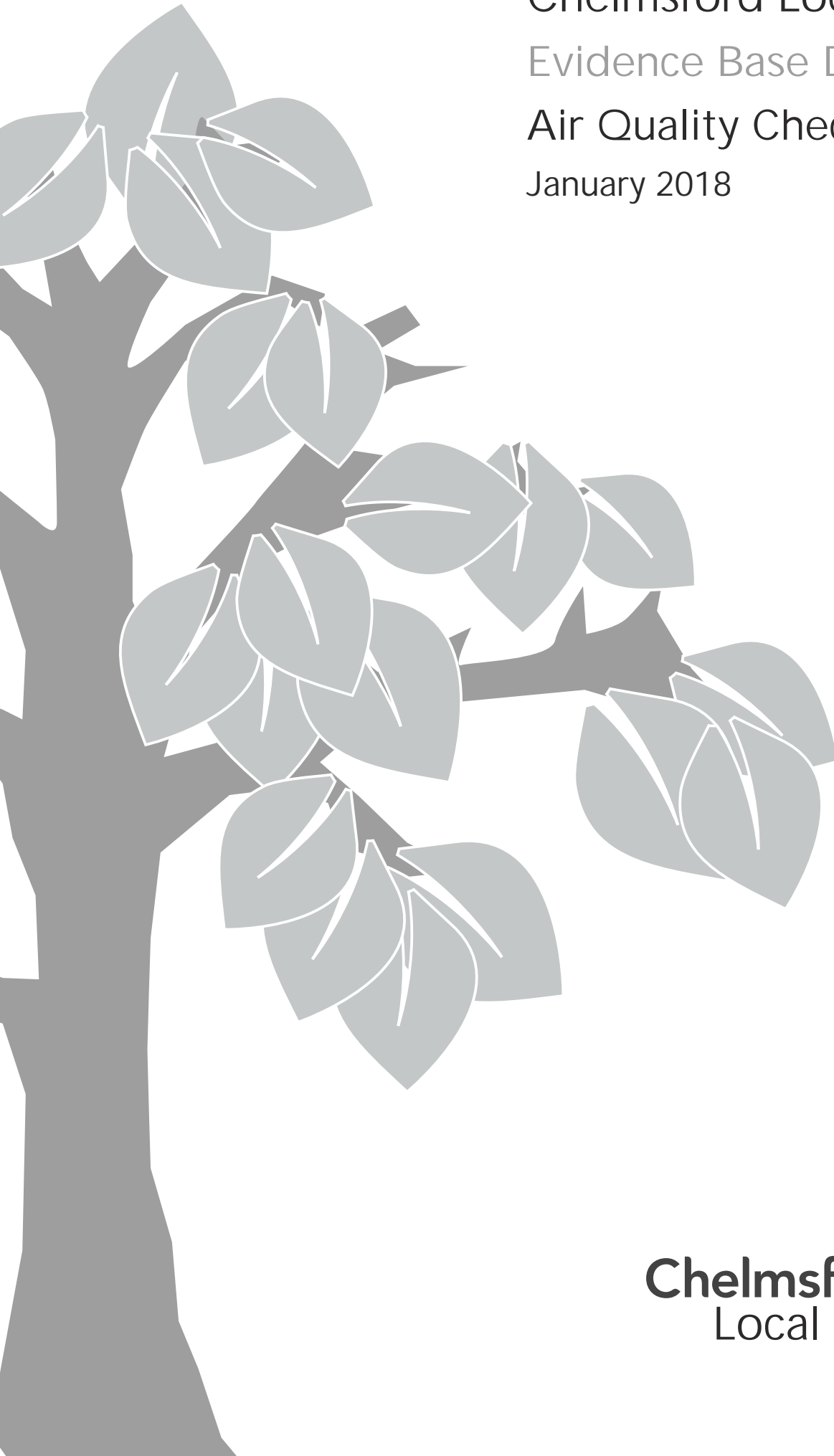


Chelmsford Local Plan  
Evidence Base Document  
Air Quality Check  
January 2018





# Chelmsford Local Plan Pre-Submission Document

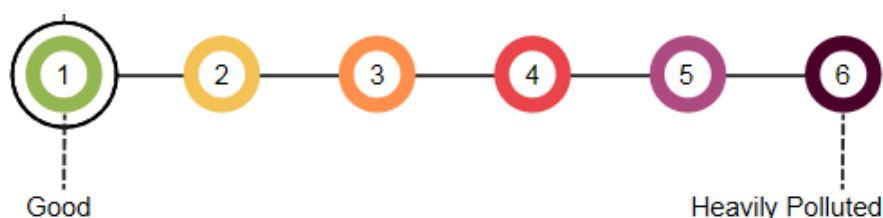
## Air Quality Check

### Overview

Prior to the completion of an Air Quality Assessment (expected February/March 2018) to accompany the Local Plan Pre-Submission Document, the City Council has undertaken a high level assessment of sites allocated in the Plan using the EarthSense postcode checker.

