of 68 Additional Modifications are proposed; most of these are minor typographical changes or small alterations and do not affect the soundness of the Local Plan. In summary, none of the proposed Additional Modifications will lead to any new effects on any European sites (alone or in combination) that have not been previously considered by the HRA to date; nor do they alter the magnitude (etc.) of any effects previously considered through the HRA. The provisional conclusions of the HRA set out in Section 9 of the main HRA report therefore remain valid.

3.3 Policies Map Modifications

The review of the Policies Map Modifications is set out in **Appendix C**. This identifies the proposed change and whether the change alters the conclusions of the HRA such that additional assessment is required.

A total of 56 Policies Map Modifications are proposed; most of these are minor typographical changes or small alterations related to the Main and Additional Modifications. In summary, none of these modifications will lead to any new effects on any European sites (alone or in combination) that have not been previously considered by the HRA to date; nor do they alter the magnitude (etc.) of any effects previously considered through the HRA. The provisional conclusions of the HRA set out in Section 9 of the main HRA report therefore remain valid.

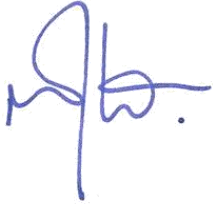
4. Conclusions

The proposed modifications to the draft Local Plan do not affect the HRA conclusions outlined in the main HRA report, i.e.

- most aspects of the Local Plan will have no significant effects on any European sites, alone or in combination due to the absence of effect pathways; and
- where effect pathways exist, appropriate policy-based mitigation measures have been incorporated into the plan policies to ensure that proposals coming forward under the Local Plan either avoid affecting European sites entirely (no significant effect) or will have no adverse effect on site integrity.

Therefore, additional assessment of the modifications against the Habitats Regulations is not required. It will remain necessary to review any further changes that are made to the Local Plan prior to adoption in order to

ensure that the HRA conclusions remain robust, and a formal assessment conclusion against the requirements of Regulation 105 will be made on adoption; however, the current conclusion of the HRA process is that the Local Plan will have no adverse effects on the integrity of any European sites as a result of its implementation.

Issued by

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Mike Frost

Approved by

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Peter Davis

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Appendix A – Review of Main Modifications

This schedule sets out the Main Modifications to the Chelmsford Pre-Submission Local Plan proposed by the Council; the paragraph and policy numbers refer to the submitted Local Plan. New text is shown as underlined. Deleted text is shown as ~~struckthrough~~. Actions are shown in *italic*.

Table A1 Review of Main Modifications

Ref. No.	Para. / Policy	Main Modification	Reasons for Main Modification	Implications for HRA
MM1	1.5	<p><i>Amend para 1.5:</i></p> <p>This new Local Plan will outline the strategic priorities and long-term vision for Chelmsford and identify 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. This will <u>Plan sets</u> out the amount and location of new development, and how places will change and be shaped throughout the Local Plan period and beyond.</p> <p><i>Add to end of para 1.5:</i></p> <p><u>The Local Plan together with the adopted Minerals and Waste Local Plans and any adopted Neighbourhood Plans form the development plan for the area. Planning applications will be determined against the Development Plan, unless material considerations deem otherwise. The Local Plan policies should be read as a whole and alongside the National Planning Policy Framework (NPPF).</u></p> <p><u>The Local Plan supersedes previous Development Plan Documents and Policies. A schedule of these is included at Appendix # of this document.</u></p> <p><u>The Local Plan 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.</u></p> <p><i>Insert a new Appendix #: Schedule of Superseded Documents and Policies (as set out in Annex 1).</i></p>	For clarity and effectiveness for the purpose of the policies in the Local Plan and to comply with Regulation 8 (5) of the Town and Country Planning (Local Planning) (England) Regulations 2012	None
MM2	Paras 2.25, 7.18, 7.232	<i>Delete reference to Green Corridor(s) and make the consequential grammatical amendments to paragraph 2.25, 7.18 and 7.232</i>	To ensure the Plan is justified, the Green Corridor designation is to be deleted from the Plan. (See also MM71, MM73, MM74, MM75 and MM76 where policy changes are to be made)	The implications of the removal of Green Corridors for the HRA are considered in respect of the relevant policies below.

Ref. No.	Para. / Policy	Main Modification	Reasons for Main Modification	Implications for HRA
MM3	Strategic Priority 7	<p><i>Amend title to:</i> Strategic Priority 7 – Protecting and enhancing the Natural, Historic Environment, <u>and</u> the Green Belt and valued landscapes</p>	<p>To ensure the Plan is justified, the valued landscapes designation/reference is to be deleted from the Plan. (See also MM4 and MM13 where other policy changes are to be made)</p>	None.

Ref. No.	Para. / Policy	Main Modification	Reasons for Main Modification	Implications for HRA
MM4	Policy S1 and paras 4.4 - 4.18	<p><i>Amend Policy S1 as follows:</i></p> <p>The Council will apply the following guiding Spatial Principles to deliver the Strategic Priorities and Vision in order to underpin the Spatial Strategy:</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"> • Maximise-Optimise the use of suitable previously developed land for development • Continue the renewal of Chelmsford City Centre and its the Urban Area • Locate development at well-connected and sustainable locations • Locate development to avoid or manage flood risk • Protect the Green Belt • Protect and enhance <u>Respect the character and appearance of landscapes and the built environment, of valued landscapes, heritage and preserve or enhance the historic environment and biodiversity</u> • Respect the pattern and hierarchy of existing settlements <u>Focus development at the higher order settlements outside the Green Belt and respect the existing development pattern and hierarchy of other settlements</u> • Ensure development is deliverable • Ensure new development is served by necessary infrastructure • Use development to secure new infrastructure <u>Utilise existing and planned infrastructure effectively</u> • Plan for the longer term <p><i>Rename or delete titles in reasoned justification to reflect changes to Policy S1.</i></p> <p><i>Add final sentence to paragraph 4.4:</i> <u>They will be applied as relevant to all development proposals and related applications.</u></p> <p><i>Replace para 4.13 with:</i> <u>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's 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.</u></p> <p><i>Delete paragraph 4.18</i></p>	<p>To provide clarity for decision making. It also ensures effectiveness and consistency with other policies. There are also consequential changes to the reasoned justification following changes to Policy S1 and to clarify implementation of the policy.</p>	None.

Ref. No.	Para. / Policy	Main Modification	Reasons for Main Modification	Implications for HRA
MM5	Policy S2 and paras 5.4-5.6	<i>Delete Policy S2 and paragraphs 5.4-5.6</i>	This policy and reasoned justification is to be removed to ensure there is consistency with national planning policy and effectiveness of the plan. It was based on the 'model policy' which is no longer a requirement for Local Plans.	None.
MM6	Policy S4 and paras 5.15-5.17	<i>Delete Policy S4 and paragraphs 5.15-5.17</i>	This policy and reasoned justification is to be removed as it does not provide a clear purpose or indication of how this policy can be applied to decision making when reacting to a development proposal. Change ensures the plan is effective. See also MM13.	None.

<p>MM7</p>	<p>Policy S5 5.18-5.25</p>	<p><i>Amend Policy S5:</i></p> <p><u>The Council will protect 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.</u></p> <p><u>The Council will designate and keep under review Conservation Areas in order to protect preserve and where opportunities arise enhance their special architectural or historic interest and will seek to protect and enhance the character and setting of Listed Buildings, Scheduled Monuments and Registered Parks and Gardens with an emphasis on retaining and where appropriate improving the buildings and/or features that make a positive contribution to their character or appearance.</u></p> <p><u>The Council will conserve and where appropriate enhance the character and 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.</u></p> <p><u>The Council maintains a buildings at risk register which includes designated and non-designated heritage assets. The Council will seek their protection, conservation, and where appropriate and important to their significance, re-use and/or enhancement.</u></p> <p><u>When assessing applications for development, there will be a presumption in favour of the Council will place great weight on the preservation and 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 protection preservation and where appropriate enhancement, as appropriate to their significance. Policy HE1 sets out how the Council will consider proposals affecting the different types of designated heritage assets and their significance.</u></p> <p><u>The Council will seek to protect conserve and where appropriate enhance the significance of non-designated heritage assets and their settings, including which includes buildings, structures, features, gardens of local interest, and protected lanes and archaeological sites. Policy HE2 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 HE3, the Council will seek the preservation and where appropriate the enhancement of sites and their setting of archaeological interest.</u></p> <p><i>Replace paras 5.18-5.25 with:</i> <u>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 Chelmsford.</u></p>	<p>For effectiveness and consistency with national policy. This change ensures consistency with other policies.</p>	<p>None.</p>
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		<p><u>Within Chelmsford's administrative area there are 1,010 listed buildings. There are also 25 Conservation Areas, 19 Ancient 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.</u></p> <p><u>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 fourteenth-seventeenth centuries reflecting the property of 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 64 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.</u></p> <p><u>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 Area. 5 Conservation Areas cover the City Centre, 17 historic village centres, St Johns Hospital and John Keene Alms houses and are designated for their special character.</u></p> <p><u>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.</u></p> <p><u>There are 6 Registered Parks and Gardens, including 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 well-being. 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.</u></p> <p><u>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.</u></p>		
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Ref. No.	Para. / Policy	Main Modification	Reasons for Main Modification	Implications for HRA
		<p><u>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 Buildings of Local Value and includes buildings, structures or features of local architectural or historic interest which make a positive contribution to their locality. 509 buildings are included on the current list of Register of Buildings of Local Value, and 12 sites 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 Hoffmans, Marconi, Crompton's were located in the town.</u></p> <p><u>The Council 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 2019 at risk register includes 12 entries. In determining planning applications, the Council will take account of the desirability of sustaining and promoting opportunities to enhancing the significance of both designated and non-designated assets and their setting.</u></p> <p><u>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.</u></p> <p><u>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.</u></p>		
MM8	Policy S6 and para 5.27, 5.31 and 5.33	<p><i>Amend second para of Policy S6:</i></p> <p>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 <u>including water resources</u>, and climate change adaptation.</p> <p><i>Add to end of Policy S6:</i></p> <p>The Council will ensure that new development seeks to improve water-related biodiversity <u>taking account of Water Framework Directive objectives and River Basin Management Plan actions.</u></p>	To ensure the policy is effective and is consistent with national policy.	None; the modifications to Policy S6 will enhance the safeguarding of European sites.

Ref. No.	Para. / Policy	Main Modification	Reasons for Main Modification	Implications for HRA
		<p><u>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.</u></p> <p><u>Where appropriate, contributions from developments will be secured towards mitigation measures identified in the Essex Recreational disturbance Avoidance and Mitigation Strategy (RAMS) which will be completed by the time the Local Plan is adopted. Prior to RAMS completion, the authority will seek contributions, where appropriate, from proposed residential development to deliver all measures identified (including strategic measures) through project level HRAs, or otherwise, to mitigate any recreational disturbance impacts in compliance with the Habitat Regulations and Habitats Directive.</u></p> <p><u>Where appropriate, contributions from proposed residential developments will be secured towards recreational mitigation measures at Hatfield Forest Site of Special Scientific Interest (SSSI) and National Nature Reserve (NNR).</u></p> <p><i>Add new para after 5.27:</i> <u>New development should minimise pollution on the natural environment including potential light pollution from glare and spillage on intrinsically dark landscapes and nature conservation.</u></p> <p><i>Add new penultimate sentence to para 5.31:</i> <u>In addition, new development should seek to improve water-related biodiversity taking account of Water Framework Directive objectives and River Basin Management Plan actions.</u></p> <p><i>Add two new paras after 5.33:</i> <u>Natural England and the National Trust is formulating a package of on-site Strategic Access Management Measures (SAMM) for the Hatfield Forest Site of Special Scientific Interest (SSSI) and National Nature Reserve (NNR). The SAMM will describe a range of mitigation measures available to offset the recreational impacts from proposed new housing development within the Hatfield Forest Zones of Influence. Ahead of the SAMM being finalised, financial contributions may be sought towards mitigation measures on larger residential development proposals of 50 or more units in consultation with Natural England and the National Trust. At this stage, a small area in the north-west of CCC's administrative area falls within the Zone of Influences. None of the residential site allocations allocated within this Local Plan are within these Zones of Influence.</u></p> <p><u>The Council recognises the importance of the best and most versatile agricultural land. This is defined as Grades 1, 2 and 3a, by the Department of Environment, Farming and Rural Affairs (DEFRA), and is recognised as a national 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.</u></p>		

Ref. No.	Para. / Policy	Main Modification	Reasons for Main Modification	Implications for HRA
		<u>Furthermore the Council will seek the provision of high quality green infrastructure will protect, enhance and create wildlife corridors to maintain ecological connectivity when greenfield land will be lost.</u>		
MM9	Policy S8	<p><i>Amend Policy S8 as follows:</i></p> <p>The Council will make provision for the following new development requirements:</p> <p>A. HOUSING In order to meet the full objectively-assessed housing need in the period 2013-2036, provision is made for a minimum of 18,515 net new homes at an average annual rate of 805 net new homes per-year. Housing completions and outstanding commitments total 11,408 new homes. To ensure flexibility in delivery and help significantly boost housing supply over the Plan period, the Local Plan provides for a total of 21,893 new homes. This represents nearly 20% more homes than the total objectively assessed housing need.</p> <p><i>Delete the housing table from the policy and move to the supporting text. Delete the other tables from the policy</i></p> <p><i>B: Employment and Retail:</i> <i>Delete first para and replace with:</i> <u>In order to meet the forecast growth in total employment of 725 jobs per annum in 2013-36, the plan allocates development sites to accommodate a minimum of 55,000 sqm of new business floorspace (Use Classes B1-B8), in addition to existing commitments.</u></p> <p><i>Amend second para:</i> <u>Provision is made to meet the need for additional In order to meet future convenience retail floorspace of growth, the plan makes provision for 11,500 sq m of floorspace either within the City Centre or Designated Centres within Chelmsford's Urban Area and additional convenience retail floorspace of 1,900 sq m at South Woodham Ferrers.</u></p>	<p>Part A – Text is deleted and table moved to Reasoned Justification as it does not provide a clear purpose or indication of how this policy can be applied to decision making when reacting to a development proposal. Therefore, this is not a policy requirement. Change ensures the plan is effective.</p> <p>Part B – Text changes ensure the Local Plan is positively prepared, aligns employment land need and provision with the plan period, 2013-36 (as the previous version considered the period 2014-36). It also makes clear that objectively assessed need relates to employment land (the need is derived from the forecast job growth of 725 jobs per year, which is not an objectively assessed need for development in the meaning of the NPPF and PPG).</p> <p>It also clarifies the provision for 11,500sq m floorspace in line with the Retail Capacity Study 2015.</p>	None.
MM10	6.7 to 6.9, Strategic Policy S15 Monitoring and Review, 6.90 and 6.91	<p><i>Delete paras 6.7 to 6.9</i></p> <p><i>Delete final sentence of Policy S15</i></p> <p><i>Delete paras 6.90 and 6.91</i></p>	This text is not relevant for this Local Plan due to transitional arrangements under the NPPF	None.

Ref. No.	Para. / Policy	Main Modification	Reasons for Main Modification	Implications for HRA														
MM11	6.11, 6.12, 6.13, 6.14 and 6.16	<p><i>Amend para 6.11 as follows:</i></p> <p>When taking the supply buffer into account, provision is made for a total of 21,893 <u>21,843</u> new homes in the period 2013-2036. When considering existing housing completions (3,090 <u>5,348</u>), existing sites with planning permission and a windfall allowance for the period 2019 -2024 (5,399+317), existing commitments with and without planning permission (8,098 + 220), and a windfall allowance of 1,200 for 2024-2036, 2023-36 (1,4300), the residual <u>New Local Plan Allocations</u> requirement for the period to 2036 is 9,085 <u>9,579</u> new homes:</p> <table border="1"> <thead> <tr> <th>Housing</th> <th>Net new homes</th> </tr> </thead> <tbody> <tr> <td>Completions 2013-20179</td> <td>3,090 <u>5,348*</u></td> </tr> <tr> <td>Existing Commitments Sites with planning permission (excludes new Local Plan sites) (including windfall allowance for the period 20179 – 224)</td> <td>8,098 <u>5,716</u></td> </tr> <tr> <td>SUB-TOTAL</td> <td>11,408 <u>11,064</u></td> </tr> <tr> <td>New Local Plan Allocations</td> <td>9,085 <u>9,579</u></td> </tr> <tr> <td>Windfall allowance (20224-36)</td> <td>1,400 <u>1,200</u></td> </tr> <tr> <td>TOTAL SUPPLY</td> <td>21,893 <u>21,843</u></td> </tr> </tbody> </table> <p><i>*It should be noted that for the purposes of this table where Local Plan sites have commenced any completions have been deducted from this figure and are included within the 'New Local Plan Allocations' figure.</i></p> <p><i>Amend fourth sentence of para 6.12:</i> The evidence shows that around 150 <u>217</u> new homes have been built on windfall sites per-year.</p> <p><i>Delete paragraphs 6.13, 6.14 and 6.16</i></p>	Housing	Net new homes	Completions 2013-20179	3,090 <u>5,348*</u>	Existing Commitments Sites with planning permission (excludes new Local Plan sites) (including windfall allowance for the period 20179 – 224)	8,098 <u>5,716</u>	SUB-TOTAL	11,408 <u>11,064</u>	New Local Plan Allocations	9,085 <u>9,579</u>	Windfall allowance (20224-36)	1,400 <u>1,200</u>	TOTAL SUPPLY	21,893 <u>21,843</u>	<p>Change to reflect the latest position and to ensure the plan is effective. It also removes information that is not relevant to the Reasoned Justification to Policy S8 as the Council's position is explained in the Housing Implementation Strategy.</p>	<p>None; the modification reduces housing provision. The reduction is minor and does not alter (a) the likely scale of effects on European sites or (b) the effectiveness of the mitigation (e.g. RAMS) for ensuring that adverse effects do not occur.</p>
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MM12	6.25	<p><i>Replace paragraph 6.25 with:</i></p> <p><u>The Council is planning for total job growth of 725 net additional jobs p.a. over the plan period 2013-36, based on the growth forecasts. This translates into an identified need for employment land to accommodate 64,407 sq m of net additional floorspace over the period. To meet this need, the Plan makes new allocations to accommodate 55,000 sqm of net additional business floorspace. This new supply is additional to the existing net supply provided by completions between the base date of the Plan (2013) and 2018 and planning permissions outstanding at 2018.</u></p>	<p>To ensure the Local Plan is positively prepared, aligns employment land need and provision with the plan period, 2013-36 (as the previous version considered the period 2014-36). It also makes clear that identified need relates to employment land (the need is derived from the forecast job growth of 725 jobs per year, which is not an objectively assessed need for development in the meaning of the NPPF and PPG).</p>	None.
MM13	Policy S9 and Key Diagram (Figure 8) Figure 9 Figure 10 Figure 11 and paras 6.29, 6.35, 6.36 and site policies 1a, 1c, 1d, 1e, 1f, 1g, 1h, 8, EC1, EC2, EC3, EC4 and EC5	<p><i>Amend Spatial Strategy – Development Locations and Allocations Table contained within Policy as follows and as shown in Annex 2:</i></p> <p>Growth Area 1:</p> <ul style="list-style-type: none"> • <i>Delete all reference to 'Existing Commitments'</i> • <i>Add figures from existing commitments with and without planning permission for Peninsula Site, Wharf Road, Lockside, Navigation Road and Waterhouse Lane into Location 1 total</i> • <i>Add figures for existing commitments without planning permission (re-allocations) for Writtle Telephone Exchange and Galleywood Reservoir as new site locations under Growth Area 1</i> • <i>Location 1 Previously developed sites in Chelmsford Urban Area Amend: 2,205 <u>2,381</u></i> • <i>Area Total Amend 4,014 <u>3,619</u></i> <p>Growth Area 2:</p> <ul style="list-style-type: none"> • <i>Delete all reference to 'Existing Commitments'</i> • <i>Add figures for existing commitments with planning permission for Land East of Main Road Great Leighs and Land East of Plantation Road Boreham as new site locations under Growth Area 2</i> • <i>Area Total Amend 7,219 <u>4,793</u></i> <p>Growth Area 3:</p> <ul style="list-style-type: none"> • <i>Delete all reference to 'Existing Commitments'</i> • <i>Add figures for existing commitments without planning permission for St Giles, Bicknacre as new site locations under Growth Area 3</i> 	<p>Change to ensure the plan is justified and effective and to ensure consistency with other proposed MMs. It reflects the latest position with regards to approving masterplans.</p> <p>The Key Diagram has changed to better reflect the location of North East Chelmsford and to reflect changes to site status.</p> <p>To also clarify the policy for the decision maker a change is proposed to remove the word "flexible" from the wording.</p> <p>Other changes are consequential following deletion of Policy S4.</p> <p>These changes provide clarification about the role and importance of community inclusion and community-led planning including the production of Neighbourhood Plans.</p>	None; the modification reduces housing provision. The reduction is minor and does not alter (a) the likely scale of effects on European sites or (b) the effectiveness of the mitigation (e.g. RAMS) for ensuring that adverse effects do not occur.