EarthSense, set up by air quality and geographic experts, has created a postcode checker that provides a strong indication of traffic pollution averaged over the year (2016) for a particular area (postcode). The checker is derived from MappAir, a nationwide map of air pollution which has been derived from a number of data sources. More information on MappAir can found via the following links: <https://www.earthsense.co.uk/mappair> and [https://docs.wixstatic.com/ugd/66c69f\\_ cee9ff4410ea4f17b615c5eb0e023db3.pdf](https://docs.wixstatic.com/ugd/66c69f_ cee9ff4410ea4f17b615c5eb0e023db3.pdf)

The postcode checker uses a rating system. The rating ranges from 1 (good) to 6 (heavily polluted).



A rating of 1 (good) means there is an extremely low chance of nitrogen dioxide levels exceeding the annual legal limit. The air in this rating area is generally clean.

A rating of 2 (moderate) means there is a low chance of nitrogen dioxide levels exceeding the annual legal limit. The air in this rating area is generally clean and should not cause health concerns except in exceptional weather conditions.

Chelmsford has an average rating of **good**.

## Growth Area 1- Central and Urban Area

### Location 1 – Chelmsford Urban Area

#### ❖ Strategic Growth Site 1a – Chelmer Waterside

Site	Pollution rating
<b>CW1a Former Gas Works</b>	1 - good
<b>CW1b Peninsula</b>	1 - good
<b>CW1c Lockside</b>	1 - good
<b>CW1d Badow Road Car Park and Land to the East of the Car Park</b>	2 - moderate
<b>CWe Travis Perkins</b>	1 - good
<b>CW1f Navigation Road</b>	2 - moderate

#### ❖ Strategic Growth Sites 1b – 1v and Opportunity Sites OS1a-OS1b

Site	Pollution rating
<b>Strategic Growth Site 1b – Essex Police Headquarters and Sports Ground, New Court Road</b>	1 – good
<b>Strategic Growth Site 1c – North of Gloucester Avenue (John Shennan)</b>	1 – good
<b>Strategic Growth Site 1d – Former St Peter’s College, Fox Crescent</b>	1 – good
<b>Strategic Growth Site 1e – Former Royal Mail Premises, Victoria Road</b>	1 – good
<b>Strategic Growth Site 1f – Riverside Ice and Leisure Land, Victoria Road</b>	1 – good
<b>Strategic Growth Site 1g – Civic Centre Lane, Fairfield Road</b>	1 – good
<b>Strategic Growth Site 1h – Eastwood House Car Park, Glebe Road</b>	1 – good
<b>Strategic Growth Site 1i – Chelmsford Social Club and Private Car Park, 55 Springfield Road</b>	1 – good
<b>Strategic Growth Site 1j – Ashby House Car Parks, New Street</b>	1 – good
<b>Strategic Growth Site 1k – Rectory Lane Car Park West</b>	1 – good

Site	Pollution rating
<b>Strategic Growth Site – 1l Car Park to the west of County Hotel, Rainsford Road</b>	1-2 – good to moderate
<b>Strategic Growth Site 1m – Former Chelmsford Electrical and Car Wash, Brooke Street</b>	1 – good
<b>Strategic Growth Site 1n – BT Telephone Exchange, Cottage Place</b>	1 – good
<b>Strategic Growth Site 1o – Rectory Lane Car Park East</b>	1 – good
<b>Strategic Growth Site 1p – Waterhouse Lane Depot and Nursery</b>	1 – good
<b>Strategic Growth Site 1q – Church Hall Site, Woodhall Road</b>	1 – good
<b>Strategic Growth Site 1r – British Legion, New London Road</b>	2 – moderate
<b>Strategic Growth Site 1s – Rear of 17 to 37 Beach's Drive</b>	1 – good
<b>Strategic Growth Site 1t – Garage Site, St Nazaire Road</b>	1 – good
<b>Strategic Growth Site 1u – Garage Site and Land, Medway Close</b>	1 – good
<b>Strategic Growth Site 1v – Car Park R/O Bellamy Court, Broomfield Road</b>	1 – good
<b>Opportunity Site OS1a – Rivermead, Bishop Hall Lane</b>	1 – good
<b>Opportunity Site OS1b – Railway Sidings, Brooke Street</b>	1 – good

## Location 2- West Chelmsford

### ❖ Strategic Growth Site 2 – West Chelmsford

Broad pollution rating (allocation of approximately 800 homes) = 1 – good

## Location 3 -East Chelmsford

### ❖ Strategic Growth Sites 3a-3d

Site	Pollution rating
<b>Strategic Growth Site 3a – East Chelmsford (Manor Farm)</b>	1-2 – good to moderate (using postcodes in and immediately adjacent to the site).
<b>Strategic Growth Site 3b – East Chelmsford – Land North of Maldon Road (Employment)</b>	2 – moderate
<b>Strategic Growth Site 3c – East Chelmsford – Land South of Maldon Road</b>	1 – good

Site	Pollution rating
<b>Strategic Growth Site 3d – East Chelmsford – Land North of Maldon Road (Residential)</b>	1 – good