Ref. No.	Para. / Policy	Main Modification	Reasons for Main Modification	Implications for HRA
		<ul style="list-style-type: none"> • Delete the word “flexible” in relation to the new employment floorspace provision at South Woodham Ferrers (Location 7) • Amend Site 8 South of Bicknacre from 30 to 35 <p>Amend Windfall Allowance 2021-2036 and Amend Total 1,400 1,200 New Local Plan Allocations Amend Total: 9,085 9,579 Total Amend: 10,485 10,779</p> <p>Amend second to last paragraph of Policy S9: New development will be delivered in a manner that phased according to deliverability and identified need to support a five-year rolling supply of specific deliverable housing sites and to ensure the timely provision of new necessary supporting infrastructure. Strategic Growth Sites will be delivered in accordance with masterplans to be approved by the Council.</p> <p>Figure 8: Key Diagram – make the following amendments: Update site numbers once final numbering is agreed. Renumber sites EC1 to EC5 to reflect the change of status to Strategic Growth Sites or Growth Sites. Amend location of New Garden Community at Strategic Growth Site 4. Delete Green Corridor notation and delete from key Change notation along A132/B1012 to Rettendon Turnpike Improvements from Proposed Strategic New Road to <u>Improvements to Road Corridor</u> and amend key</p> <p>Replace figures 9-11 with extracts from updated Figure 8: Key Diagram – for all changes see Annex 3</p> <p>Amend 2nd sentence of para 6.29: This includes the protection of the Green Belt, and the valued landscapes of Green Wedges and Corridors.</p> <p>Insert the following paragraphs after paragraph 6.35: <u>For the avoidance of doubt the use of the words ‘area total’ and ‘total’ contained within the tables in Strategic Policy S9 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 one of the site allocation policies. Strategic Policy S8 makes it clear that the overall housing provision is a minimum number.</u> <u>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</u></p>		

Ref. No.	Para. / Policy	Main Modification	Reasons for Main Modification	Implications for HRA
		<p><u>proposals which support and strengthen local services, with a particular focus of encouraging development that improves existing deficiencies and weaknesses in services or facilities.</u></p> <p><u>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 provided particularly in those areas where indices of deprivation require targeted improvements. Sport England and Public Health England's Active Design guidance is one way 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.</u></p> <p><u>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 will support neighbourhood plan groups in the preparation of their plans and has published guidance within the adopted Statement of Community Involvement.</u></p> <p><i>Insert following text at end of 6.36:</i> <u>Strategic Growth Sites and other types of sites allocated for development are defined at Table 3 in the Plan.</u></p> <p><u>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.</u></p> <p><i>Add the following text to Strategic Growth Site Policies 1a, 1c and 1d:</i> <u>Development proposals will accord with a masterplan approved by the Council to provide:</u></p> <p><i>Amend sub-heading within Strategic Growth Site Policies 1a, 1c and 1d:</i> <u>Site development principles Site masterplanning principles</u></p> <p><i>Amend sub-heading within Site Policies 1e, 1f and 1g, 1h, 8, EC1, EC2, EC3, EC4, and EC5:</i></p>		

Ref. No.	Para. / Policy	Main Modification	Reasons for Main Modification	Implications for HRA
		<p>Site masterplanning principles Site development principles</p> <p><i>Amend para 7.9:</i> This Growth Area will accommodate around 3,400 3,600 new homes...</p> <p><i>Amend para 7.322:</i> This Growth Area (see figure X) will accommodate around 1,130 <u>1,160</u> new homes...</p> <p><i>Amend para 7.323:</i> In addition, development at two sustainable Key Service Settlements of Bicknacre (Location 8) and Danbury (Location 9) will provide 30 <u>35</u> and 100 homes respectively, alongside ...</p>		
MM14	6.39	<p><i>Amend para 6.39:</i> <u>The site has outline planning permission and development has commenced. As it will continue to be delivered in accordance with an approved Masterplan it does not require a new site allocation policy within this Local Plan.</u> The Area for Masterplanning for Existing Committed Development, and Area for Conservation/Strategic Landscape Enhancement and other notations, are brought forward onto the new Local Plan Policies Map. The new Local Plan will supersede the NCAAP document. Some of the provisions in NCAAP have already been delivered. Other provisions Appendix D carries forward provisions within the NCAAP that are not yet fully implemented but <u>and that will continue to be relied on into the next plan period and beyond, have been approved as separate planning guidance by the Council.</u></p>	Consequential change following removal of Appendix D from the plan	None.

Ref. No.	Para. / Policy	Main Modification	Reasons for Main Modification	Implications for HRA
MM15	Policy S10, 6.48 and 6.52	<p><i>Amend second para of Policy S10:</i> <u>In determining planning applications for delivering economic growth the Council will assess development proposals against the following principles: will underpin the approach to economic growth and diversification</u></p> <p><i>Amend second bullet of Policy S10:</i> <u>'Existing Employment Areas and Rural Employment Areas...'</u></p> <p><i>Amend last bullet of Policy S10:</i> <u>New employment development will be a key component of growth within specific proposed new Strategic Growth Locations particularly the New Garden Community in North East Chelmsford.</u></p> <p><i>Add to end of para. 6.48:</i> <u>For the purposes of this policy, large new office development will be developments of 1,000sqm gross floorspace or above.</u></p> <p><i>Amend para 6.52:</i> Other relevant policies of the Local Plan provide the criteria for the detailed implementation of economic growth, including allocations containing new employment. <u>These include policies for the protection of existing employment areas and allocations containing new employment development including a 45,000sqm new office/business park as part of the new Garden Community in North East Chelmsford.</u> Other policies will also ensure that new employment developments will be of a high quality design and incorporate sustainable design features.</p>	To provide clarity for the decision-maker and to correct typographical error.	None.
MM16	Policy S11 and 6.56, 6.57, 6.60	<p><i>Replace 5th bullet under Transport and Highways section with two separate bullets:</i></p> <ul style="list-style-type: none"> • <u>Safeguarded land for the expansion of Chelmer Valley and Sandon Park and Ride sites</u> • <u>Additional Park and Ride facilities will be provided in West Chelmsford and North East Chelmsford within the broad locations shown on the Policies Map</u> <p><i>Amend 9th bullet under Transport and Highways section:</i> <u>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.</u></p> <p><i>Amend 10th bullet under Transport and Highways section:</i> <u>Multi-user crossings bridge across the B1012 in South Woodham Ferrers which may include a bridge or underpass.</u></p>	Changes ensure effectiveness of the plan and provide clarification in response to issues raised in Regulation 19 consultation responses. The change avoids unnecessary duplication and requirements have been added to the policy instead of being in the supporting text.	None.

Ref. No.	Para. / Policy	Main Modification	Reasons for Main Modification	Implications for HRA
		<p>Add new last bullet under Community Facilities:</p> <ul style="list-style-type: none"> • <u>Municipal waste/recycling facilities</u> <p>Amend Green and Natural Infrastructure as follows:</p> <p><u>Green and Natural Infrastructure and Natural Environment</u></p> <p>Infrastructure necessary to support new development must provide or contribute towards ensuring a range of green and natural infrastructure, <u>net gain in biodiversity</u> and public realm improvements. These include but are not limited to:</p> <p>Amend fourth bullet point under Green and Natural Infrastructure:</p> <p><u>Contributions towards recreational disturbance avoidance and mitigation measures for European designated sites as identified in the Essex Recreational disturbance Avoidance and Mitigation Strategy.</u></p> <p>Add new sub-heading:</p> <p><u>Historic Environment</u></p> <p><u>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.</u></p> <p>Add to end of para 6.56:</p> <p><u>Where appropriate, mitigation identified through the RAMS needs to be in place prior to occupancy of new developments.</u></p> <p>Replace para 6.57 with:</p> <p><u>The preferred route for the Chelmsford North East Bypass and the new Beaulieu Rail Station are allocated on the Policies Map and those areas will be safeguarded from development. Areas of search for an additional Park and Ride 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.</u></p> <p>Add to end of paragraph 6.60:</p> <p><u>The Local Plan traffic modelling evidence base is supported by Essex County Council, as Highways Authority, and Highways England. 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 A130 to/from Basildon Borough and A414 East to/from Maldon District. More detailed analysis of traffic impacts and mitigation options testing will be required through the preparation of Transport</u></p>		

Ref. No.	Para. / Policy	Main Modification	Reasons for Main Modification	Implications for HRA
		<p><u>Assessments/Statements as part of future planning applications. These will be required to consider the transport implications and mitigation measures (where appropriate) necessary in the adjoining Maldon, Basildon and Rochford Districts in respect to the Strategic Site Allocation at South Woodham Ferrers.</u></p>		
MM17	Policy S13, 6.76 to 6.81, Policy CO1, 8.40 to 8.44	<p><i>Replace Policy S13 with:</i></p> <p><u>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:</u></p> <p>A) Green Belt <u>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.</u></p> <p>B) Green Wedge <u>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, flood storage capacity, leisure and recreation and travel by cycling and walking, 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.</u></p> <p>C) Rural Area <u>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 value.</u></p> <p><u>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.</u></p>	<p>Change provides greater clarification and ensures effectiveness for implementation of the strategic policy. Policy combined with Policy CO1 to create a more effective strategic policy and avoid repetition. The reasoned justification for Policy CO1 has also been merged, where appropriate, under this revised strategic policy following deletion of CO1 to ensure that the Local Plan avoids repetition. The re-wording of para 6.76-6.81 also removes reference to minor alterations to the green belt boundary. There are no exceptional circumstances to make these changes and therefore it is necessary to revert back to the existing green belt boundary.</p>	<p>None. Whilst the 'green corridors' aspect of the policy may have had some incidental benefits for the protection of European sites (principally by providing some additional safeguarding for linear natural and semi-natural areas away from the coast) this aspect of the plan does not alter (a) the likely scale of effects on European sites or (b) the effectiveness of the mitigation (e.g. RAMS) for ensuring that adverse effects do not occur.</p>

Ref. No.	Para. / Policy	Main Modification	Reasons for Main Modification	Implications for HRA
		<p><i>Replace paras 6.76-6.81 with:</i></p> <p><u>The 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.</u></p> <p><u>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.</u></p> <p><u>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.</u></p> <p><u>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 having distinctive landscape qualities and an important multifunctional role. These areas are locally designated as the Green Wedge.</u></p> <p><u>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 designations within the river valleys reflect this multi-faceted green network.</u></p> <p><u>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 and Rural Area policies. Any development in the Green Wedge should not adversely affect the identified character and function of these distinctive landscapes.</u></p>		

Ref. No.	Para. / Policy	Main Modification	Reasons for Main Modification	Implications for HRA
		<p><u>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.</u></p> <p><u>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 is within the countryside.</u></p> <p><i>Delete Policy CO1 and all paras from 8.40 to 8.44</i></p>		

Ref. No.	Para. / Policy	Main Modification	Reasons for Main Modification	Implications for HRA
MM18	Policy S14 and para 6.87	<p><i>Add to end of Policy S14:</i> <i>Add New title: Retail development outside Designated Centres</i></p> <p><u>Retail proposals outside of Designated Centres above 500 sqm gross floorspace will be required to undertake an impact assessment.</u></p> <p><i>Replace para 6.87 with:</i> <u>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 2,500 square metres.</u></p> <p><u>The Chelmsford Retail Capacity Study 2015 found that retail developments of less than the default national threshold of 2,500 square metres could have an impact on existing centres outside Designated Centres. It concluded that unrestricted comparison goods retail floorspace outside of Chelmsford City Centre has the potential to impose a competing retail destination and thus potentially harm both the health of the centre and investment within it. Whilst comparison goods floorspace is smaller in scale in some of the smaller neighbourhood centres and South Woodham Ferrers town centre, it is nevertheless important to the overall health and function of these centres and therefore a 500sq m gross threshold should apply across the whole of the City Council administrative area (for proposals in edge and out of centre locations).</u></p> <p><u>For convenience goods, the Chelmsford Retail Capacity Study 2015 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 defined centres, particularly those which are anchored by an existing foodstore. Therefore, a 500sq m gross threshold is also applied to development proposals for convenience goods floorspace over this amount in edge and out of centre locations.</u></p> <p><u>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.</u></p> <p><u>Development proposals below the 500sq m gross threshold will still need to comply with the other requirements of national policy, in particular the sequential approach.</u></p>	Council change to reflect evidence in the Retail Capacity Study and ensure the Plan's effectiveness.	None.

Ref. No.	Para. / Policy	Main Modification	Reasons for Main Modification	Implications for HRA
MM19	Strategic Growth Site 1a – 1h Growth Site 1i – 1v Travellers Site GT1	<p><i>Strategic Growth Site 1a to 1h - add the word Policy; e.g. Strategic Growth Site <u>Policy XX</u> – NAME</i> <i>Growth Site 1i to 1v – add the word Policy; e.g. Growth Site <u>Policy XX</u> – NAME</i></p> <p><i>Growth Site 1i to 1v, add text to Policy after heading and before bullet points: <u>Development will be permitted at this site subject to meeting the requirements of Policy GR1, and the following site-specific criteria:</u></i></p> <p><i>Growth Site 1i to 1v - Remove bullet point referring to Phasing</i></p> <p><i>Travellers Site GT1 – add the word Policy as follows: Travellers Site <u>Policy</u> GT1</i></p>	For clarity and effectiveness to ensure that it is clear these are site policies within the Plan.	None.
MM20	Strategic Growth Site 1a – Chelmer Waterside Sites	<p><i>Amend first para under amount and type of development: <u>Strategic Growth Site Policy 1a comprises six sites</u></i></p> <p><i>Amend the second bullet under Supporting on-site development:</i></p> <ul style="list-style-type: none"> • <u>Integration of flexible workspace facilities Supporting commercial uses including B1a, the A Use Classes and Use Classes D1 and D2</u> <p><i>Amend bullet point 1 and 3 and add new bullet under historic and natural environment heading:</i></p> <ul style="list-style-type: none"> • <u>Protect Preserve and where appropriate enhance the setting of designated and non-designated heritage assets</u> • <u>Undertake an a pre-application Archaeological Assessment</u> • <u>Provide suitable SuDS and flood risk management</u> <p><i>Amend to bullet 7 under Site Infrastructure Requirements: Financial contributions to early years, primary and secondary education provision, and community facilities including healthcare provision as required by the NHS/CCG.</i></p>	Change to ensure compliance with the NPPF and for consistency with other site policies and to satisfy the EA in accordance with their SoCG.	None.

Ref. No.	Para. / Policy	Main Modification	Reasons for Main Modification	Implications for HRA
MM21	Strategic Growth Site 1b – Essex Police Headquarters and Sports Ground, New Court Road and paras 7.30 -7.37 and Strategic Growth Site 1c, and paras 7.38 – 7.47	<p>Delete site allocation Strategic Growth Site 1b – Essex Police Headquarters and Strategic Growth Site 1c – North of Gloucester Avenue (John Shennan) in its entirety from the Local Plan</p> <p>Delete paras 7.30 to 7.37 and para 7.38 to 7.47</p>	These sites are no longer available for development so its removal from the plan is necessary together with the reasoned justification.	None.
MM22	SGS1a to SGS1h, SGS2, SGS4, SGS5a-c, SGS6, Policy GR1, Opportunity Sites OS1a and OS1b, Existing Commitments EC1 and EC2	<p>Add the following text as a paragraph/bullet point under 'Site Infrastructure Requirements' in Strategic Growth Sites SGS1a to SGS1h, SGS2, SGS4, SGS5a-c, SGS6, Policy GR1, Opportunity Sites OS1a and OS1b, Existing Commitments EC1 and EC2:</p> <p><u>Where appropriate, contributions from developments will be secured towards mitigation measures identified in the Essex Recreational Disturbance Avoidance and Mitigation Strategy (RAMS) which will be completed by the time the Local Plan is adopted. Prior to RAMS completion, the authority will seek contributions, where appropriate, from proposed residential development to deliver all measures identified (including strategic measures) through project level HRAs, or otherwise, to mitigate any recreational disturbance impacts in compliance with the Habitat Regulations and Habitats Directive.</u></p>	Since the close of consultation on the Pre-Submission Local Plan, new evidence has been provided by Natural England which means that all residential site allocations in the Local Plan are located in the coastal European Sites Zones of Influence, and therefore must contribute to the emerging Essex-wide Recreational Disturbance Avoidance and Mitigation Strategy (RAMS). This change will ensure that the Local Plan is justified and effective.	None. NE's position regarding the application of the RAMS has changed since the submission of the draft Local Plan for examination, and the area included under the previously proposed Recreational 'Zones of Influence' (RZoI) has been extended. The RAMS will be sufficient to mitigate any effects on European sites due to 'in combination' recreational pressure, and increasing the area over which RAMS contributions are sought will not alter this position (i.e. the mitigation provided by the RAMS is scalable).

Ref. No.	Para. / Policy	Main Modification	Reasons for Main Modification	Implications for HRA
MM23	Reasoned Justification in Strategic Growth Sites SGS1a to SGS1h, SGS2, SGS4, SGS5a-c, SGS6, Policy GR1, Opportunity Sites OS1a and OS1b, Existing Commitments EC1 and EC2	<p>Add the following text to the Reasoned Justifications in Strategic Growth Sites SGS1a to SGS1h, SGS2, SGS4, SGS5a-c, SGS6, Policy GR1, Opportunity Sites OS1a and OS1b, Existing Commitments EC1 and EC2:</p> <p><u>Following consultation with Natural England, an Essex-wide Recreational Disturbance Avoidance and Mitigation Strategy (RAMS) is being prepared to include all coastal European Sites. The strategy will identify where recreational disturbance is happening and the main recreational uses causing the disturbance. New residential development that is likely to affect the integrity of the European Sites will be required to contribute towards the implementation of the mitigation. At this stage, it is considered that development allocations in this location will be required to pay for the implementation of mitigation measures to protect the interest features of European designated sites along the Essex Coast which include the Crouch and Roach Estuaries Special Protection Area, Ramsar site and Site of Special Scientific Interest, and the Essex Estuaries Special Area of Conservation. The appropriate mechanisms will be identified in the RAMS.</u></p>	Since the close of consultation on the Pre-Submission Local Plan, new evidence has been provided by Natural England which means that all residential site allocations in the Local Plan are located in the coastal European Sites Zones of Influence, and therefore must contribute to the emerging Essex-wide Recreational Disturbance Avoidance and Mitigation Strategy (RAMS). This change will ensure that the Local Plan is justified and effective.	No. The main modification provides details on the applicability of RAMS which is considered above.
MM24	Strategic Growth Site 1d – Former St. Peters College, Fox Crescent, 7.51	<p>Add new bullet under site infrastructure requirements:</p> <ul style="list-style-type: none"> <u>Provide, or make financial contributions to new or enhanced sport, leisure and recreation facilities</u> <p>Insert additional para after 7.51:</p> <p><u>The site contains open space comprising former school playing fields, as shown on the Policies Map. Notwithstanding the provisions of Policy CF2 a commuted sum will be secured in lieu of the loss of any open space, as agreed with the County Council who own 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.</u></p>	For effectiveness and consistency across the Plan.	None.
MM25	Strategic Growth Site 1f – Riverside Ice and Leisure, Victoria Road, 7.71	<p>Amend bullet 1 under Historic and natural environment:</p> <ul style="list-style-type: none"> <u>Ensure protection and enhancement Preserve or enhance the character and or appearance of the adjoining Chelmsford Central Conservation Area and its setting.</u> <p>Amend para 7.71:</p> <p>Although there are no heritage assets on the site, development should protect <u>preserve or</u> and seek to enhance the character and or appearance of the adjoining Chelmsford Central Conservation Area <u>and its setting.</u></p>	For effectiveness and consistency with national policy.	None.

Ref. No.	Para. / Policy	Main Modification	Reasons for Main Modification	Implications for HRA
MM26	Strategic Growth Site 1g – Civic Centre Land, Fairfield Road, 7.74, 7.78	<p><i>Amend bullet under Historic and natural environment:</i></p> <ul style="list-style-type: none"> • Ensure protection or enhancement of <u>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 or enhance the character and or appearance of the West End Conservation Area and its setting.</u> <p><i>Amend bullet 2 under Site Infrastructure Requirements:</i></p> <ul style="list-style-type: none"> • Financial contributions to <u>primary and secondary education provision, and community facilities including healthcare provision as required by the NHS/CCG.</u> <p><i>Amend para 7.78:</i> Development on a wider site should protect and seek to enhance <u>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 and or appearance of the adjoining West End Conservation Area and its setting. The West End Conservation Area is on the Conservation Areas at Risk Register in 2018. The Council will support development that provides opportunities to enhance the Conservation Area.</u></p>	For effectiveness and consistency with national policy. This change also ensures that there is consistency with other policies and to reflect the latest position.	None.
MM27	Strategic Growth Site 1h – Eastwood House Car Park, Glebe Road and 7.92	<p><i>Amend bullet under Historic and natural environment:</i></p> <ul style="list-style-type: none"> • Ensure protection or enhancement of <u>Preserve or enhance the character and or appearance of the adjoining West End Conservation Area and its setting.</u> <p><i>Amend bullet 2 under Site Infrastructure Requirements:</i></p> <ul style="list-style-type: none"> • Financial contributions to <u>primary and secondary education provision, and community facilities including healthcare provision as required by the NHS/CCG.</u> <p><i>Amend para 7.92:</i> Although there are no heritage assets on the site, development should protect <u>preserve or and seek to enhance the character and or appearance of the adjoining West End Conservation Area and its setting. The West End Conservation Area is on the Conservation Areas at Risk Register in 2018. The Council will support development that provides opportunities to enhance the Conservation Area.</u></p>	For effectiveness and consistency with national policy. This change ensures consistency with other policies and to reflect the latest phasing position.	None.

Ref. No.	Para. / Policy	Main Modification	Reasons for Main Modification	Implications for HRA
MM28	Policy GR1 – Growth Sites in Chelmsford Urban Area	<p><i>Amend second para:</i> Growth Sites 1# to 1# will be ...</p> <p><i>Amend bullet 1 under Historic and natural environment:</i></p> <ul style="list-style-type: none"> • Protect <u>Conserve and where appropriate enhance</u> the setting of designated and non-designated heritage assets <u>and their settings.</u> <p><i>Amend bullet 2 under Historic and natural environment:</i></p> <ul style="list-style-type: none"> • Preserve or enhance the character and <u>or</u> appearance of Conservation Areas. 	To make consequential changes following deletion of site and renaming of Opportunity Sites. For effectiveness and consistency with national policy. This change ensures consistency with other policies.	None.
MM29	Growth Site 1i – Chelmsford Social Club and Private Car Park	<p><i>Amend bullet point 4:</i></p> <ul style="list-style-type: none"> • Ensure protection of <u>Preserve and where appropriate enhance</u> the setting of adjoining <u>Grade II listed buildings at 73-75 and 80 Springfield Road</u> 	For effectiveness and consistency with national policy. This change ensures consistency with other policies.	None.
MM30	Growth Site 1j – Ashby House Car Parks, New Street	<p><i>Amend bullet point 3:</i></p> <ul style="list-style-type: none"> • Respect for the character <u>Conserve and where appropriate enhance</u> the setting of the <u>locally listed Globe House and Marriage's Mill</u> 	For effectiveness and consistency with national policy. This change ensures consistency with other policies.	None.
MM31	Growth Site 1k – Rectory Lane Car Park West	<p><i>Amend bullet point 5:</i></p> <ul style="list-style-type: none"> • Protect <u>Conserve and where appropriate enhance</u> the setting of the nearby locally listed <u>King Edward VI School, and protection preserve or enhancement of the character and <u>or</u> appearance of the adjoining John Keene Memorial Homes Conservation Area <u>and its setting.</u></u> 	For effectiveness and consistency with national policy. This change ensures consistency with other policies.	None.
MM32	Growth Site 1l – Car Park to the West of County Hotel, Rainsford Road	<p><i>Amend bullet point 5:</i></p> <ul style="list-style-type: none"> • Protect <u>Conserve and where appropriate enhance</u> the setting of the nearby locally listed <u>Trinity Methodist Church, and protection preserve or enhancement of the character and <u>or</u> appearance of the adjoining West End Conservation Area <u>which is on the Conservation Areas at Risk register in 2018</u></u> 	For effectiveness and consistency with national policy. This change ensures consistency with other policies.	None.
MM33	Growth Site 1m – Former Chelmsford Electrical and Car Wash Brook Street	<p><i>Amend bullet point 4:</i></p> <ul style="list-style-type: none"> • Ensure protection of <u>Preserve and where appropriate enhance</u> the setting of the <u>Grade II listed Marconi 1912 building, and respect <u>conserve and where appropriate enhance</u> the setting and character of the locally listed Globe House and Marriages Mill</u> 	For effectiveness and consistency with national policy. This change ensures consistency with other policies.	None.

Ref. No.	Para. / Policy	Main Modification	Reasons for Main Modification	Implications for HRA
MM34	Growth Site 1n – BT Telephone Exchange, Cottage Place	<i>Amend bullet point 4:</i> <ul style="list-style-type: none"> • Respect <u>Preserve and where appropriate enhance</u> the setting of the nearby Grade II listed Imperial House and The Wheatsheaf, <u>conserve and where appropriate enhance the setting of the locally listed Cathedral Court, and ensure protection preserve or enhancement of the character and or</u> appearance of the adjoining Chelmsford Central Conservation Area 	For effectiveness and consistency with national policy. This change ensures consistency with other policies.	None.
MM35	Growth Site 1o – Rectory Lane Car Park East	<i>Amend bullet point 5:</i> <ul style="list-style-type: none"> • <u>Protect Conserve and where appropriate enhance</u> the setting of the adjacent locally listed Cemetery Gatehouse and Lodge on Rectory Lane 	For effectiveness and consistency with national policy. This change ensures consistency with other policies.	None.
MM36	Growth Site 1p – Waterhouse Lane Depot and Nursery	<i>Amend bullet point 5:</i> <ul style="list-style-type: none"> • <u>Development layout should ensure sensitive treatment to allotments boundary and the preservation of the setting of the nearby grade II listed barn.</u> 	For effectiveness and consistency with national policy. This change ensures consistency with other policies.	None.
MM37	Growth Site 1r – British Legion, New London Road	<i>Amend bullet point 4:</i> <ul style="list-style-type: none"> • <u>Architecture Development should respect preserve or enhance the character and 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.</u> 	For effectiveness and consistency with national policy. This change ensures consistency with other policies.	None.
MM38	Growth Site 1v – Car Park R/O Bellamy Court, Broomfield Road	<i>Amend bullet point 3:</i> <ul style="list-style-type: none"> • <u>Respect Preserve and where appropriate enhance</u> the setting of the Grade II listed Coval Hall to the west, and <u>protection or enhancement of preserve or enhance</u> the character and <u>or</u> appearance of the adjoining West End Conservation Area <u>and its setting.</u> 	For effectiveness and consistency with national policy. This change ensures consistency with other policies.	None.

Ref. No.	Para. / Policy	Main Modification	Reasons for Main Modification	Implications for HRA
MM39	Opportunity Site 1a and 1b; Strategic Policy S9; Tables 3, 5 and 6; and para 7.10 and 7.104-7.110, Table 5 and 6	<p><i>Opportunity Site 1a and Opportunity Site 1b – change status to Growth Site Policy as follows; and remove bullet point referring to Phasing:</i></p> <p>Opportunity Growth Site Policy 1# – Rivermead, Bishop Hall Lane Opportunity Growth Site Policy 1# – Railway Sidings, Brook Street</p> <p><i>Amend 3rd Para after table in Strategic Policy S9:</i> ...will be delivered on Opportunity Sites and as part of ...</p> <p><i>Delete entire 3rd row of Table 3, page 85</i></p> <p><i>Delete text of Para 7.10:</i> ...which comprises sites 1a -1v and Opportunity Sites 1a and 1b.</p> <p><i>Delete Para 7.104 to 7.110</i></p> <p><i>Delete two references to Opportunity Sites in Tables 5 and 6</i></p>	For clarity and effectiveness to ensure that it is clear these are site policies within the Plan and to make it clear that these are sites for development. Also to make consequential changes following renaming of Opportunity Sites	None.
MM40	Opportunity Site OS1a – Rivermead Bishop Hall Lane	<p><i>Amend bullet point 7:</i></p> <ul style="list-style-type: none"> • <u>Respect Preserve and where appropriate enhance for the waterside character and the setting of the adjacent listed Mill House and pond</u> 	For effectiveness and consistency with national policy. This change ensures consistency with other policies.	None.

Ref. No.	Para. / Policy	Main Modification	Reasons for Main Modification	Implications for HRA
MM41	Strategic Growth Site 2 West Chelmsford, 7.111, 7.113, 7.119 and 7.121	<p><i>Delete bullet 2 under Historic and Natural Environment:</i></p> <ul style="list-style-type: none"> — Enhance the historic environment <p><i>Amend 2nd bullet under site infrastructure requirements:</i></p> <ul style="list-style-type: none"> Land (circa 0.13 hectares) for a stand-alone early years and childcare nursery (Use Class D1) and or contributions towards the cost of physical scheme provision with delivery through the Local Education Authority <p><i>Add additional bullet under site infrastructure requirements:</i></p> <ul style="list-style-type: none"> <u>Multi-user crossing of Roxwell Road</u> <p><i>Add new para before 7.111:</i> <u>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 and/or SUDS.</u></p> <p><i>Expand first sentence of para 7.113:</i> 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 <u>will be required within the Strategic Growth Site allocation. The location of these plots will be determined through the masterplanning process.</u></p> <p><i>Delete last sentence of para 7.113</i></p> <p><i>Add to end of para 7.119:</i> <u>The development will also be required to provide a safe multi-use crossing along Roxwell Road.</u></p> <p><i>Expand final sentence of para 7.121:</i> For these reasons, the land to the west of the site is allocated for future recreation use/SuDS, <u>as shown on the Policies Map. Ancillary development to support the Strategic Growth Site allocation may be acceptable in this area. This will be determined through the masterplanning process.</u></p>	Change to ensure the plan is effective and clearly defines the area for the Strategic Growth Site.	None.

<p>MM42</p>	<p>Strategic Growth Site 3a – East Chelmsford (Manor Farm), 7.125, 7.131, 7.134 and 7.142</p>	<p><i>Amend bullet 1, 2 and delete bullet 4 under Historic and natural environment:</i></p> <ul style="list-style-type: none"> • Conserve and Preserve or enhance the character and or appearance of the Chelmer and Blackwater Conservation Area • Protect and where appropriate enhance the nationally significant Bronze Age monument and its setting • Enhance the historic and natural environment <p><i>Amend 2nd bullet under design and layout:</i></p> <ul style="list-style-type: none"> • Remove low voltage electricity lines and pylons from the site allocation and install electricity cables underground. <p><i>Amend last para:</i></p> <p>Where appropriate, contributions will be collected towards recreation disturbance avoidance and mitigation measures for European designated sites. Where appropriate, contributions from developments will be secured towards mitigation measures identified in the Essex Recreational disturbance Avoidance and Mitigation Strategy (RAMS) which will be completed by the time the Local Plan is adopted. Prior to RAMS completion, the authority will seek contributions, where appropriate, from proposed residential development to deliver all measures identified (including strategic measures) through project level HRAs, or otherwise, to mitigate any recreational disturbance impacts in compliance with the Habitat Regulations and Habitats Directive.</p> <p><i>Add new paragraph before 7.125:</i></p> <p><u>The boundary of this Strategic Growth Site allocation is defined on the Policies Map and comprises the following notations:</u></p> <ul style="list-style-type: none"> • <u>Site for new housing</u> • <u>Proposed Country Park, and</u> • <u>Proposed Link Road into Sandford Mill.</u> <p><i>Delete the final sentence of para 7.125</i></p> <p>Due to the heritage, landscape and utility constraints at this site, proposals significantly in excess of 250 homes are unlikely to be acceptable.</p> <p><i>Add new paragraph after 7.131</i></p> <p><u>This site policy states that around 250 homes is an appropriate number of homes for this site. However, this number of homes is based upon the Council's initial and precautionary assessment of the heritage, landscape and utility constraints which has been undertaken ahead of the detailed masterplanning process. The masterplanning process will determine the final number of new homes, which could be in excess of 250 homes, whilst ensuring that the overall objectives of the site policy are not compromised.</u></p>	<p>For effectiveness and consistency with national policy. This change ensures consistency with other policies and clearly defines the area for the Strategic Growth Site. It also provides clarification on electricity lines.</p>	<p>None. NE's position regarding the application of the RAMS has changed since the submission of the draft Local Plan for examination, and the area included under the previously proposed Recreational 'Zones of Influence' (RZoI) has been extended. The RAMS will be sufficient to mitigate any effects on European sites due to 'in combination' recreational pressure, and increasing the area over which RAMS contributions are sought will not alter this position (i.e. the mitigation provided by the RAMS is scalable).</p>
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Ref. No.	Para. / Policy	Main Modification	Reasons for Main Modification	Implications for HRA
		<p><i>Amend para 7.134:</i> The development will be required to provide direct, safe and convenient access connections to and crossings at Maldon Road including to existing bus stops on Maldon Road. <u>In addition, where appropriate and in consultation with the Local Highway Authority, the development is expected to provide a safe multi-use crossing at Maldon Road.</u></p> <p><i>Amend fourth sentence of para 7.142:</i> At this stage, it is considered that development allocations in this location will be required to pay for the implementation of mitigation measures to protect <u>the interest features of European designated sites along the Essex Coast which include the</u> Crouch and Roach Estuaries Special Protection Area, Ramsar site and Site of Special Scientific Interest, and potentially the Essex Estuaries Special Area of Conservation.</p>		

Ref. No.	Para. / Policy	Main Modification	Reasons for Main Modification	Implications for HRA
MM43	Strategic Growth Site Policy 3b, 7.147, 7.148 and 7.152	<p><i>Amend the first bullet under amount and type of development:</i></p> <ul style="list-style-type: none"> Around 5,000 sq m (net) new Use Class B1 floor space, or other appropriate B Use Classes <p><i>Amend bullet 1 and delete bullet 5 under Historic and natural environment:</i></p> <ul style="list-style-type: none"> Conserve and Preserve or enhance the character and or appearance of the Chelmer and Blackwater Conservation Area Enhance the historic and natural environment <p><i>Amend bullet 1 under Site infrastructure requirements:</i></p> <ul style="list-style-type: none"> Land (circa 0.13 hectares) for the physical provision of a stand-alone early years and childcare nursery (Use Class D1) in consultation with and the total cost of physical scheme provision with delivery through the Local Education Authority <p><i>Add new sentence to end of para 7.147:</i> <u>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 the early years provider at site masterplanning and planning application stages in consultation with ECC.</u></p> <p><i>Amend second sentence of para 7.148:</i> The design and layout of proposals will need to incorporate landscape compensation measures including the provision of suitable planting belts and buffers to protect <u>preserve</u> the character and or appearance of the Conservation Area.</p> <p><i>Amend para 7.152:</i> The development will be required to provide direct, safe and convenient access connections to and crossings at Maldon Road including to existing bus stops on Maldon Road. <u>In addition, where appropriate and in consultation with the Local Highway Authority, the development is expected to provide a safe multi-use crossing at Maldon Road.</u></p>	For effectiveness and consistency with national policy. To ensure the supporting text at paragraph 7.146 and the Policy are consistent and to give clarity to the decision maker.	None.

<p>MM44</p>	<p>Strategic Growth Site 3c – East Chelmsford – Land South of Maldon Road, 7.160, 7.161, 7.164 and 7.171</p>	<p><i>Amend bullet 3 under Movement and Access:</i></p> <ul style="list-style-type: none"> • Provide pedestrian and cycle connections <u>which may include access to the Sandon Park and Ride</u> <p><i>Amend bullet 1, 6 and 7 under Historic and Natural Environment:</i></p> <ul style="list-style-type: none"> • Minimise the impact on <u>Crøft Cross Wood</u>, the tree belt that lines the site to the north and north west • Conserve and <u>Preserve or enhance the character and or appearance of the Sandon Conservation Area</u> • Protect <u>Preserve and where appropriate enhance the setting of the Graces Cross listed building</u> <p><i>Delete bullet 4 under Historic and natural environment:</i></p> <ul style="list-style-type: none"> • Enhance the historic and natural environment <p><i>Insert new bullet under design and layout:</i></p> <ul style="list-style-type: none"> • <u>Remove low voltage electricity lines from within the site and install electricity cables underground.</u> <p><i>Amend bullet 4 under Site Infrastructure Requirements:</i></p> <p>Financial contributions towards primary and secondary education, and early years and childcare provision as required by the Local Education Authority and towards community facilities such as healthcare provision as required by the NHS/CCG</p> <p><i>Amend last para:</i></p> <p>Where appropriate, contributions will be collected towards recreation disturbance avoidance and mitigation measures for European designated sites. <u>Where appropriate, contributions from developments will be secured towards mitigation measures identified in the Essex Recreational disturbance Avoidance and Mitigation Strategy (RAMS) which will be completed by the time the Local Plan is adopted. Prior to RAMS completion, the authority will seek contributions, where appropriate, from proposed residential development to deliver all measures identified (including strategic measures) through project level HRAs, or otherwise, to mitigate any recreational disturbance impacts in compliance with the Habitat Regulations and Habitats Directive.</u></p> <p><i>Amend para 7.160:</i></p> <p>Crøft 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 <u>by a Tree Preservation Order</u> and a small section of Crøft Cross Wood will need to be removed to incorporate a vehicular access from Maldon Road. <u>In accordance with a Forestry Commission</u></p>	<p>For effectiveness and consistency with national policy. This change ensures consistency with other policies and to correct an error.</p>	<p>None. NE's position regarding the application of the RAMS has changed since the submission of the draft Local Plan for examination, and the area included under the previously proposed Recreational 'Zones of Influence' (RZoI) has been extended. The RAMS will be sufficient to mitigate any effects on European sites due to 'in combination' recreational pressure, and increasing the area over which RAMS contributions are sought will not alter this position (i.e. the mitigation provided by the RAMS is scalable).</p>
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Ref. No.	Para. / Policy	Main Modification	Reasons for Main Modification	Implications for HRA
		<p><u>obligation until 2027, if any trees are removed, parts of the grant will have to be repaid.</u> Hedgerows on the site shall also be retained and strengthened where possible.</p> <p><i>Amend first sentence of para 7.161:</i> The development should seek to protect <u>conserve and or</u> enhance heritage assets including retaining the WWII pillbox (North of Sandon) to the east of the site.</p> <p><i>Amend para 7.164:</i> The development will be required to provide direct, safe and convenient access <u>connections to and crossings at Maldon Road including</u> to existing bus stops on Maldon Road. Connections and crossings should also be provided and enhanced, particularly on Maldon Road. <u>In addition, where appropriate and in consultation with the Local Highway Authority, the development is expected to provide a safe multi-use crossing at Maldon Road.</u></p> <p><i>Amend fourth sentence of para 7.171:</i> At this stage, it is considered that development allocations in this location will be required to pay for the implementation of mitigation measures to protect <u>the interest features of European designated sites along the Essex Coast which include the</u> Crouch and Roach Estuaries Special Protection Area, Ramsar site and Site of Special Scientific Interest, and potentially the Essex Estuaries Special Area of Conservation.</p>		

<p>MM45</p>	<p>Growth Site 3d – East Chelmsford – Land North of Maldon Road (Residential), 7.178, 7.181, 7.186</p>	<p><i>Amend bullet 3 under Movement and Access:</i></p> <ul style="list-style-type: none"> • Provide pedestrian and cycle connections <u>which may include access to the Sandon Park and Ride</u> <p><i>Amend bullet 1 and delete bullet 5 under Historic and natural environment</i></p> <ul style="list-style-type: none"> • Conserve and Preserve or enhance the character and <u>or</u> appearance of the Chelmer and Blackwater Conservation Area • Enhance the historic and natural environment <p><i>Amend bullet 4 under Site Infrastructure Requirements:</i></p> <p>Financial contributions towards primary <u>and secondary</u> education, and early years and childcare provision as required by the Local Education Authority and towards community facilities such as healthcare provision as required by the NHS/CCG</p> <p><i>Amend last para of Policy:</i></p> <p><u>Where appropriate, contributions will be collected towards recreation disturbance avoidance and mitigation measures for European designated sites. Where appropriate, contributions from developments will be secured towards mitigation measures identified in the Essex Recreational disturbance Avoidance and Mitigation Strategy (RAMS) which will be completed by the time the Local Plan is adopted. Prior to RAMS completion, the authority will seek contributions, where appropriate, from proposed residential development to deliver all measures identified (including strategic measures) through project level HRAs, or otherwise, to mitigate any recreational disturbance impacts in compliance with the Habitat Regulations and Habitats Directive.</u></p> <p><i>Amend para 7.178:</i></p> <p>A cycle/footway should connect the site to Sandon Park & Ride to the east to increase the patronage of the Park & Ride <u>buses</u> site in addition to providing a safe multi-use crossing at Maldon Road. The development will also be required to provide direct, safe and convenient access <u>connections to and crossing at Maldon Road including to existing bus stops on Maldon Road. In addition, where appropriate and in consultation with the Local Highway Authority, the development is expected to provide safe multi-use crossing at Maldon Road.</u></p> <p><i>Amend first sentence of para 7.181:</i></p> <p>The development should seek to protect <u>conserve and or</u> enhance heritage assets including retaining the WWII pillbox (Hammond Road) in the northern part of the site.</p> <p><i>Amend fourth sentence of para 7.186:</i></p> <p>At this stage, it is considered that development allocations in this location will be required to pay for the implementation of mitigation measures to protect <u>the interest features of European designated sites along the Essex Coast which include the</u> Crouch and Roach Estuaries Special</p>	<p>For effectiveness and consistency with national policy. This change ensures consistency with other policies and ensure the Local Plan is up to date.</p>	<p>None. NE's position regarding the application of the RAMS has changed since the submission of the draft Local Plan for examination, and the area included under the previously proposed Recreational 'Zones of Influence' (RZoI) has been extended. The RAMS will be sufficient to mitigate any effects on European sites due to 'in combination' recreational pressure, and increasing the area over which RAMS contributions are sought will not alter this position (i.e. the mitigation provided by the RAMS is scalable).</p>
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Ref. No.	Para. / Policy	Main Modification	Reasons for Main Modification	Implications for HRA
		Protection Area, Ramsar site and Site of Special Scientific Interest, and potentially the Essex Estuaries Special Area of Conservation.		