### Existing Commitments

Site	Pollution rating
<b>Existing Commitments EC1 – Lane North of Galleywood Reservoir</b>	2 – moderate
<b>Existing Commitments EC2 – Land Surrounding Telephone Exchange, Ongar Road, Writtle</b>	1 – good

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

### Location 4 – North East Chelmsford

#### ❖ **Strategic Growth Site 4 – North East Chelmsford**

Broad pollution rating (allocation of approximately 3000 homes) = 1 – good

### Location 5 – Great Leighs

#### ❖ **Strategic Growth Sites 5a-5c**

Site	Pollution rating
<b>Strategic Growth Site 5a – Great Leighs – Land at Moulsham Hall</b>	1-2 – good to moderate (using postcodes immediately adjacent to the site).
<b>Strategic Growth Site 5b – Great Leighs – Land East of London Road</b>	1 – good
<b>Strategic Growth Site 5c – Great Leighs – Land North and South of Banters Lane</b>	1-2 – good to moderate (using postcodes immediately adjacent to the site).

### Location 6 – North of Broomfield

#### ❖ **Strategic Growth Site 6 – North of Broomfield**

Broad pollution rating (allocation of approximately 450 homes) = 1 – good

### Travellers Site 1

#### ❖ **Travellers Site GT1 – Drakes Lane Gypsy and Traveller Site**

Pollution rating of Drakes Lane Industrial Estate (closest postcode) = 1 – good

### Existing Commitments

Site	Pollution rating
<b>Existing Commitments EC3 – Great Leighs – Land East of Main Road</b>	2 – moderate

Site	Pollution rating
<b>Existing Commitments EC4 – East of Boreham</b>	1 – good

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

### **Location 7 – North of South Woodham Ferrers**

#### **❖ Strategic Growth Site 7 – North of South Woodham Ferrers**

Broad pollution rating (allocation of approximately 1000 new homes) = 1-2 – good to moderate (using postcodes immediately adjacent to the site including properties along Burnham Road).

### **Location 8 – Bicknacre**

#### **❖ Strategic Growth Site 8 – South of Bicknacre**

Pollution rating = 1-2 – good to moderate

### **Location 9 – Danbury**

#### **❖ Strategic Growth Site 9 – Danbury**

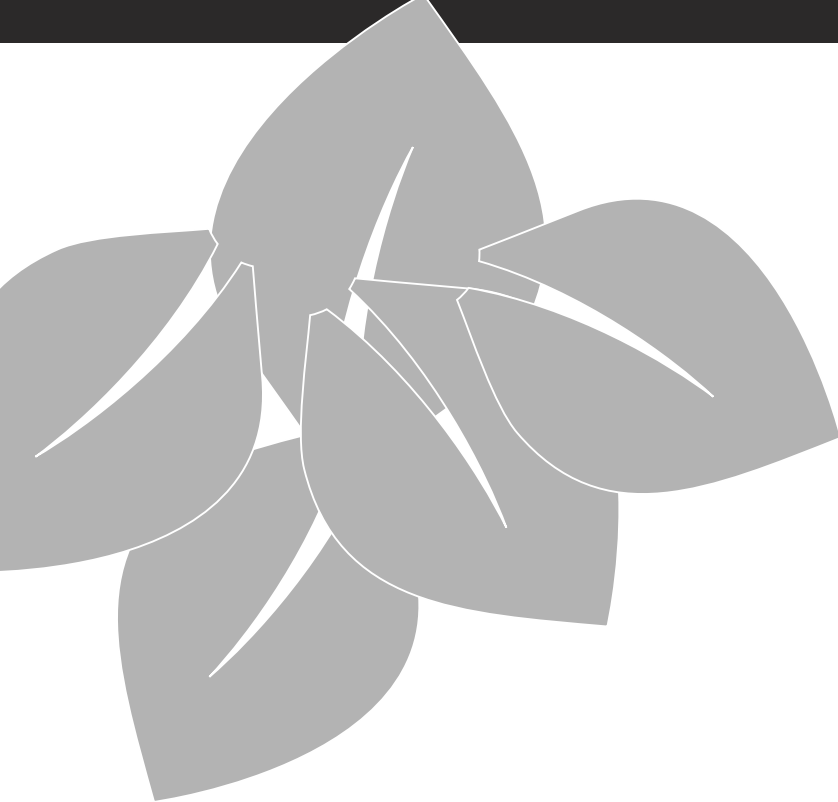
The sites to accommodate this growth will be identified through the emerging Danbury Neighbourhood Plan. Below are two sites that both have had recent planning applications for 100 or more homes.

- Gladman site (appeal pending) – Land East of Runsell View and Little Views = 1-2 – good to moderate
- Richborough Estates site – Land South of Maldon Road and East of Hyde Lane = 1 – good

### **Existing Commitments**

#### **❖ Existing Commitments E5 – St Giles, Moor Hall Lane, Bicknacre**

Pollution rating = 1 – good



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