<p>MM46</p>	<p>Existing Commitment EC1 - EC5 and paras 3.64-3.66, 6.11, 6.14, 7.7, 7.12, 7.187, 7.196, 7.207, 7.208, 7.239, 7.240, 7.303, 7.304, 7.323, 7.363</p>	<p><i>Rename the following Existing Commitment allocations to the following:</i></p> <p>Existing Commitment EC1 Growth Site Policy # – Land North of Galleywood Reservoir Existing Commitment EC2 Growth Site Policy # – Land Surrounding telephone Exchange, Ongar Road, Writtle Existing Commitment EC3 Strategic Growth Site Policy # – Great Leighs – East of Main Road Existing Commitment EC4 Strategic Growth Site Policy # – East of Boreham Existing Commitment EC5 Growth Site Policy # – St Giles, Moor Hall Lane, Bicknacre</p> <p><i>Delete Para 6.11 and 6.14</i></p> <p><i>Delete entire 4th row of Table 3, page 85</i></p> <p><i>Amend para 7.7:</i> Within each Growth Area site policies for the new Local Plan Allocations appear first, followed by any 'Existing Commitments', which are sites which have been carried over from the Local Development Framework. site policies for the ...</p> <p><i>Amend para 7.12:</i> In addition, <u>smaller</u> developments at two sustainable Key Service Settlements of Galleywood (Existing Commitment 1) and Writtle (Existing Commitment 2) will provide ...</p> <p><i>Amend heading:</i> Existing Commitment Location # - Galleywood</p> <p><i>Delete Para 7.187</i></p> <p><i>Add new heading after Para 7.196:</i> <u>Location # – Writtle</u></p> <p><i>Amend para 7.207:</i> In addition to existing commitments <u>committed development</u> in ...</p> <p><i>Amend para 7.208:</i> In addition, existing development commitments <u>two further allocations at Great Leighs (Location #)</u> and Boreham (Existing Commitment 4) (<u>Location #</u>) and a further allocation at Great Leighs (Existing Commitment 3) will also provide opportunities to contribute towards and enhance existing facilities and services in these villages.</p> <p><i>Add fourth bullet point to para 7.239:</i></p> <ul style="list-style-type: none"> • #: Great Leighs – Land East of Main Road <p><i>Delete Para 7.240</i></p>	<p>For clarity and effectiveness to ensure that it is clear these are site policies within the Plan and to make it clear that these are sites for development.</p> <p>Also to make consequential changes following renaming of Existing Commitments</p>	<p>None.</p>
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Ref. No.	Para. / Policy	Main Modification	Reasons for Main Modification	Implications for HRA
		<p>Amend heading after para 7.303: Existing Commitments Location # - Boreham</p> <p>Delete para 7.304</p> <p>Move Existing Commitment EC3 (as retitled) and Paras 7.305 to 7.311 to follow Para 7.281</p> <p>Delete Para 7.363 and associated heading Existing Commitments</p> <p>Move Existing Commitment EC5 (as renamed) and Paras 3.64 to 3.66 to follow Para 7.353</p> <p>Delete two references to Existing Commitments in Table 5, Section 6</p> <p>Delete two references to Existing Commitments in Table 6, Section 7</p>		
MM47	7.191	<p>Insert additional para after 7.191: <u>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.</u></p>	To ensure the Plan reflects the latest position.	None.
MM48	Existing Commitment EC2: Land Surrounding Telephone Exchange Ongar Road and 7.201	<p>Amend bullet 3 and 4 under site planning principles:</p> <ul style="list-style-type: none"> • Conserve <u>Preserve and or enhance the character and or appearance of the Writtle Conservation Area and its setting</u> • Protect <u>Preserve and where appropriate enhance the setting of surroundings-listed buildings the listed buildings at 49 and 57 The Green</u> <p>Delete para 7.201: Development will need to be sensitive to the surrounding listed buildings and seek to preserve and enhance the character and appearance of the Writtle Conservation Area.</p>	For effectiveness and consistency with national policy. This change ensures consistency with other policies.	None.

<p>MM49</p>	<p>Strategic Growth Site Policy 4 North East Chelmsford, 7.209, 7.214, 7.216, 7.228, 7.229, 7.238</p>	<p><i>Amend bullet 7 under Supporting On-Site Development:</i></p> <ul style="list-style-type: none"> • Provision of two new stand-alone <u>early years and childcare</u> nurseries. <p><i>Amend bullet 2 and 3 and delete bullet 5 under historic and natural environment:</i></p> <ul style="list-style-type: none"> • Conserve and enhance the historic environment including <u>Preserve or enhance the character and/or appearance of the Little Waltham Conservation Area and its setting.</u> • Protect <u>Preserve and where appropriate enhance the setting of listed buildings and their settings including New Hall, Old Lodge, Bulls Lodge, Belsteads Farmhouse and barn, Channels Farmhouse, Mount Maskells, Powers Farmhouse, Peveral's Farmhouse, Shoulderstick Hall, Hobbits, Shuttleworth, Pratts Farmhouse, Pratts Farm Cottages and New Hall Registered Park and Garden in or close to the site</u> • Appropriate safeguarding for the existing open area formerly currently comprising a golf course on-site <p><i>Add a new bullet after bullet point 3 under Historic and Natural Environment:</i></p> <ul style="list-style-type: none"> • <u>Provide a generous landscape buffer to preserve the settings of nearby heritage assets including Powers Farm, Peverels Farm, Park Farm Channels, Belsteads and those on Wheelers Hill/Cranham Road.</u> <p><i>Amend bullet 3 and 8 under Site infrastructure requirements:</i></p> <ul style="list-style-type: none"> • Land (circa 0.13 <u>0.26</u> ha) for a <u>two</u> stand-alone early years and childcare nurseries (Use Class D1) and the total cost of physical scheme provision with delivery through the Local Education Authority. • Financial contributions to <u>the delivery of the full Chelmsford North East Bypass (CNEB) beyond the site boundary, Beaulieu Station and community space and facilities</u> <p><i>Delete 15th bullet point under site infrastructure requirements:</i></p> <ul style="list-style-type: none"> • <u>Safeguarding for the existing open area formerly currently comprising a golf course on-site</u> <p><i>Add paragraph before 7.209:</i> <u>The boundary of this Strategic Growth Site allocation is defined on the Policies Map and comprises the following notations:</u></p> <ul style="list-style-type: none"> • <u>New garden community for major housing and employment development</u> • <u>Proposed Country Park</u> • <u>Proposed Radial Distributor Road (RDR2)</u> • <u>Minerals site, and</u> • <u>Existing Open Space.</u> <p><i>Expand para 7.214:</i></p>	<p>For effectiveness and consistency with national policy. This change ensures consistency with other policies and ensure the area for the Strategic Growth Site is clearly defined.</p> <p>The open space notation is out of date following closure of the golf course.</p> <p>Change also clarifies the context of this site following the deletion of Appendix D.</p>	<p>None.</p>
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		<p>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 9 plots <u>within the Strategic Growth Site allocation, as shown on the Policies Map. The location of the Travelling Showpeople site will be determined through the masterplanning process.</u></p> <p><i>Amend last sentence and add to end of para 7.216:</i> 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 and the location for Anglia Ruskin University's MedTechBic Campus. <u>The new development is also expected to provide an opportunity to bring forward a new Business Park of regional significance with the 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 North East Chelmsford at Beaulieu and Channels including Beaulieu XChange business park.</u></p> <p><i>Amend para 7.228:</i> The development must provide appropriate safeguarding for the existing open area currently comprising a golf course on site. 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 which will form part of the development on Strategic Growth Site 4. It is expected that a significant portion of this area will form open space with the precise boundaries to be 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.</p> <p><i>Amend para 7.229:</i> Development design and layout is expected to conserve preserve and or where opportunities arise enhance the character and or appearance of the Little Waltham Conservation Area and preserve the listed buildings and their setting on and close to the site. These include a Grade II Registered Park and Garden, New Hall and Grade I listed New Hall, Grade II listed barns at Old Lodge, Bulls Lodge, Belsteads Farmhouse and barn, Channels Farmhouse, Mount Maskells, Powers Farmhouse, Pratts Farm Cottages. The masterplan process will establish the detailed preservation and enhancement principles for this site.</p> <p><i>Insert the following after para 7.238:</i> <u>North East Chelmsford is already an area of change arising from major new development allocated in the Council's previous Local Development Framework which was subject of a detailed</u></p>		
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Ref. No.	Para. / Policy	Main Modification	Reasons for Main Modification	Implications for HRA
		<p><u>masterplan. Outline planning permission has been granted for 4,350 new homes and up to 62,300 sqm of employment floorspace and the first phases are currently being developed.</u></p> <p><u>As part of the conditions of the outline permission for 3,600 of the total of 4,350 new homes (known as Beaulieu), all subsequent development proposals within reserved matters or full planning applications are required to comply with the approved Parameter Plans and adopted Landscape Design and Management Plan. This is to ensure compliance with the historic environment requirements of the now superseded North Chelmsford Area Action Plan regarding the protection and enhancement of the setting of the Grade I New Hall and its Registered Park and Garden and the implementation of the required Heritage Compensatory Measures. 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.</u></p> <p><u>The specific area where the New Hall Heritage Compensatory Measures should be implemented are shown on the Local Plan Policies Map.</u></p>		

<p>MM50</p>	<p>Strategic Growth Site 5a – Great Leighs, Land at Moulsham Hall, 7.242, 2.244, 7.252, 7.253, 7.254</p>	<p><i>Amend bullet 1 under historic and natural environment:</i></p> <ul style="list-style-type: none"> • <u>Protect 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 and other listed buildings</u> <p><i>Add new third bullet under Historic and Natural Environment:</i></p> <ul style="list-style-type: none"> • <u>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</u> <p><i>Delete bullet 4 under Historic and natural environment:</i></p> <ul style="list-style-type: none"> • Enhance the historic environment <p><i>Add new bullet under Site infrastructure requirements:</i></p> <ul style="list-style-type: none"> • <u>Ensure appropriate waste water treatment provision, including any associated sewer connections</u> <p><i>Add new para before 7.242:</i> <u>The boundary of this Strategic Growth Site allocation is defined on the Policies Map and comprises the following notations:</u></p> <ul style="list-style-type: none"> • <u>Site for new housing</u> • <u>Area for conservation/ strategic landscape enhancement</u> • <u>Land allocated for future recreation use and/or SUDS</u> • <u>Existing Open Space, and</u> • <u>Local Wildlife Site.</u> <p><i>Amend para 2.244:</i> 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 <u>within the Strategic Growth Site allocation, as shown on the Policies Map. The location of the Travelling Showpeople site will be determined through the masterplanning process.</u></p> <p><i>Amend para 7.252:</i> The development will be required to provide appropriate habitat mitigation and creation, and appropriate buffers to the adjacent Local Wildlife Sites <u>Essex Wildlife Trust Nature Reserves, Phyllis Currie/Dumney Lane Woods. This may include financial contributions towards mitigating increased recreational impacts.</u></p> <p><i>Add to end of 7.252:</i> <u>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 south of the site.</u></p>	<p>For effectiveness and consistency with national policy. This change ensures consistency with other policies and ensure the area for the Strategic Growth Site is clearly defined.</p>	<p>None.</p>
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Ref. No.	Para. / Policy	Main Modification	Reasons for Main Modification	Implications for HRA
		<p><i>Amend para. 7.253:</i> An area around the Grade II listed Moulsham Hall is allocated for conservation and strategic landscape enhancement. <u>The development is expected to preserve the setting of Moulsham Hall and to create an enhanced parkland setting.</u> Development design and layout should also take into consideration the setting of other heritage assets, including the Listed Buildings of Triceratops, Breams Farm, Creeds Twin/Hobby Croft, Chadwicks, Fortune Cottage, Stone Hall Cottage and Hump Cottage.</p> <p><i>Add new para after 7.254:</i> <u>Great Leighs Waste Water Treatment Works (WWTW) does not currently have sufficient capacity to deal with the proposed growth at Great Leighs. Although this is not a barrier to new development to growth, additional capacity will need to be provided to the satisfaction of Anglian Water and the Environment Agency. Additional capacity could include improvements to the existing Great Leighs WWTW and/or on-site wastewater treatment systems solutions.</u></p>		

Ref. No.	Para. / Policy	Main Modification	Reasons for Main Modification	Implications for HRA
MM51	Strategic Growth Site 5b – Great Leighs – Land East of London Road, 7.264, 7.268	<p><i>Amend bullet 1 and add new second and third bullet under Historic and Natural Environment:</i></p> <ul style="list-style-type: none"> • <u>Protect Preserve and where appropriate enhance the setting of the listed buildings at Gubbions Hall and North Whitehouse and other listed buildings</u> • <u>Protect and where appropriate enhance the Gubbions Hall Scheduled Monument and its setting</u> • <u>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</u> <p><i>Add new bullet under Site infrastructure requirements:</i> <u>Ensure appropriate waste water treatment provision, including any associated sewer connections</u></p> <p><i>Amend para 7.264:</i> 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 nearby <u>other</u> heritage assets, including the <u>nearby</u> listed buildings <u>North Whitehouse and Gubbions Hall</u> and the <u>Scheduled Mmonument</u> at Gubbions Hall <u>and its setting</u>. <u>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 south of the site.</u></p> <p><i>Add new para after 7.268:</i> <u>Great Leighs Waste Water Treatment Works (WWTW) does not currently have sufficient capacity to deal with the proposed growth at Great Leighs. Although this is not a barrier to new development to growth, additional capacity will need to be provided to the satisfaction of Anglian Water and the Environment Agency. Additional capacity could include improvements to the existing Great Leighs WWTW and/or on-site wastewater treatment systems solutions</u></p>	For effectiveness and consistency with national policy. This change ensures consistency with other policies.	None.

<p>MM52</p>	<p>Strategic Growth Site 5c – Great Leighs – Land North and South of Banters Lane, 7.264, 7.273, 7.274, 7.277, 7.278, 7.281</p>	<p><i>Amend bullet point 1 under Movement and Access:</i> Main vehicular access to the site will be from Banters Lane or through EC3, via Main Road.</p> <p><i>Amend bullet 1 and add new second bullet under Historic and Natural Environment:</i></p> <ul style="list-style-type: none"> • <u>Protect 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 and other listed buildings</u> • <u>Protect and where appropriate enhance the Gubbions Hall Scheduled Monument and its setting</u> <p><i>Delete bullet 3 and add new bullet under Historic and Natural Environment:</i></p> <ul style="list-style-type: none"> • <u>Enhance the historic environment</u> • <u>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</u> <p><i>Add new bullet under Site infrastructure requirements:</i></p> <ul style="list-style-type: none"> • <u>Ensure appropriate waste water treatment provision, including any associated sewer connections</u> <p><i>Amend para 7.264:</i> Development design and layout should also take into consideration the setting of other heritage assets, including the nearby listed building <u>North Whitehouse</u> and <u>Scheduled Monument</u> at Gubbions Hall.</p> <p><i>Amend para 7.273:</i> Great Leighs Primary School is full<u>does not currently have capacity to accommodate future pupil forecasts from this development and forecast to remain so</u>. The scale of development <u>proposed across Strategic Growth Location 5 in this location</u> will require a new two-form entry primary school with co-located 56 place early years and childcare nursery. A The new school is proposed <u>early on in the development to be located on site 5a: Great Leighs – Land at Moulsham Hall and Site 5c will contribute proportionately towards its provision</u>. <u>It is essential that this school is available ahead of development of Whilst site 5c Great Leighs – Land north and south of Banters Lane may come forward prior to Site 5a 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 5a and 5c should otherwise be coincident to ensure viability of the primary school programmed to receive the pupils from both sites</u>. However, in the event that site 5a does not proceed on programme, as set out in the housing trajectory and Infrastructure Delivery Plan, and <u>there remains insufficient places at Great Leighs Primary School, the developer of site 5c 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 SGS 5 policy ability to deliver on new primary school provision in respect of Site 5a.</u></p>	<p>For effectiveness and consistency with national policy. This change ensures consistency with other policies.</p>	<p>None.</p>
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Ref. No.	Para. / Policy	Main Modification	Reasons for Main Modification	Implications for HRA
		<p>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. Effort should therefore be made <u>Therefore, as part of site infrastructure requirements there is a need to provide connections from the site and improvements 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.</u></p> <p><i>Amend para 7.274:</i> The development will take its vehicular access from Banters Lane <u>or through site EC3, via Main Road</u>, and be expected to mitigate its impacts on the local and strategic road network, both individually and collectively with the other allocations in Great Leighs.</p> <p><i>Amend para 7.277:</i> Development design and layout should also take into consideration the setting of other nearby <u>heritage assets, including the listed buildings and scheduled monument at Gubbions Hall. 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 south of the site.</u></p> <p><i>Amend and move para 7.278 to the beginning of para 7.277:</i> 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 nearby Local Wildlife Sites.</p> <p><i>Add additional para after 7.278:</i> <u>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.</u></p> <p><i>Add new para after 7.281:</i> <u>Great Leighs Waste Water Treatment Works (WWTW) does not currently have sufficient capacity to deal with the proposed growth at Great Leighs. Although this is not a barrier to new development to growth, additional capacity will need to be provided to the satisfaction of Anglian Water and the Environment Agency. Additional capacity could include improvements to the existing Great Leighs WWTW and/or on-site wastewater treatment systems solutions.</u></p>		

Ref. No.	Para. / Policy	Main Modification	Reasons for Main Modification	Implications for HRA
MM53	Strategic Growth Site 6 – North of Broomfield and 7.287, 7.283, 7.293	<p><i>Amend bullet 1 under Historic and Natural Environment:</i></p> <ul style="list-style-type: none"> <u>Protect</u> <u>Conserve and where appropriate enhance the setting historic properties and of the listed buildings on Blasford Hill and the non-designated heritage assets Wood House, the Coach House and Wood House Lodge adjoining the site</u> <p><i>Add new second bullet under Historic and Natural Environment:</i></p> <ul style="list-style-type: none"> <u>Protect and where appropriate enhance the setting of the nearby Scheduled Monument to the north of the site</u> <p><i>Amend first sentence of para 7.287:</i> The development will provide a multi-secondary purpose link <u>new vehicular access road</u> into Broomfield Hospital Campus.</p> <p><i>Delete para 7.293</i></p>	For effectiveness and consistency with national policy. This change ensures consistency with other policies.	None.
MM54	Existing Commitment EC3 – Great Leighs, Land East of Main Road	<p><i>Amend bullet 3 and add new bullet 4 under site planning principles:</i></p> <ul style="list-style-type: none"> <u>Protect</u> <u>Preserve and where appropriate enhance the setting of Gubbions Hall and listed buildings along Main Road</u> <u>Protect and where appropriate enhance the Gubbions Hall Scheduled Monument and its setting</u> 	For effectiveness and consistency with national policy. This change ensures consistency with other policies.	None.
MM55	Existing Commitment EC4 – East of Boreham	<p><i>Amend bullet 3 and 4 and delete bullet 8 under site planning principles:</i></p> <ul style="list-style-type: none"> <u>Protect</u> <u>Preserve or and where possible enhance the character and or appearance of the two conservation areas and their setting in the vicinity of the site</u> <u>Preserve and where appropriate enhance the setting of surrounding listed buildings</u> <u>Enhance the historic environment</u> A) 	For effectiveness and consistency with national policy. This change ensures consistency with other policies.	None.

<p>MM56</p>	<p>Strategic Growth Site Policy SGS7, 7.330, 7.339, 7.341, 7.342</p>	<p><i>Amend first sentence:</i> 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 <u>town neighbourhood</u>, that maximises opportunities for sustainable travel, in a landscaped setting.</p> <p><i>Amend bullet 3 under amount and type of development:</i></p> <ul style="list-style-type: none"> • 1,000sqm of flexible business floorspace providing a range of unit sizes and types <p><i>Split second bullet under Supporting On-Site development:</i></p> <ul style="list-style-type: none"> • Neighbourhood Centre incorporating provision for convenience food retail (1,900sqm) • Flexible neighbourhood scale business (1,000sqm) and community and healthcare provision <p><i>Amend 3rd and 7th bullet under Movement and Access:</i></p> <ul style="list-style-type: none"> • Main vehicular access to the eastern parcel will be from Burnham Road <u>and/or</u> Woodham Road <u>roundabout (B1012)</u> • Provide additional <u>and/or improved</u> pedestrian and cycle connections to the Town Centre <u>and railway station</u> <p><i>Additional bullet under historic and natural environment:</i></p> <ul style="list-style-type: none"> • <u>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 Hambert's Farm</u> <p><i>Add additional bullet points under Site Infrastructure Requirements:</i></p> <ul style="list-style-type: none"> ○ <u>Capacity improvements to the A132 between Rettendon Turnpike and South Woodham Ferrers, including necessary junction improvements</u> ○ <u>Multi-user crossings of the B1012 in South Woodham Ferrers which may include a bridge or underpass</u> <p><i>Amend sixth bullet:</i> <u>Provision of and/or financial contributions towards, recreation disturbance avoidance and mitigation measures for European designated sites including the Crouch Estuary Where appropriate, contributions from developments will be secured towards mitigation measures identified in the Essex Recreational disturbance Avoidance and Mitigation Strategy (RAMS) which will be completed by the time the Local Plan is adopted. Prior to RAMS completion, the authority will seek contributions, where appropriate, from proposed residential development to deliver all measures identified (including strategic measures) through</u></p>	<p>For effectiveness and consistency with national policy. This change ensures consistency with Reasoned Justification and ensure the plan is up to date.</p>	<p>None. NE's position regarding the application of the RAMS has changed since the submission of the draft Local Plan for examination, and the area included under the previously proposed Recreational 'Zones of Influence' (RZoI) has been extended. The RAMS will be sufficient to mitigate any effects on European sites due to 'in combination' recreational pressure, and increasing the area over which RAMS contributions are sought will not alter this position (i.e. the mitigation provided by the RAMS is scalable).</p>
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		<p><u>project level HRAs, or otherwise, to mitigate any recreational disturbance impacts in compliance with the Habitat Regulations and Habitats Directive.</u></p> <p><i>Add new seventh bullet under 'Site Infrastructure Requirement':</i> <u>Undertake a project-level Habitats Regulations Assessment to address the impacts other than recreational disturbance.</u></p> <p><i>Amend last sentence of para 7.330:</i> The location of the Travelling showpeople site within the Site Allocation will be addressed through the wider master planning process <u>for the site.</u></p> <p><i>Amend para 7.339:</i> Impacts from development on the local and strategic road network must be mitigated, and may include appropriate road and junction <u>highway</u> 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 the Highway Authority requirements. Impacts of development in-from within and to <u>the adjoining areas including Basildon, Rochford and Maldon District need will</u> be part of this consideration.</p> <p><i>Inset new para after para 7.339:</i> <u>Any improvements to the existing highway required to mitigate the impact of development from this strategic growth site, will be primarily focussed 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 Chelmsford City Council's area, is also proposed for improvement by the Highway Authority including the A130, A127, 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 Highway Authority schemes to help ensure the strategic road network provides the most attractive route for through-traffic.</u></p> <p><i>Amend fourth sentence of para 7.341:</i> At this stage, it is considered that development allocations in this location will be required to pay for the implementation of mitigation measures to protect <u>the interest features of European designated sites along the Essex Coast which include the</u> Crouch and Roach Estuaries Special Protection Area, Ramsar site and Site of Special Scientific Interest, and potentially the Essex Estuaries Special Area of Conservation.</p> <p><i>Add to end of para 7.341:</i></p>		
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Ref. No.	Para. / Policy	Main Modification	Reasons for Main Modification	Implications for HRA
		<p><u>In addition, 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 the impacts other than recreational disturbance.</u></p> <p><i>Amend para 7.342:</i> Whilst there are no heritage assets within the site boundary, there are a number of listed buildings and a <u>non-designated heritage asset</u> around the site including Grade II* Edwins Hall north of the site, and nearby Grade II buildings including Shaws Farmhouse, William Tabrums Copyhold, Wellington Farmhouse and Barn and Ilgars Manor. Development of this site will need to mitigate any impact on <u>these</u> the listed buildings and their settings.</p>		

<p>MM57</p>	<p>Growth Site 8 – South of Bicknacre, 7.350, 7.353</p>	<p><i>Amend bullet under amount and type of development:</i></p> <ul style="list-style-type: none"> • Around 30 <u>35</u> new homes of mixed size and type including affordable housing. <p><i>Amend bullet 1 and 2 under historic and natural environment:</i></p> <ul style="list-style-type: none"> • <u>Protect Preserve and where appropriate enhance the setting of Grade II listed Star House</u> • <u>Respect Protect and enhance the Thrift Wood Site of Special Scientific Interest (SSSI) to the south east of the site ensuring any new development provides any required mitigation measures</u> <p><i>Amend last para:</i></p> <p><u>Where appropriate, contributions will be collected towards recreation disturbance avoidance and mitigation measures for European designated sites. Where appropriate, contributions from developments will be secured towards mitigation measures identified in the Essex Recreational disturbance Avoidance and Mitigation Strategy (RAMS) which will be completed by the time the Local Plan is adopted. Prior to RAMS completion, the authority will seek contributions, where appropriate, from proposed residential development to deliver all measures identified (including strategic measures) through project level HRAs, or otherwise, to mitigate any recreational disturbance impacts in compliance with the Habitat Regulations and Habitats Directive.</u></p> <p><i>Amend second sentence of para 7.346:</i></p> <p>This development allocation lies to the south of Bicknacre. It will provide around 30 <u>35</u> new homes expected...</p> <p><i>Amend para 7.350:</i></p> <p>The Main Road frontage includes dispersed houses and cottages where the spacing and set back position of buildings, together with mature trees and woodlands, field boundaries and tracks, gives a rural character. Development should respect this rural character, which also forms part of the setting of the Grade II listed Star House. Development should also respect the Thrift Wood Site of Scientific Interest (SSSI) to the south east of the site. The development will also be required to provide appropriate mitigation to avoid adverse impacts to the Thrift Wood Site of Scientific Interest (SSSI) to the south east of the site.</p> <p><i>Amend fourth sentence of para 7.353:</i></p> <p>At this stage, it is considered that development allocations in this location will be required to pay for the implementation of mitigation measures to protect <u>the interest features of European designated sites along the Essex Coast which include the Crouch and Roach Estuaries Special Protection Area, Ramsar site and Site of Special Scientific Interest, and potentially the Essex Estuaries Special Area of Conservation.</u></p>	<p>For effectiveness and consistency with national policy. This change ensures consistency with other policies and ensures the Plan is up to date.</p>	<p>None. NE's position regarding the application of the RAMS has changed since the submission of the draft Local Plan for examination, and the area included under the previously proposed Recreational 'Zones of Influence' (RZoI) has been extended. The RAMS will be sufficient to mitigate any effects on European sites due to 'in combination' recreational pressure, and increasing the area over which RAMS contributions are sought will not alter this position (i.e. the mitigation provided by the RAMS is scalable).</p>
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Ref. No.	Para. / Policy	Main Modification	Reasons for Main Modification	Implications for HRA
MM58	Strategic Growth Site 9 – Danbury, 7.360, 7.362	<p><i>Amend Policy SGS9:</i> An allocation of <u>around</u> 100 new homes to be accommodated within or adjoining the <u>Defined Key-Service Settlement Boundary</u> of Danbury. The site(s) to accommodate this allocation will be identified and consulted upon through the emerging Danbury Neighbourhood Plan.</p> <p><i>Add new sub-section to end of Policy:</i> <u>Site Masterplanning principles:</u> <u>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, 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).</u></p> <p><i>Amend last para of Policy:</i> <u>Where appropriate, contributions will be collected towards recreation disturbance avoidance and mitigation measures for European designated sites. Where appropriate, contributions from developments will be secured towards mitigation measures identified in the Essex Recreational disturbance Avoidance and Mitigation Strategy (RAMS) which will be completed by the time the Local Plan is adopted. Prior to RAMS completion, the authority will seek contributions, where appropriate, from proposed residential development to deliver all measures identified (including strategic measures) through project level HRAs, or otherwise, to mitigate any recreational disturbance impacts in compliance with the Habitat Regulations and Habitats Directive.</u></p> <p><i>Amend 1st sentence of para 7.360:</i> ...the Spatial strategy makes an allocation of <u>around</u> 100 homes.</p> <p><i>Delete quote marks at end of last sentence of para 7.360</i></p> <p><i>Amend fourth sentence of para 7.362:</i> At this stage, it is considered that development allocations in this location will be required to pay for the implementation of mitigation measures to protect <u>the interest features of European designated sites along the Essex Coast which include the</u> Crouch and Roach Estuaries Special Protection Area, Ramsar site and Site of Special Scientific Interest, and potentially the Essex Estuaries Special Area of Conservation.</p>	For effectiveness and consistency with national policy. This change also removes typographical errors and ensures the Local Plan is up to date.	None.

Ref. No.	Para. / Policy	Main Modification	Reasons for Main Modification	Implications for HRA
MM59	Policy SPA1	<p><i>Amend Policy SPA1 as follows:</i></p> <p>New development proposals at Strategic Growth Site 6 – North of Broomfield, to the north of the Hospital will provide <u>incorporate</u> a new access road from Main Road (B1008) <u>providing the opportunity for the Hospital to extend this road across land to be safeguarded within the Hospital campus to the hospital from Main Road (B1008).</u> Development within this Special Policy Area should safeguard the route of this new road and ensuring successful integration with the existing internal road network of the Hospital.</p>	For effectiveness and consistency with national policy. This change ensures consistency with Policy SGS6.	None.
MM60	Policy SPA2	<p><i>Amend Policy SPA2 as follows:</i></p> <p>Development will be permitted for proposals <u>The Council will support proposals which provide ancillary functions to support the operation of the Racecourse, subject to good design quality; promoting more sustainable means of transport to the site and reducing use of individual trips by car; protecting and enhancing existing trees and hedgerows; <u>preserving nearby listed buildings and their settings</u>; 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.</u></p>	For effectiveness and consistency with other policies.	None.

Ref. No.	Para. / Policy	Main Modification	Reasons for Main Modification	Implications for HRA
MM61	Policy SPA3	<p><i>Replace Policy SPA3 with:</i></p> <p><u>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.</u></p> <p><u>Subject to national policy on Green Belt, development proposals should: optimise opportunities for sustainable means 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 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.</u></p>	For effectiveness and consistency with other policies.	None.
MM62	Policy SPA4	<p><i>Amend first sentence of Policy SPA4:</i></p> <p><u>The Council will support Development will be permitted for proposals which promote the continued role of these nationally important gardens.</u></p>	For effectiveness and consistency with other policies.	None.
MM63	Policy SPA5	<p><i>Amend Policy SPA5 as follows:</i></p> <p><u>The Council will support Development will be permitted for proposals for a mix of uses to support Sandford Mill's cultural, leisure and recreational focus which, improves the access into and within the Special Policy Area;...</u></p> <p><u>Any proposals should protect conserve and or enhance nature and conservation interests, including the Green Wedge and Chelmer and Blackwater Navigation Conservation Area.</u></p>	For effectiveness and consistency with other policies.	None.

Ref. No.	Para. / Policy	Main Modification	Reasons for Main Modification	Implications for HRA
MM64	Policy SPA6	<p><i>Replace Policy SPA6 with:</i></p> <p><u>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 Writtle University College and there is a demonstrable need.</u></p> <p><u>Subject to national policy on Green Belt, development proposals should: look for opportunities to improve circulation through and links with existing College buildings; promote more sustainable means of transport to the site and reduce individual trips by car and improve the facilities of the University College. 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.</u></p>	For effectiveness and consistency with other policies.	None.

Ref. No.	Para. / Policy	Main Modification	Reasons for Main Modification	Implications for HRA
MM65	Policy HO1, 8.4, 8.5	<p><i>Amend Policy HO1 A) ii as follows:</i> each dwelling, 50% of new dwellings to be constructed to meet requirement M4(2) of the Building Regulations 2015 (accessible or adaptable dwellings), or subsequent government standard.</p> <p><i>Amend Policy HO1 B) i as follows:</i> a minimum of 5% of new affordable dwellings should be built to meet requirement M4(3) of the Building Regulations 2015 (wheelchair user dwellings), or subsequent government standard.</p> <p><i>Amend Policy HO1 C) i as follows:</i> a minimum of 5% self-build homes which can include custom housebuilding. <u>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;</u> and</p> <p><i>Add the following text to the end of paragraph 8.4:</i> <u>Where the 5% requirement does not result in whole numbers of units, the number of affordable dwellings meeting requirement M4(3) of the Building Regulations 2015, will be rounded up.</u></p> <p><i>Add the following text after the 4th sentence of paragraph 8.5:</i> <u>Where the 5% requirement does not result in whole numbers of units, the number will be rounded up.</u></p> <p><i>Delete the following wording for para 8.5:</i> 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.</p>	For effectiveness and consistency with other policies.	None.

Ref. No.	Para. / Policy	Main Modification	Reasons for Main Modification	Implications for HRA
MM66	Policy HO2, 8.10, 8.11, 8.12, 8.15	<p><i>Delete HO2 A) ii:</i> ii. comprise a maximum combined floorspace of more than 1,000 square metres (gross internal area).</p> <p><i>Amend the last sentence of paragraph 8.10 to:</i> This assessment identified a total affordable housing need in Chelmsford of 179 <u>affordable dwellings for rent</u> per-annum.</p> <p><i>Replace paragraph 8.11 with:</i> <u>The SHMA reviewed a range of affordable housing products available to meet housing need. The SHMA calculates 22% of overall housing should be provided as either social or affordable rented accommodation. The SHMA also shows demand for discounted market housing and shared ownership housing, which meets the definition of affordable housing, from households already in the market sector is around 16% of the overall housing. Where major development involving the provision of housing is proposed, national planning policy (NPPF 2019) requires (with some exceptions) at least 10% of homes to be available for affordable home ownership. The Local Plan Viability Study including the CIL Viability Review incorporated a series of assumptions including 35% affordable housing consisting of 13% shared ownership and 67% affordable rent housing. In order to meet the need for affordable homes for rent identified in the SHMA and the demand for affordable home ownership housing that the Government requires, Policy HO2 A) requires the provision of 35% of the total number of residential units to be provided and maintained as affordable housing. The results of the Local Plan Viability Study including CIL Viability Review demonstrates that the threshold and types of affordable housing contributions identified in the Local Plan are achievable and the cumulative impact of policies in the Local Plan will not put development at serious risk.</u></p> <p><i>Amend paragraph 8.12:</i> There is a requirement to provide 23.1% of the overall housing need as either social or affordable rented accommodation in the SHMA. The SHMA indicates there is a net need for all sizes of affordable housing. The largest net need is for two bedroom units, followed by one bedroom units.</p> <p><i>Delete paragraph 8.15</i></p>	For effectiveness and compliance with national policy. This change ensures consistency with other policies. The text has been incorporated in amended paragraph 8.11.	None.

Ref. No.	Para. / Policy	Main Modification	Reasons for Main Modification	Implications for HRA
MM67	Policy HO3	<p><i>Amend 1st para of Policy HO3:</i></p> <p>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 an allocated sites within the Local Plan.</p> <p><i>Delete Criterion A) iii and B) iv of Policy HO3</i></p>	For effectiveness and consistency with national policy. This change ensures consistency with other policies.	None.
MM68	Policy EM1 and para 8.28	<p><i>Amend first sentence of Policy EM1 as follows:</i></p> <p>Within the Employment Areas, Rural Employment Areas and new employment site allocations, which include existing as shown on the Policies Map, the Council will seek to provide and retain Class B uses 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. Planning permission will be granted for the redevelopment or change of use for non-Class B uses where:</p> <p><i>Amend para 8.28:</i></p> <p>The protection of the City Centre and other designated centres for their retail function is a key objective of this Plan. A proliferation of A1 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. Only in exceptional circumstances, where it can be demonstrated that the use would not materially harm the function, character and purpose of the employment area or other designated retail centres limited in relation to overall floorspace and the extent of contained in the employment area and ancillary Class A uses may be acceptable.</p>	For effectiveness and consistency with national policy. This change ensures consistency with other policies.	None.

Ref. No.	Para. / Policy	Main Modification	Reasons for Main Modification	Implications for HRA
MM69	8.39	<p><i>Amend para 8.39 to:</i></p> <p>For the purposes of all relevant policies of the Local Plan, the term Countryside includes Green Belt, Green Wedges, Green Corridors and the Rural Area. All of these designations are defined on the Policies Map. The Green Wedges and Green Corridors overlie overlays both the Green Belt and Rural Area.</p>	To ensure the Plan is justified, the Green Corridor designation is to be deleted from the Plan. (See also MM71, MM73, MM74, MM75 and MM76 where policy changes are to be made)	None. Whilst the 'green corridors' aspect of the plan may have had some incidental benefits for the protection of European sites (principally by providing some additional safeguarding for linear natural and semi-natural areas away from the coast) this aspect of the plan does not alter (a) the likely scale of effects on European sites or (b) the effectiveness of the mitigation (e.g. RAMS) for ensuring that adverse effects do not occur.
MM70	Policy CO2, 8.48, 8.49	<p><i>Amend Policy CO2:</i></p> <p>POLICY CO2- NEW BUILDINGS AND STRUCTURES IN THE GREEN BELT</p> <p>Where new buildings or structures are proposed within the Green Belt, inappropriate development will not be approved except in very special circumstances.</p> <p><i>Delete criterion A. (iv), A. (x) and D) of Policy CO2.</i></p> <p><i>Delete the last two sentences of paragraph 8.48</i></p> <p><i>Replace para 8.49 with:</i></p> <p><u>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 e.g. a new village hall, new ancillary buildings related to an existing school. In accordance with the NPPE, 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.</u></p>	For effectiveness and consistency with national policy. This change ensures consistency with other policies.	None.

<p>MM71</p>	<p>Policy CO3, 8.53, 8.55, 8.56, 8.57, 8.59, 8.58</p>	<p><i>Amend Policy title, Criterion A title and first sentence to:</i> POLICY CO3 – NEW BUILDINGS AND STRUCTURES IN <u>THE GREEN WEDGES AND GREEN CORRIDORS</u></p> <p>A) New buildings and structures</p> <p>Planning permission will be granted for new buildings and structures where the development does not conflict with the purposes of the Green Wedge designation or Green Corridors designation, and is for:</p> <p><i>Amend criterion A) ii. to:</i> a local community facility that supports the role and function of the Green Wedge or Green Corridor; or</p> <p><i>Amend criterion A) iv. to:</i> local transport infrastructure and other essential infrastructure or development which supports existing or potential utility infrastructure where which can demonstrate a requirement for a <u>the Green Wedge or Green Corridor location is appropriate and the benefits of which override the impact on the designation; or</u></p> <p><i>Amend criterion B) to:</i> Where the development is located within a Green Wedge, p 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. <u>The Council will assess the development based on the following:</u></p> <p>Where the development is located within a Green Corridor, planning permission will be granted where the development would have no greater impact on the character and appearance of the landscape along these river valley corridors than the existing use and/or development.</p> <p>In both a Green Wedge and Green Corridor, the Council will assess the development based on the following:</p> <ul style="list-style-type: none"> 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. 	<p>For effectiveness and consistency with national policy. This change ensures consistency with other policies.</p>	<p>None Whilst the 'green corridors' aspect of the plan may have had some incidental benefits for the protection of European sites (principally by providing some additional safeguarding for linear natural and semi-natural areas away from the coast) this aspect of the plan does not alter (a) the likely scale of effects on European sites or (b) the effectiveness of the mitigation (e.g. RAMS) for ensuring that adverse effects do not occur.</p>
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Ref. No.	Para. / Policy	Main Modification	Reasons for Main Modification	Implications for HRA
		<p><i>Amend criterion C) iv. to:</i> where the development is located within a Green Wedge, the new building is not materially larger than the one it replaces.</p> <p><i>Replace para 8.53 with:</i> <u>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.</u></p> <p><i>Amend para 8.55 to:</i> Essential infrastructure is defined as being infrastructure that must be situated in the location proposed for connection purposes <u>and the benefits of which override the impact of the designation</u> e.g. sewage or water connections, <u>power sources</u>, waste water recycling/treatment sites, electricity substations, emergency services or telecommunications, <u>including on-site and off-site reinforcements to existing networks</u>. Local transport infrastructure is defined as being infrastructure that must be situated in the location proposed e.g. a Park and Ride facility, new roads and bridges. Essential infrastructure will also be recognised as that proposed by statutory undertakers.</p> <p><i>Remove Green Corridor reference from paras 8.56, 8.57 & 8.59</i></p> <p><i>Amend para 8.58 to:</i> Economic growth in the Green Wedge and Green Corridors 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 a the Green Wedge or Corridor 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 or Corridor. This is to avoid the proliferation of new buildings which are unconnected to existing sites and uses and may result in harm to the valued open <u>openness and landscape character of the landscapes and river valleys.</u></p>		

Ref. No.	Para. / Policy	Main Modification	Reasons for Main Modification	Implications for HRA
MM72	Policy CO4, 8.64, 8.65, 8.66, 8.68	<p><i>Amend criterion A) title and first sentence to:</i> A) New buildings and structures</p> <p>Planning permission will be granted for new buildings and structures....</p> <p><i>Amend criterion A) iii. to:</i> iii. local transport infrastructure and other essential infrastructure or development which supports existing or potential utility infrastructure</p> <p><i>Amend first sentence of para. 8.64 to:</i> Proposals for new buildings and structures...</p> <p><i>Amend para. 8.65 to:</i> Essential infrastructure is defined as being infrastructure that must be situated in the location proposed for connection purposes <u>and the benefits of which override any adverse impacts on the intrinsic character and beauty of the countryside. e.g. electricity substation, waste water treatment sites, emergency services or telecommunications. e.g. 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.</u> Local transport infrastructure is defined as being infrastructure that must be situated in the location proposed e.g. a Park and Ride facility, new roads and bridges. <u>Essential infrastructure will also be recognised as that proposed by statutory undertakers.</u></p> <p><i>Amend first sentence of para. 8.66 to:</i> Buildings and structures.....</p> <p><i>Amend first sentence of para. 8.68 to:</i> Economic growth in the Rural Area is encouraged but new buildings and structures....</p>	For effectiveness and consistency with national policy. This change ensures consistency with other policies	None.

Ref. No.	Para. / Policy	Main Modification	Reasons for Main Modification	Implications for HRA
MM73	Policy CO5	<p><i>Amend Policy title, Criterion B title and first sentence to:</i></p> <p>POLICY CO5 – INFILLING IN THE GREEN BELT, GREEN WEDGE, GREEN CORRIDOR AND RURAL AREA</p> <p>B) Green Wedges, Green Corridors and or Rural Area</p> <p>Planning permission will be granted for infilling in the Green Wedge, Green Corridors and or Rural Area provided that:.....</p>	For effectiveness and consistency with national policy. This change ensures consistency with other policies.	None. Whilst the 'green corridors' aspect of the policy may have had some incidental benefits for the protection of European sites (principally by providing some additional safeguarding for linear natural and semi-natural areas away from the coast) this aspect of the plan does not alter (a) the likely scale of effects on European sites or (b) the effectiveness of the mitigation (e.g. RAMS) for ensuring that adverse effects do not occur.

Ref. No.	Para. / Policy	Main Modification	Reasons for Main Modification	Implications for HRA
MM74	Policy CO6, 8.76, 8.77, 8.78	<p><i>Amend Criterion B title and first sentence to:</i> B) Green Wedges and Green Corridors Planning permission will be granted for the change of use of buildings in the Green Wedge and Green Corridors where:</p> <p><i>Amend Criterion B iii. to:</i> 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 or Green Corridor Designations; and</p> <p><i>Amend last para of Criterion B to:</i> Changes of use of land and engineering operations will be permitted where the development would not adversely impact on the role, function, character and appearance of the Green Wedges and Green Corridors as set out in Policy CO1 Strategic Policy S13.</p> <p><i>Delete para. 8.76</i></p> <p><i>Amend first sentence of para 8.77 to:</i> Within the Green Belt, and Green Wedges and Green Corridors, 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.</p> <p><i>Amend first and second sentence of para 8.78 to:</i> 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 Wedges and Green Corridors, the ancillary use of the land should not conflict with the purpose of the designations.</p>	<p>For effectiveness and consistency with national policy. This change ensures consistency with other policies.</p>	<p>None. Whilst the 'green corridors' aspect of the policy may have had some incidental benefits for the protection of European sites (principally by providing some additional safeguarding for linear natural and semi-natural areas away from the coast) this aspect of the plan does not alter (a) the likely scale of effects on European sites or (b) the effectiveness of the mitigation (e.g. RAMS) for ensuring that adverse effects do not occur.</p>

Ref. No.	Para. / Policy	Main Modification	Reasons for Main Modification	Implications for HRA
MM75	Policy CO7, 8.84	<p><i>Amend policy title, criterion B title and first sentence to:</i> POLICY CO7 – EXTENSIONS TO EXISTING BUILDINGS WITHIN THE GREEN BELT, GREEN WEDGES, GREEN CORRIDORS AND RURAL AREA</p> <p>B) Green Wedges and Green Corridors Planning permission will be granted for extensions or alterations to existing buildings where the building is located within the Green Wedge or Green Corridor and the extension or alteration would not:</p> <p><i>Amend Criterion B ii. & iii. to:</i> ii. be out of keeping with its context and surroundings or result in any other <u>unacceptable harm</u>; and iii. conflict with the purposes of the Green Wedge or Green Corridor designation.</p> <p><i>Amend criterion C) i. to:</i> i. be disproportionate in size, scale and proportions, such that the form and appearance would be out of keeping with the existing building, its context and surroundings <u>be out of keeping with its context and surroundings and does not result in any other unacceptable harm; and</u></p> <p><i>Amend para 8.84 to:</i> B) Green Wedge and Green Corridors The role of the main river valleys will be protected and enhanced as a valued and multi-faceted landscapes for their openness and preventing settlement coalescence and its function as an important green networks for wildlife, leisure and recreation. Some parts of the Green Wedges and Green Corridors 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 and Green Corridors will 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.</p>	<p>For effectiveness and consistency with national policy. This change ensures consistency with other policies.</p>	<p>None. Whilst the 'green corridors' aspect of the policy may have had some incidental benefits for the protection of European sites (principally by providing some additional safeguarding for linear natural and semi-natural areas away from the coast) this aspect of the plan does not alter (a) the likely scale of effects on European sites or (b) the effectiveness of the mitigation (e.g. RAMS) for ensuring that adverse effects do not occur.</p>

Ref. No.	Para. / Policy	Main Modification	Reasons for Main Modification	Implications for HRA
MM76	Policy CO8	<p><i>Amend second paragraph of policy to:</i> Planning permission will be granted for a new dwelling or caravan in the <u>Green Wedge or Rural Area</u>, Green Wedge or Green Corridor 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.</p>	<p>For effectiveness and consistency with national policy. This change ensures consistency with other policies.</p>	<p>None. Whilst the 'green corridors' aspect of the policy may have had some incidental benefits for the protection of European sites (principally by providing some additional safeguarding for linear natural and semi-natural areas away from the coast) this aspect of the plan does not alter (a) the likely scale of effects on European sites or (b) the effectiveness of the mitigation (e.g. RAMS) for ensuring that adverse effects do not occur.</p>

Ref. No.	Para. / Policy	Main Modification	Reasons for Main Modification	Implications for HRA
MM77	Policy HE1	<p><i>Amend criterion A):</i> The impact of any development proposal on <u>the significance of a designated heritage asset or its setting</u>, and the level of any harm, will be <u>considered weighed</u> against any public benefits arising from the proposed development. Where there is substantial harm or total loss of significance of the designated heritage asset, this will be weighed against any substantial public benefits, unless 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:</p> <p><i>Amend first para and delete last para under B) Listed Buildings:</i> In addition <u>to the above Criteria A)</u> the Council will preserve Listed Buildings and will <u>permit only support</u> proposals where:</p> <p>Applications involving the demolition of a Listed Building will only be granted in exceptional circumstances, where the substantial public benefit derived from the proposals outweighs the loss.</p> <p><i>Amend first para under C) Conservation Area:</i> In addition <u>to the above Criteria A)</u> development will <u>only be permitted</u> in Conservation Areas where:</p> <p><i>Amend criterion D):</i> <u>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.</u> In addition, to the above Criteria A) planning permission will only be granted for proposals that would not cause harm to the character or setting of Registered Parks or Gardens unless there is a the harm is outweighed by public benefit.</p> <p><i>Amend criterion E):</i> <u>Development proposals should protect Scheduled Monuments and their settings. Harm should be assessed in accordance with the tests within Part A of this policy.</u> In addition, to the above Criteria A) planning permission will only be granted for proposals that would not adversely affect a Scheduled Monument or its setting unless there is a the harm is outweighed by public benefit.</p>	<p>For effectiveness and consistency with national policy. This change ensures consistency with other policies.</p>	<p>None.</p>

Ref. No.	Para. / Policy	Main Modification	Reasons for Main Modification	Implications for HRA
MM78	Policy HE3	<p><i>Amend first sentence of Policy HE3:</i></p> <p>Planning permission will be granted for development affecting archaeological sites providing it protects, enhances and <u>or</u> preserves sites of archaeological interest and their settings.</p>	For consistency with national policy as some assets of archaeological interest may not require protecting, enhancing and preserving so 'and' is replaced with 'or'.	None.
MM79	Policy NE1, 8.109	<p><i>Add to end of (A) Internationally Designated Sites:</i></p> <p><u>Where appropriate, contributions from developments will be secured towards mitigation measures identified in the Essex Recreational disturbance Avoidance and Mitigation Strategy (RAMS) which will be completed by the time the Local Plan is adopted. Prior to RAMS completion, the authority will seek contributions, where appropriate, from proposed residential development to deliver all measures identified (including strategic measures) through project level HRAs, or otherwise, to mitigate any recreational disturbance impacts in compliance with the Habitat Regulations and Habitats Directive.</u></p> <p><i>Amend para 8.109:</i></p> <p>The development proposal should be informed by the results of the checklist and any relevant survey <u>and apply the mitigation hierarchy</u> and have regard to the Council's Green Infrastructure Strategy. <u>Strategic Plan.</u></p>	For effectiveness and consistency with national policy. This change ensures consistency with other policies	None. NE's position regarding the application of the RAMS has changed since the submission of the draft Local Plan for examination, and the area included under the previously proposed Recreational 'Zones of Influence' (RZoI) has been extended. The RAMS will be sufficient to mitigate any effects on European sites due to 'in combination' recreational pressure, and increasing the area over which RAMS contributions are sought will not alter this position (i.e. the mitigation provided by the RAMS is scalable).

Ref. No.	Para. / Policy	Main Modification	Reasons for Main Modification	Implications for HRA
MM80	Policy NE2, 8.113	<p><i>Amend A) first para:</i> Planning permission will only 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.</p> <p><i>Amend A) second para:</i> Development proposals that have the potential to affect preserves trees, trees in a Conservation Area or Registered Park and Garden, ...</p> <p><i>Amend B) as follows:</i> B) <u>Non-Protected Other Landscape Features</u> Planning permission will only be granted for development proposals that do not result</p>	For effectiveness and consistency with national policy. This change ensures consistency with other policies	None.
MM81	Policy NE3	<p><i>Amend Policy NE3, part A (ii) as follows:</i> ii. it seeks to achieve betterment and does not worsen flood risk elsewhere.</p> <p><i>Amend Policy NE3, part B (ii) as follows:</i> ii. manage surface water run-off so that the run-off rate is no greater than the run-off prior to development taking place or if the site is previously developed, development reduces run-off rates and volumes as far as is reasonably practical; and</p> <p><i>Amend Policy NE3, part C, final sentence, as follows:</i> As well as providing appropriate water management measures, where possible SuDS should be multi-functional to deliver benefits for wildlife, amenity and landscape <u>the built, natural and historic environment.</u></p>	For effectiveness, legally compliant and consistency with national policy. This change ensures consistency with other policies.	None.
MM82	Policy NE4	<p><i>Amend first criteria:</i> i. do not cause demonstrable harm to residential-amenity <u>living environment</u>; and</p> <p><i>Amend fourth criterion:</i> iv. do not have an unacceptable visual impact which would be harmful to its-setting <u>the character of the area</u>; and</p>	For effectiveness and consistency with other policies.	None.

Ref. No.	Para. / Policy	Main Modification	Reasons for Main Modification	Implications for HRA
MM83	Policy CF1, 8.125	<p><i>Amend Policy CF1(iv):</i> iv. there would be no unacceptable impact on the character, appearance or amenities of the area-local environment; and</p> <p><i>Amend paragraph 8.125:</i> New development should be physically compatible in form and appearance with its surroundings. It should not adversely impact <u>the local environment of the area by reason of impact on residential</u> its neighbours and should avoid adverse impacts on, noise, pollution, biodiversity, air or and water quality.</p>	For effectiveness and consistency with other policies.	None.
MM84	Policy CF2	<p><i>Amend Policy CF2 A) by adding a new sentence under the criteria:</i> <u>In relation to the loss of a locally valued community facility that is commercial in nature, such as public houses, 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.</u></p>	For effectiveness and consistency with other policies.	None.
MM85	Policy MP1	<p><i>Amend policy title:</i> POLICY MP1 – HIGH QUALITY AND INCLUSIVE DESIGN</p> <p><i>Amend part (B) (vi) to:</i> vi. create safe, <u>accessible and inclusive</u> environments</p> <p><i>Amend vii to:</i> vii. minimise the use of natural resources in accordance with Policy MP3.</p> <p><i>Add end of para 9.3:</i> <u>Consideration should be given to the detailed guidance contained within the Council's Making Places Supplementary Planning Document.</u></p>	For effectiveness and consistency with national planning policy	None.

Ref. No.	Para. / Policy	Main Modification	Reasons for Main Modification	Implications for HRA
MM86	Policy MP2, 9.9 and 9.14	<p><i>Amend first para of Policy MP2:</i> The Council will require all new major development to meet the highest standards <u>be of high quality of built form</u> and urban design.</p> <p><i>Amend first bullet point of MP2:</i></p> <ul style="list-style-type: none"> • Respect the historic and natural environment of biodiversity and amenity interests <u>through the provision of a range of greenspaces</u> <p><i>Amend 11th bullet to of MP2:</i></p> <ul style="list-style-type: none"> • Provide public open space or larger-scale <u>and contribute to green infrastructure</u> <p><i>Amend 14th bullet of MP2:</i></p> <ul style="list-style-type: none"> • Minimise use of natural resources in accordance with Policy MP3. <p><i>Add to end of Policy:</i> <u>Where relevant, new residential development must be in accordance with the standards as set out in Appendix A, unless it can be demonstrated that the particular site circumstances require a different design approach allow for a lower provision.</u></p> <p><i>Amend references to 'high standards' within para 9.9 to <u>high quality</u>.</i></p> <p><i>Add the following as penultimate sentence to 9.9:</i> <u>The Council will encourage developers to have regard to the design principles set out in the Essex Design Guide.</u></p> <p><i>Add new para after 9.14:</i> <u>All new residential development will be required to comply with the development standards within Appendix A. Applicants should consult the Council's Making Places Supplementary Planning Document for detailed guidance.</u></p>	For effectiveness and consistency with other policies.	None.

Ref. No.	Para. / Policy	Main Modification	Reasons for Main Modification	Implications for HRA
MM87	Policy MP3 and 9.20	<p><i>Amend first para of Policy MP3:</i> The Council will expect all new dwellings and non-residential buildings to incorporate sustainable design features to reduce carbon dioxide and nitrogen dioxide emissions, and the use of natural resource, as follows where relevant.</p> <p><i>Re-order policy to the following order:</i> All new dwellings shall meet the Building Regulations optional requirement for water efficiency of 110 litres/person/day.</p> <p><i>Expand the next para to the following:</i> New dwellings and non-residential buildings shall provide convenient access to Electric Vehicle (EV) charging point infrastructure as follows:</p> <ul style="list-style-type: none"> • <u>Residential development should provide Electric Vehicle (EV) charging point infrastructure at the rate of 1 charging point per unit (for a dwelling with dedicated off-road parking) and/or 1 charging point per 10 spaces (where off-road parking is unallocated).</u> • <u>Non-residential development should provide charging points equivalent to 10% of the total parking provision.</u> • <u>Public charging points should be located in highly visible, accessible locations close to building entrances.</u> <p><i>Delete the paragraph:</i> Non-residential developments of 1000sqm or more will be required to achieve at least a 10% reduction in carbon dioxide emissions above the requirements of current Building Regulations.</p> <p>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'.</p> <p><i>Replace paragraph 9.20 with:</i> <u>The standards for electrical vehicle charging points for new residential development are taken from The Institute of Air Quality Managements guidance document 'Land-Use Planning & Development Control: Planning for Air Quality (2017)' and is now the standard in many Councils across the UK. Standards for non-residential developments are set by the Low Emission Partnership's 2013 guidance document Low Emission Topic Note 1 Provision of EV charging points.</u></p> <p><i>Add end of para 9.22:</i> <u>Detailed guidance is contained within the Council's Making Places Supplementary Planning Document.</u></p>	For effectiveness and consistency with other policies and includes the requirements against which applications should be judged in the policy text.	None.

Ref. No.	Para. / Policy	Main Modification	Reasons for Main Modification	Implications for HRA
MM88	Policy MP4 and 9.25	<p><i>Amend title of policy:</i> POLICY MP4- DESIGN SPECIFICATION FOR DWELLINGS AND HOUSES IN MULTIPLE OCCUPATION</p> <p><i>Amend Policy MP4 A) v):</i> v. Provide appropriate and well designed refuse and recycling recycling and waste storage.</p> <p><i>Amend Policy MP4 (B) (i) and iii):</i> i. achieve sufficient amenity communal garden space; and iii. Provide refuse and recycling 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</p> <p><i>Delete Policy MP4 (B) (v) and para 9.25</i></p> <p><i>Add end of para 9.23:</i> <u>Consideration should be given to the detailed guidance contained within the Council's Making Places Supplementary Planning Document.</u></p>	For effectiveness and consistency with other policies. The title is changed as it currently suggests the Policy only applies to HMO's. The change also clarifies matters relating to recycling and waste storage. It also removes elements that are dealt with under the Building Regulations.	None.
MM89	Policy MP5	<p><i>Amend first para:</i> <u>The Council will have regard to All development will be required to comply with the vehicle parking standards set out in the Essex Parking Standards - Design and Good Practice (2009), or as subsequently amended, when determining planning applications.</u></p>	For effectiveness of the policy	None.
MM90	Policy MP6, 9.31 and 9.32	<p><i>Amend Policy MP6:</i> The Council will permit support proposals for buildings above 6 5 storeys or above 16m high in part of the City Centre, provided:</p> <p><i>Amend third sentence of para 9.31</i> 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 the transport interchange of the train and bus stations or 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.</p> <p><i>Add to end of para 9.32:</i> <u>Consideration should be given to the detailed guidance contained within the Council's Making Places Supplementary Planning Document.</u></p>	For effectiveness and consistency with other policies and to provide clear reference to the SPD being produced to support the Local Plan.	None.

Ref. No.	Para. / Policy	Main Modification	Reasons for Main Modification	Implications for HRA
MM91	Policy MP7 and paragraphs 9.33-9.36	Delete Policy MP7 and paragraphs 9.33-9.36	The policy duplicates the requirements within the Building Regulations Approved Document R and it is proposed to be deleted, along with the relevant reasoned justification. The aspirations to support the expansion of high speed broadband is suitably captured within Strategic Policy S11.	None.
MM92	Policy PA1, 9.37 and 9.38	<p>Amend Section Title to: PROTECTING AMENITY <u>LIVING AND WORKING ENVIRONMENTS</u></p> <p>Amend para 9.37: An essential part of high-quality design should be the safeguarding of the living <u>and working</u> environments of existing and future residents.</p> <p>Amend policy title: POLICY PA1 - PROTECTING AMENITY <u>LIVING AND WORKING ENVIRONMENTS</u></p> <p>Substitute the word 'amenities' for the term 'living environments' in PA1 (i): i. safeguards the amenities <u>living environments</u> of the occupiers of any nearby residential property by ensuring that the development is not overbearing and does not result in unacceptable overlooking or overshadowing. The development shall also not result in excessive noise, activity or vehicle movements; and</p> <p>Amend PA1 (ii): ii. is compatible with neighbouring or existing uses in the vicinity of the development and protects the wider amenities of the area by ensuring that the development, and its relationship with the surrounding area, avoids unacceptable levels of polluting emissions by reason of noise, light, smell, fumes, vibrations or other issues, unless appropriate mitigation measures can be put in place and permanently maintained.</p> <p>Substitute the word 'amenities' for the term 'living environments' in second sentence of para 9.38: This includes the protection of existing amenity <u>living environments</u> by ensuring there is not excessive noise or unacceptable overlooking created by new development.</p>	To provide clarity to the reader and make clear this policy deals with both living and working environments. The criterion is split into (i) and (ii) to reflect this consideration.	None.

Ref. No.	Para. / Policy	Main Modification	Reasons for Main Modification	Implications for HRA
MM93	Tables 5-8 Monitoring Framework	<i>Replace with table in Annex 4</i>	To update the monitoring framework in light of the proposed main modifications and to ensure monitoring is effective	None.
MM94	Appendix A	<p><i>Amend Para A1:</i> This Appendix provides information about standards that apply to all new residential developments in Chelmsford including conversions, whether apartments, houses, or houses in Multiple Occupation (HMO's) or extensions. The standards also apply to extensions to existing dwellings in most circumstances. <u>unless it can be demonstrated that the particular site circumstances require a different design approach.</u></p> <p><i>Amend Para A2:</i> These standards are provided as an Appendix rather than set out in policies within the Local Plan to enable them to be reviewed and updated more readily. They standards are guidance to be applied to planning applications and 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. <u>Detailed guidance is contained within the Council's Making Places Supplementary Planning Document.</u> Where relevant, links have been provided to other Council documents or national standards.</p> <p><i>Amend Para A3:</i> ...and a good standard of <u>amenity living environment</u> ...</p> <p><i>Amend text following Table 9:</i> * For tall buildings (above 6 ½ storeys or 16 metres) ...</p> <p><i>Amend caption for Figure 12:</i> Separation distances and <u>amenity standards private garden</u> space for a small ...</p>	Consequential changes to Appendix A following changes to term 'amenity' in Policy PA1 to be consistent. Changes also correct the status of Appendix A within the Local Plan.	None.
MM95	Appendix B Housing Site Breakdown	<i>Delete Appendix B</i>	Appendix B was intended to assist with the understanding of how elements of the housing numbers were derived to assist with the consultation process. It is not referred to anywhere in the Plan and the status of sites has now moved on so it is no longer required.	None.

Ref. No.	Para. / Policy	Main Modification	Reasons for Main Modification	Implications for HRA
MM96	Appendix C	<p>Update Housing Trajectory to include Windfall figures for year 6 onwards in accordance with Annex 5 attached to this Schedule.</p> <p><i>Replace with Local Plan Housing Trajectory, Employment Trajectory and Gypsy, Traveller and Travelling Showpeople Trajectory 2019 in Annex 5.</i></p> <p><i>Replace Figure 15: 2013-2036 Housing Trajectory in Annex 5.</i></p> <p><i>Reflect the updates to the Housing Trajectory delivery timescales in reasoned justification for the following paragraphs 7.48, 7.58, 7.64, 7.74, 7.84, 7.111, 7.125, 7.172, 7.188, 7.197, 7.242, 7.257, 7.269, 7.282, 7.306, 7.313, 7.325 and 7.346.</i></p> <p><i>In addition, amend the format of dates for example 20XX/XX and 20XX/20XX to <u>20XX and 20XX</u> for the following paragraph 7.143, 7.156, 7.209 and 7.301.</i></p> <p><i>Amend C2:</i> C2 For each of the above, timeframes for development have been projected based on the following information:</p> <ul style="list-style-type: none"> • Published housing completions for years 2013/14 to 2018/19<u>16/17</u> • Known planning permissions and expected time frames for development, based on developers' projected build out rates (sourced from the April 201<u>9</u>7-Housing Site Schedule) for years 201<u>9</u>7/<u>19</u>8 to 202<u>3</u>1/<u>24</u>2 • Expected time frames for the development of Pre-Submission Local Plan allocations, based on projected build out rates and information from site promoters for years 201<u>9</u>7/<u>19</u>8 to 202<u>3</u>1/<u>23</u>2 as applicable 	To ensure the numbers in Strategic Policy S9 are correctly reflected in the Trajectory and to provide an annual update which will need to be taken into account at the time of publication.	None.
MM97	Appendix D	<i>Delete Appendix D – North Chelmsford Area Action Plan</i>	Deletion to ensure the plan is sound by removing this extract of the AAP as it is to be superseded by the Plan (see also MM14)	None.
MM98	11.2	<i>Amend third sentence of para 11.2 to:</i> These include a Review of the Defined Settlement and Urban Area Boundaries 2018; <u>and an Open Space Assessment 2016.</u> and a review of Green Wedges and Green Corridors 2017.	For effectiveness and consistency with other policies.	None.

Appendix B – Additional Modifications

This schedule sets out the Additional Modifications to the Chelmsford Pre-Submission Local Plan proposed by the Council; the paragraph and policy numbers refer to the submitted Local Plan. New text is shown as underlined. Deleted text is shown as ~~strike through~~. Actions are shown in *italic*.

Table B1 Review of Additional Modifications

Ref No.	Para. / Policy No.	Modification	Implications for HRA
AM1	Front Cover	<i>Add to cover:</i> Our Planning Strategy <u>2013</u> to 2036	None.
AM2	Whole Plan	<i>Change all references to 'Green Wedges' to the singular and where appropriate proceed by 'the'</i> <i>Change all references of 'a Green Wedge' to 'the Green Wedge'</i>	None.
AM3	1.1	<i>Amend last sentence of para 1.1:</i> The Council is preparing a new Local Plan to provides a new planning framework to meet local development needs for the period up to 2013-2036 <u>and consists of a Written Statement (this document) and a Policies Map</u>	None.
AM4	1.6	<i>Amend Box:</i> Section 1 - introduces the Local Plan, its purpose, the timetable, the plan period, the Sustainability Appraisal and community-led planning, alongside details of how you can make comments. Section 11 – <i>add space between 'the' and 'Policies'. Delete 'to' before identify.</i>	None.
AM5	1.7 to 1.35, 1.40 to 1.45 and 1.46, 1.47 and 1.48	<i>Update introductory text to the Local Plan to reflect current status.</i>	None.

Ref No.	Para. / Policy No.	Modification	Implications for HRA
AM6	1.36	<p><i>Amend para 1.36:</i></p> <p>The supporting documents which the Council can require to validate an application include a Design and Access Statement <u>Agricultural Land Classification Survey</u>, Transport Assessment and Travel Plan and Education Land Compliance Assessments.</p>	None.
AM7	2.24	<p><i>Insert additional para before 2.24:</i></p> <p><u>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.</u></p>	None.
AM8	2.28	<p><i>Amend para 2.28:</i></p> <p>Chelmsford is also rich in history, with over 1,000 listed buildings, 25 Conservation Areas, 19 scheduled monuments and 6 historic park gardens <u>Registered Parks and Gardens of Special Interest</u>. Its historic landscape contains many archaeological sites dating back to pre-historic times.</p>	None.
AM9	3.14	<p><i>Amend last sentence of para 3.14:</i></p> <p>However, some additional capacity in certain areas may come about from promoting a change in behaviour, for example in how people choose to travel. However, to transport people exists on sustainable networks such as bus, walking and cycling. Subsequently, additional capacity in certain areas may come about from promoting a change in behaviour, for example in how people choose to travel.</p>	None.
AM10	3.15	<p><i>Amend fourth sentence of para 3.15:</i></p> <p>The modelling outputs indicate that the patterns and severity of congestion across Chelmsford in the modelling would remain broadly consistent regardless of differences in Local Plan development allocation and the mitigation measures identified.</p>	None.

Ref No.	Para. / Policy No.	Modification	Implications for HRA
AM11	3.23	<p><i>Amend para 3.23:</i></p> <p>A key infrastructure challenge will be ensuring that the local and strategic transport network can accommodate the proposed future growth. The traffic modelling evidence base work has assessed the transport implications of the Local Plan throughout its preparation, <u>and identified junction mitigation and sustainable infrastructure requirements, where appropriate.</u></p>	None.
AM12	3.27	<p><i>Amend para 3.27:</i></p> <p>Chelmsford has a wide range of planning designations such as Green Belt and other national environmental and heritage designations such as SSSI's, 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, <u>Conservation Areas and Registered Parks and Gardens.</u> 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.</p>	None.
AM13	3.28	<p><i>Amend para 3.28:</i></p> <p>The Local Plan will also protect and enhance local distinctiveness and plan positively for the creation, protection and enhancement of networks <u>to ensure a net gain for</u> of biodiversity and green infrastructure in line with the Council's Green Infrastructure Strategy. Strategic Plan.</p>	None.
AM14	3.29	<p><i>Add new para after 3.29:</i></p> <p><u>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.</u></p>	None.
AM15	3.33	<p><i>Amend para 3.33:</i></p> <p><u>The Local Plan policies will seek to achieve a net gain for biodiversity by providing new green spaces including high quality green infrastructure built into the designs and masterplans of new development.</u> The new Local Plan will also seek to ensure that all new development meets the highest standards of design. The Plan will further also encourage the use of masterplans and design codes where appropriate for strategic scale developments.</p>	None.

Ref No.	Para. / Policy No.	Modification	Implications for HRA
AM16	3.37	<p><i>Add to end of para 3.37:</i></p> <p><u>A Cultural Development Trust has also been established to work in partnership with the Council to strengthen Chelmsford's cultural identity. Through close engagement with the public, the mutual objective is to inspire participation in the arts and culture, to build awareness of the City's historic heritage and to ignite interest in developing creative and cultural legacies for the future. The Trust will contribute to the ideas for a shared Cultural Vision "Towards 2040" and participate in encouraging investment in the City's museums and theatres.</u></p>	None.
AM17	The Vision	<p><i>Amend second para of the Vision:</i></p> <p>This positive change will optimise the opportunities for new and upgraded infrastructure including <u>cultural</u>, leisure and recreation facilities, shops, education and healthcare services historic environment.</p> <p><i>Amend bullets on page 37 and 38:</i></p> <ul style="list-style-type: none"> • Move towards a low carbon future for Chelmsford <u>seeking to mitigate and adapt to climate change and to promote the sustainable use of natural resources</u> • Protect and enhance the rich and diverse natural, built, and historic <u>and natural</u> environment <u>including the coast</u> 	None.
AM18	5.18	<p><i>Amend para 5.18:</i></p> <p>Chelmsford has a rich and diverse heritage. It has many heritage assets which are worthy of protection for their significance. Within Chelmsford's administrative area there are 1,006 <u>1,008</u> listed buildings. There are also 25 Conservation Areas, 19 Ancient <u>Scheduled</u> 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.</p>	None.
AM19	6.24	<p><i>Amend para 6.24:</i></p> <p>An Employment Land Review, Retail Capacity Study and Office Needs Assessment have also been carried <u>out</u> which set out the amount and types of employment and retail floorspace that will be required within the Local Plan period.</p>	None.
AM20	6.32	<p><i>Second to last sentence of para 6.32 replace 'are' with '<u>also</u>'</i></p>	None.

Ref No.	Para. / Policy No.	Modification	Implications for HRA
AM21	6.54 and 6.65	<p><i>Add new para following 6.54:</i></p> <p><u>The Council is cooperating with broadband infrastructure providers and the County Council to ensure as wide a coverage as possible with high speed, reliable broadband. National broadband operators can offer superfast broadband connection for new developments, either free of charge or as part of a co-funded partnership.</u></p> <p><i>Add new para before 6.65:</i></p> <p><u>The Chelmsford City Growth Package (£15m), which is jointly funded by Essex County Council and the South East Local Enterprise Partnership, for implementation by March 2021, will deliver a package of short term measures to achieve this vision. Once approved the final package will help to accommodate the existing, and future, transport needs of Chelmsford. A Housing Infrastructure Fund (HIF) forward funding bid submitted by Essex County Council in partnership with the City Council has also been successful at the expression of interest stage to move to the final stage for up to £250m grant to be directed to the delivery of the Chelmsford North East Bypass and Beaulieu Rail Station.</u></p>	None.
AM22	6.65	<p><i>Add to last sentence of 6.65:</i></p> <p>The overarching approach of Essex County Council is to develop three strategic zonal focuses (<u>Table 2 below</u>):</p>	None.
AM23	6.67	<p><i>Amend para 6.67:</i></p> <p>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, <u>bridleways</u> and highways; such as youth or the elderly.</p>	None.
AM24	6.75	<p><i>Add to start of para 6.75:</i></p> <p><u>Applicants should consult the Council's Planning Obligations Supplementary Planning Document for more guidance.</u> Essex County Council's Developer's Guide to Infrastructure Contributions sets out ECC's standards for the receipt of relevant infrastructure funding.</p>	None.
AM25	6.89	<p><i>Amend para 6.89:</i></p> <p>The Council will review the Local Plan every five years. On the basis that it takes around two years to formally complete this process, a formal review, <u>including a formal Regulation 18 consultation</u>, will commence three years after the adoption of the Local Plan. This is envisaged to be in 2022.</p>	None.

Ref No.	Para. / Policy No.	Modification	Implications for HRA
AM26	7.5	<i>Delete para 7.5</i>	None.
AM27	7.9	<i>Amend first sentence of para 7.9:</i> This Growth Area will accommodate around 3,150 3,400 new homes	None.
AM28	Policy SGS1c, 7.41	<i>Amend bullet 3 under Site Infrastructure Requirements of Policy SGS1c:</i> <ul style="list-style-type: none"> Financial contributions to primary and secondary education provision, and community facilities including healthcare provision <u>as required by the NHS/CCG.</u> <p><i>Add after first sentence of para 7.41:</i></p> <p><u>Due to the poor quality of the existing open space on site, in this instance, improving the quality of the open space to be provided on site as part of the development is appropriate in lieu of the Policy CF2 requirement to provide the same quantity of open space.</u></p>	None.
AM29	Policy SGS1d	<i>Amend bullet 3 under Site Infrastructure Requirements:</i> <ul style="list-style-type: none"> Financial contributions to early years, primary and secondary education provision, and community facilities including healthcare provision <u>as required by the NHS/CCG.</u> 	None.
AM30	Policy SGS1e	<i>Amend bullet 2 under Site Infrastructure Requirements:</i> <ul style="list-style-type: none"> Financial contributions to primary and secondary education provision, and community facilities including healthcare provision <u>as required by the NHS/CCG.</u> 	None.
AM31	Policy SGS1f	<i>Amend bullet 2 under Site Infrastructure Requirements:</i> <ul style="list-style-type: none"> Financial contributions to primary and secondary education provision, and community facilities including healthcare provision <u>as required by the NHS/CCG.</u> 	None.

Ref No.	Para. / Policy No.	Modification	Implications for HRA
AM32	7.86	<i>Add additional sentence to end of para 7.86:</i> <u>There is also scope for alternative land uses across the wider site including cultural or entertainment uses.</u>	None.
AM33	7.95	<i>Add a new heading before para 7.95 (or as renumbered), as follows:</i> <u>Growth Sites in Chelmsford Urban Area</u>	None.
AM34	Policy GR1	<i>Amend 4th bullet under Site Infrastructure Requirements:</i> <ul style="list-style-type: none"> Financial contributions to early years, primary and secondary education provision, and community facilities including healthcare provision as required by the NHS/CCG. 	None.
AM35	7.121	<i>Amend second to last sentence of para 7.121:</i> 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 nearby Local Wildlife Sites.	None.
AM36	7.129	<i>Add to end of para 7.129:</i> <u>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.</u>	None.
AM37	7.137	<i>Amend third sentence of para. 7.137:</i> The feature is <u>potentially</u> considered of national importance and therefore in accordance with para 139 of the NPPF it should be treated as if it were a Scheduled Monument.	None.
AM38	7.140	<i>Amend para. 7.140:</i> <u>As t</u> The site may contains archaeological deposits, <u>these</u> which will need to be considered by future development proposals, through an archaeological evaluation.	None.

Ref No.	Para. / Policy No.	Modification	Implications for HRA
AM39	7.233	<p><i>Amend para 7.233:</i></p> <p>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</p>	None.
AM40	7.236	<p><i>Amend para 7.236:</i></p> <p>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, which would be <u>determined</u> approved by the Minerals Planning Authority.</p>	None.
AM41	Policy SGS5a	<p><i>Move bullet 4 from 'Movement and Access' to 'Historic and Natural Environment':</i></p> <ul style="list-style-type: none"> • Ensure appropriate habitat mitigation and creation is provided 	None.
AM42	7.253	<p><i>Amend 1st sentence of para 7.253:</i></p> <p>An area around the Grade II listed Moulsham Hall is allocated for conservation and strategic landscape enhancement, <u>as shown on the Policies Map.</u></p>	None.
AM43	7.277	<p><i>Amend para 7.277:</i></p> <p>Development design and layout should also take into consideration the setting of other heritage assets, including the <u>nearby</u> listed buildings <u>including Blue Barnes Farm, The Cottage, Jasmine Cottage, Millers Cottage and Rose Cottage,</u> and <u>s</u>Scheduled <u>m</u>Monument at Gubbions Hall.</p>	None.
AM44	7.287	<p><i>Amend second sentence of para 7.287:</i></p> <p>This will help serve Broomfield Hospital, Fairleigh Hospice and King Edward VI Grammar School playing fields.</p> <p><i>Add additional sentence to the end of para 7.287:</i></p> <p><u>Site developers should work in partnership with the Mid-Essex Hospital Trust to facilitate this proposed new vehicular access road to the Hospital.</u></p>	None.

Ref No.	Para. / Policy No.	Modification	Implications for HRA
AM45	7.291	<i>Amend last sentence of para 7.291:</i> Where the new link road affects Puddings Wood, compensatory measures which replaces and provides additional net habitat must be provided as part of the new development.	None.
AM46	7.293	<i>Amend para 7.293:</i> Development design and layout should also take into consideration the setting of nearby historic properties along Blasford Hill, Wood House, the Coach House and Wood House Lodge, and the scheduled monument site to the north of the site, <u>and other non-listed residential properties adjoining the site.</u>	None.
AM47	7.304	<i>Delete para 7.304</i>	None.
AM48	7.309	<i>Amend para 7.309:</i> Moet Wood to <u>Moat Wood</u>	None.
AM49	7.328	<i>Delete quote marks at end of second sentence of para 7.328</i>	None.
AM50	7.330	<i>Capitalise <u>Showpeople</u> in the last sentence of para 7.330</i>	None.
AM51	7.332	<i>Amend first sentence of para 7.332:</i> Locations for <u>business</u> , office , 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.	None.
AM52	8.5	<i>Add new sentence at end of para 8.5:</i> <u>Further information on the implementation of Policy HO1 Ci will be set out in the Planning Obligations Supplementary Planning Document.</u>	None.
AM53	8.8	<i>Add new sentence at end of para 8.8:</i> <u>Further information on the implementation of Policy HO1 Cii will be set out in the Planning Obligations Supplementary Planning Document.</u>	None.

Ref No.	Para. / Policy No.	Modification	Implications for HRA
AM54	Policy EM2	<p><i>Amend para E) to:</i></p> <p>E) 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 refuse and recycling and waste store is provided, and the use does not prejudice the retail function and viability of the ground floor.</p>	None.
AM55	8.104	<p><i>Amend first sentence of para 8.104:</i></p> <p>For development effecting Nationally Designated Sites, proposals will need to take account of the Chelmsford Green Infrastructure Strategy <u>Strategic Plan</u>.</p>	None.
AM56	8.106	<p><i>Add new sentence to end of para 8.106:</i></p> <p><u>Developments adjacent to main rivers should take opportunities to improve water related biodiversity through a variety of initiatives including buffer strips, riparian tree planning, alien species removal and increasing in-channel morphology diversity.</u></p>	None.
AM57	8.108	<p><i>Amend para 8.108:</i></p> <p>Biodiversity enhancements in and around development should have regard to the Council's Green Infrastructure Strategy <u>Strategic Plan</u> and be led by an understanding of ecological networks such as:</p>	None.
AM58	8.128	<p><i>Amend para 8.128:</i></p> <p>Community facilities and services include local shops, meeting places, sports and recreation venues (indoor and outdoor, including allotments), <u>tourism attractions</u>, cultural buildings, public houses and places of worship. <u>Tourist attractions would include uses such as museums, other buildings and uses of land used for cultural or other leisure purposes.</u></p>	None.
AM59	8.133 and 8.134	<p><i>Amend para 8.133:</i></p> <p>The retention of all community facilities, including existing sport and leisure facilities, <u>tourist attractions and places of recreation</u> and public open spaces <u>and playing fields</u>, is paramount unless a case can be made that alternative provision will be provided in an acceptable and timely manner.</p> <p><i>Move existing paragraphs 8.133 and 8.134 above existing 8.131 and re-number accordingly.</i></p>	None.

Ref No.	Para. / Policy No.	Modification	Implications for HRA
AM60	9.3	<p><i>Amend second sentence of para 9.3:</i></p> <p>Good design rests upon analysis of the character of the area to create coherent and interesting places <u>rather than imposing arbitrary density requirements.</u></p>	None.
AM61	9.8	<p><i>Insert new para. after 9.8:</i></p> <p><u>Applicants should consult the Council's Making Places Supplementary Planning Document for detailed guidance.</u></p>	None.
AM62	9.22	<p><i>Amend para 9.22:</i></p> <p>Part G of Building Regulations were changed in 2015 to include an optional requirement <u>for water efficiency i.e. so that</u> new homes should be designed to use no more than 110 litres of water/person/day.</p> <p><i>Add new para after 9.22:</i></p> <p><u>Applicants should consult the Council's Making Places Supplementary Planning Document for detailed guidance.</u></p>	None.
AM63	9.26	<p><i>Add new para after 9.26:</i></p> <p><u>Applicants should consult the Council's Making Places Supplementary Planning Document for detailed guidance.</u></p>	None.
AM64	9.43	<p><i>Amend para 9.43:</i></p> <p>The Council has designated <u>an two</u> Air Quality Management Areas (AQMA) <u>covering the area around the Army & Navy roundabout and a small section of the A414 in Danbury, both of which are shown on the Policies Map. Both of these areas have been designated because of arising from road traffic emissions. on the Army & Navy roundabout and surrounding roads, as shown on the Policies Map.</u> The presence of an AQMA should not stop new development, but careful consideration should be given to proposals that may increase traffic flows or exposure to poor air quality. Proposals that fall outside of an AQMA can still have an impact on the air quality due to the nature of the development including, but not limited to, size, use, vehicle movements and traffic generation. The Council will consider each application on a site-by-site basis regarding its effect on the AQMA and its objectives, and/or whether the development would cause unacceptable harm to the air quality of the area.</p>	None.
AM65	A.12 Appendix A	<p><i>Amend second sentence:</i></p> <p>They should benefit from casual surveillance so that they feel safe and <u>be are</u> accessible to all intended users. For city/town centre schemes, a communal garden area will be encouraged.</p>	None.

Ref No.	Para. / Policy No.	Modification	Implications for HRA
AM66	Appendix A Table 17	<i>Amend Title:</i> Recycling and waste collection receptacles <u>required</u> for flats and apartments	None.
AM67	Appendix E – Evidence Base List	<i>Delete the Evidence Base List</i>	None.
AM68	Appendix F Glossary	<i>Delete the glossary</i>	None.

Appendix C – Policies Map Changes

Table C1 Proposed Changes to the Pre-Submission Local Plan Policies Map

Related 'Main' or 'Additional' Modification	Map change reference number	Map	Proposed Change	Reason for change	Implications for HRA
MM2 MM13	PM1	<ul style="list-style-type: none"> Chelmsford North, Chelmsford South, MAP 1 Chelmsford Urban Area, MAP 7 Boreham, MAP 13 Ford End, MAP 14 Galleywood, MAP17 Great Waltham and Howe Street, MAP 20 Little Baddow, MAP 21 Little Waltham, MAP 22 Margaretting, MAP 35 Writtle, MAP 38 Warner's Farm 	Remove Green Corridor notation in its entirety from the Policies Map.	Proposed Main Modification	None. The specific inclusion of 'green corridors' may have had some incidental benefits for European sites but these are uncertain and not relied on to mitigate any otherwise adverse effects associated with the plan. Amending the policies in this regard will not alter the likely scale of effects on European sites or the effectiveness of the principle mitigation (RAMS) within the plan. This policy change will not alter the conclusions of the HRA.
MM17	PM2	<ul style="list-style-type: none"> MAP 1 Chelmsford Urban Area MAP 2 Chelmsford City Centre MAP 12 Edney Common MAP 14 Galleywood MAP 18 Highwood (Loves Green) MAP 22 Margaretting MAP 24 Ramsden Heath MAP 26 Rettendon Place MAP 27 Roxwell MAP 28 Runwell MAP 30 Stock 	<p>Minor alterations will not be made to the Green Belt Boundary. The Green Belt will remain as adopted in the Site Allocations Development Plan Document (February 2012). To ensure the boundaries are co-terminus, consequential amendments are made to the following notations, where relevant:</p> <ul style="list-style-type: none"> Green Wedge Defined Settlement Boundaries Chelmsford Urban Area Boundary 	Proposed Main Modification	None.

Related 'Main' or 'Additional' Modification	Map change reference number	Map	Proposed Change	Reason for change	Implications for HRA
		<ul style="list-style-type: none"> MAP 32 Temple Farm and Temple Wood MAP 33 West Hanningfield and Hanningfield Reservoir Treatment Works MAP 35 Writtle 	<ul style="list-style-type: none"> Employment Areas 		
N/A	PM3	<ul style="list-style-type: none"> Chelmsford North, Chelmsford South, MAP 10 Danbury 	Amend Essex Wildlife Trust Pheasant House Farm, Danbury Nature Reserve notation to align with Essex Wildlife Trust notation.	Factual update to reflect latest evidence base	None.
N/A	PM4	<ul style="list-style-type: none"> Chelmsford North 	<i>Amend title:</i> Little Little Waltham	Title change	None.
N/A	PM5	<ul style="list-style-type: none"> Chelmsford South MAP 24 Ramsden Heath 	Amend Essex Wildlife Trust Crowsheath Wood, South Hanningfield Nature Reserve notation to align with Essex Wildlife Trust notation	Factual update to reflect latest evidence base	None.
N/A	PM6	<ul style="list-style-type: none"> Chelmsford South 	Amend Essex Wildlife Trust Hanningfield Reservoir Nature Reserve notation to align with Essex Wildlife Trust notation	Factual update to reflect latest evidence base	None.
N/A	PM7	<ul style="list-style-type: none"> MAP 1 Chelmsford Urban Area 	Amend open space and employment notations at Chelmer Village Way	Factual update to ensure boundaries are coterminous and better reflect the situation on the ground	None.
N/A	PM8	<ul style="list-style-type: none"> MAP 1 Chelmsford Urban Area 	Amend alignment of RDR1	Factual update to reflect latest position	None.

Related 'Main' or 'Additional' Modification	Map change reference number	Map	Proposed Change	Reason for change	Implications for HRA
N/A	PM9	<ul style="list-style-type: none"> MAP 1 Chelmsford Urban Area 	Replace 'New Hall School' with 'Existing School, Further/Higher Education Establishment'	Factual correction to reflect the fact that this is an existing school	None.
N/A	PM10	<ul style="list-style-type: none"> MAP 1 Chelmsford Urban Area 	Replace 'Location for Secondary and Primary School' with 'Existing School, Further/Higher Education Establishment'	Factual update to reflect latest position that school has now been built	None.
N/A	PM11	<ul style="list-style-type: none"> MAP 1 Chelmsford Urban Area 	Add 'Location for Primary School' North of New Hall School	Factual update to reflect latest position	None.
MM49	PM12	<ul style="list-style-type: none"> MAP 1 Chelmsford Urban Area 	Delete 'Open Space' notation for the former golf course'	Consequential change as part of proposed Main Modification	None.
MM14	PM13	<ul style="list-style-type: none"> MAP 1 Chelmsford Urban Area 	Delete notation for NCAAP committed development	Proposed Main Modification	None.
MM41	PM14	<ul style="list-style-type: none"> MAP 1 Chelmsford Urban Area 	<p>Amend boundary for SGS2 (West Chelmsford) to include line around entire site allocation and add new notation to read 'boundary of Strategic Growth Site Allocation'.</p> <p>Add '2' to the notation 'land allocated for future recreation use and/or SUDS'.</p>	Proposed Main Modification	None.

Related 'Main' or 'Additional' Modification	Map change reference number	Map	Proposed Change	Reason for change	Implications for HRA
MM49	PM15	<ul style="list-style-type: none"> MAP 1 Chelmsford Urban Area 	<p>Amend boundary for SGS4 (North East Chelmsford) to include line around entire site allocation and add new notation to read 'boundary of Strategic Growth Site Allocation'.</p> <p>Add '4' to the Country Park forming part of SGS4.</p>	Proposed Main Modification	None.
N/A	PM16	<ul style="list-style-type: none"> MAP 1 Chelmsford Urban Area, MAP 8 Broomfield, MAP 21 Little Waltham 	Amend open space notation to include open space at Little Channels Golf	Factual update	None.
N/A	PM17	<ul style="list-style-type: none"> MAP 1 Chelmsford Urban Area, MAP 8 Broomfield 	Amend Essex Wildlife Trust Little Waltham Meadows Nature Reserve notation to align with Essex Wildlife Trust notation	Factual update to reflect latest evidence base	None.
N/A	PM18	<ul style="list-style-type: none"> MAP 1 Chelmsford Urban Area 	Amend Essex Wildlife Trust Newland Grove Nature Reserve notation to align with Essex Wildlife Trust notation	Factual update to reflect latest evidence base	None.
N/A	PM19	<ul style="list-style-type: none"> MAP 1 Chelmsford Urban Area 	Amend Essex Wildlife Trust Waterhall Meadows, Danbury Nature Reserve notation to align with Essex Wildlife Trust notation	Factual update to reflect latest evidence base	None.

Related 'Main' or 'Additional' Modification	Map change reference number	Map	Proposed Change	Reason for change	Implications for HRA
MM42	PM20	<ul style="list-style-type: none"> MAP 1 Chelmsford Urban Area 	<p>Amend boundary for SGS3a (East Chelmsford – Manor Farm) to include line around entire site allocation and add new notation to read 'boundary of Strategic Growth Site Allocation'.</p> <p>Add '3a' to Country Park forming part of SGS3a.</p>	Proposed Main Modification	None.
MM21	PM21	<ul style="list-style-type: none"> MAP 1 Chelmsford Urban Area 	Delete Housing Site allocation 1c from North of Gloucester Avenue (John Shennan)	Proposed Main Modification	None.
N/A	PM22	<ul style="list-style-type: none"> MAP 2 Chelmsford City Centre 	Amend location of 'Proposed Bridge' connecting CW1d (Strategic Growth Site 1a Chelmer Waterside) to the northern area of the allocation	Factual update to reflect latest position	None.
MM21	PM23	<ul style="list-style-type: none"> MAP 1 Chelmsford City Centre 	Delete Housing Site allocation 1b from Essex Police HQ	Proposed Main Modification	None.
MM24	PM24	<ul style="list-style-type: none"> MAP 2 Chelmsford City Centre 	Add open space notation for open space at Site 1d Former St Peters College	Factual correction related to proposed Main Modification	None.
N/A	PM25	<ul style="list-style-type: none"> MAP 2 Chelmsford City Centre 	Reinstate full Employment Area notation around Teledyne e2v, Meteor Way	Factual update	None.
N/A	PM26	<ul style="list-style-type: none"> MAP 3 South Woodham Ferrers 	Amend Essex Wildlife Trust Woodham Fen Nature notation to align with Essex Wildlife Trust notation	Factual update to reflect latest evidence base	None.

Related 'Main' or 'Additional' Modification	Map change reference number	Map	Proposed Change	Reason for change	Implications for HRA
N/A	PM27	<ul style="list-style-type: none"> MAP 5 Battlebridge 	<i>Add the Parish location on inset:</i> <u>Rettendon Parish</u>	Title change	None.
AM44	PM28	<ul style="list-style-type: none"> MAP 8 Broomfield 	Amend to indicate indicative new access road into Broomfield Hospital	Proposed Additional Modification	None.
N/A	PM29	<ul style="list-style-type: none"> MAP 8 Broomfield 	Amend Defined Settlement Boundary around Southwood House, Woodhouse Lane, North Court Road, Broomfield	Factual update to reflect latest evidence base	None.
N/A	PM30	<ul style="list-style-type: none"> MAP 9 Chatham Green 	Amend the Rural Employment Area notation at Whitbreads Business Centre	Factual update to reflect latest evidence base	None.
N/A	PM31	<ul style="list-style-type: none"> MAP 9 Chatham Green 	<i>Add the Parish location on inset:</i> <u>Little Waltham Parish</u>	Title change	None.
AM64	PM32	<ul style="list-style-type: none"> MAP 10 Danbury 	Add new Air Quality Management Area (AQMA)	Proposed Additional modification	None.
N/A	PM33	<ul style="list-style-type: none"> Chelmsford South MAP 6 Bicknacre MAP 10 Danbury 	Amend Essex Wildlife Trust Backwarden, Danbury Nature Reserve notation to align with Essex Wildlife Trust notation	Factual update to reflect latest evidence base	None.
N/A	PM34	<ul style="list-style-type: none"> MAP 10 Danbury 	Amend Essex Wildlife Trust Hitchcock's Meadow, Danbury Nature Reserve notation to align with Essex Wildlife Trust notation	Factual update to reflect latest evidence base	None.

Related 'Main' or 'Additional' Modification	Map change reference number	Map	Proposed Change	Reason for change	Implications for HRA
N/A	PM35	<ul style="list-style-type: none"> Chelmsford South MAP 10 Danbury 	Amend Essex Wildlife Trust Little Baddow Heath, Danbury Nature Reserve notation to align with Essex Wildlife Trust notation	Factual update to reflect latest evidence base	None.
N/A	PM36	<ul style="list-style-type: none"> MAP 10 Danbury 	Amend Essex Wildlife Trust Spring Wood, Danbury Nature Reserve notation to align with Essex Wildlife Trust notation	Factual update to reflect latest evidence base	None.
N/A	PM37	<ul style="list-style-type: none"> MAP 11 East Hanningfield 	Amend the delineation of the Open Space at the playground between Filliol Close and Catherine Close to include the whole of the land purchased as open space by the Parish Council	Factual update	None.
N/A	PM38	<ul style="list-style-type: none"> MAP 12 Edney Common 	<i>Add the Parish location on inset:</i> <u>Highwood Parish</u>	Title change	None.
N/A	PM39	<ul style="list-style-type: none"> MAP 13 Ford End 	<i>Add the Parish location on inset:</i> <u>Great Waltham Parish</u>	Title change	None.
N/A	PM40	<ul style="list-style-type: none"> MAP 15 Good Easter 	Amend Defined Settlement Boundary at 24 Souther Cross Road, Good Easter	Factual update to reflect latest evidence base	None.
N/A	PM41	<ul style="list-style-type: none"> MAP 16 Great Leighs 	Amend Essex Wildlife Trust Phyllis Currie Nature Reserve notation to align with Essex Wildlife Trust notation	Factual update to reflect latest evidence base	None.

Related 'Main' or 'Additional' Modification	Map change reference number	Map	Proposed Change	Reason for change	Implications for HRA
N/A	PM42	<ul style="list-style-type: none"> MAP 16 Great Leighs 	Amend Essex Wildlife Trust Sandylay and Moat Woods Nature Reserve notation to align with Essex Wildlife Trust notation	Factual update to reflect latest evidence base	None.
MM50	PM43	<ul style="list-style-type: none"> MAP 16 Great Leighs 	<p>Amend boundary for SGS5a (Great Leighs – Land at Moulsham Hall) to include line around entire site allocation and add new notation to read 'boundary of Strategic Growth Site Allocation'.</p> <p>Add '5a' to the notations 'land allocated for future recreation use and/or SUDS' and 'area for conservation/strategic landscape enhancement'.</p>	Proposed Main Modification	None.
N/A	PM44	<ul style="list-style-type: none"> MAP 19 Howe Green 	<p>Add the Parish location on inset:</p> <p><u>Sandon Parish</u></p>	Title change	None.
N/A	PM45	<ul style="list-style-type: none"> MAP 20 Little Baddow 	Add new notation for Essex Wildlife Trust Heather Hills, Danbury Nature Reserve	Factual update to reflect latest evidence base	None.
N/A	PM46	<ul style="list-style-type: none"> MAP 21 Little Waltham 	Include 23 The Street, Little Waltham within Defined Settlement Boundary and remove from the Green Wedge	Factual update to reflect latest evidence base	None.
N/A	PM47	<ul style="list-style-type: none"> Chelmsford South MAP 24 Ramsden Heath 	Amend Essex Wildlife Trust Crowsheath Wood, South Hanningfield Nature Reserve notation to align with Essex Wildlife Trust notation	Factual update to reflect latest evidence base	None.
N/A	PM48	<ul style="list-style-type: none"> MAP 24 Ramsden Heath 	<p>Add the Parish location on inset:</p> <p><u>South Hanningfield Parish</u></p>	Title change	None.

Related 'Main' or 'Additional' Modification	Map change reference number	Map	Proposed Change	Reason for change	Implications for HRA
N/A	PM49	<ul style="list-style-type: none"> MAP 25 Rettendon Common 	<i>Amend title:</i> Retendon <u>Rettendon</u>	Title change	None.
N/A	PM50	<ul style="list-style-type: none"> MAP 31 St Luke's Park 	<i>Add the Parish location on inset:</i> <u>Rettendon and Runwell Parishes</u>	Title change	None.
N/A	PM51	<ul style="list-style-type: none"> MAP 32 Temple Farm and Temple Wood 	<i>Add the Parish location on inset:</i> <u>West Hanningfield and Stock Parishes</u>	Title change	None.
N/A	PM52	<ul style="list-style-type: none"> MAP 36 Bolding Hatch 	<i>Add the Parish location on inset:</i> <u>Roxwell Parish</u>	Title change	None.
N/A	PM53	<ul style="list-style-type: none"> MAP 37 Old Park Farm 	<i>Add the Parish location on inset:</i> <u>Great Waltham Parish</u>	Title change	None.
N/A	PM54	<ul style="list-style-type: none"> MAP 38 Warner's Farm 	<i>Add the Parish location on inset:</i> <u>Great Waltham Parish</u>	Title change	None.
N/A	PM55	<ul style="list-style-type: none"> MAP 39 Woodlands 	<i>Add the Parish location on inset:</i> <u>South Hanningfield Parish</u>	Title change	None.
N/A	PM56	<ul style="list-style-type: none"> MAP 40 Oaklands 	<i>Add the Parish location on inset:</i> <u>Stock Parish</u>	Title change	None.

