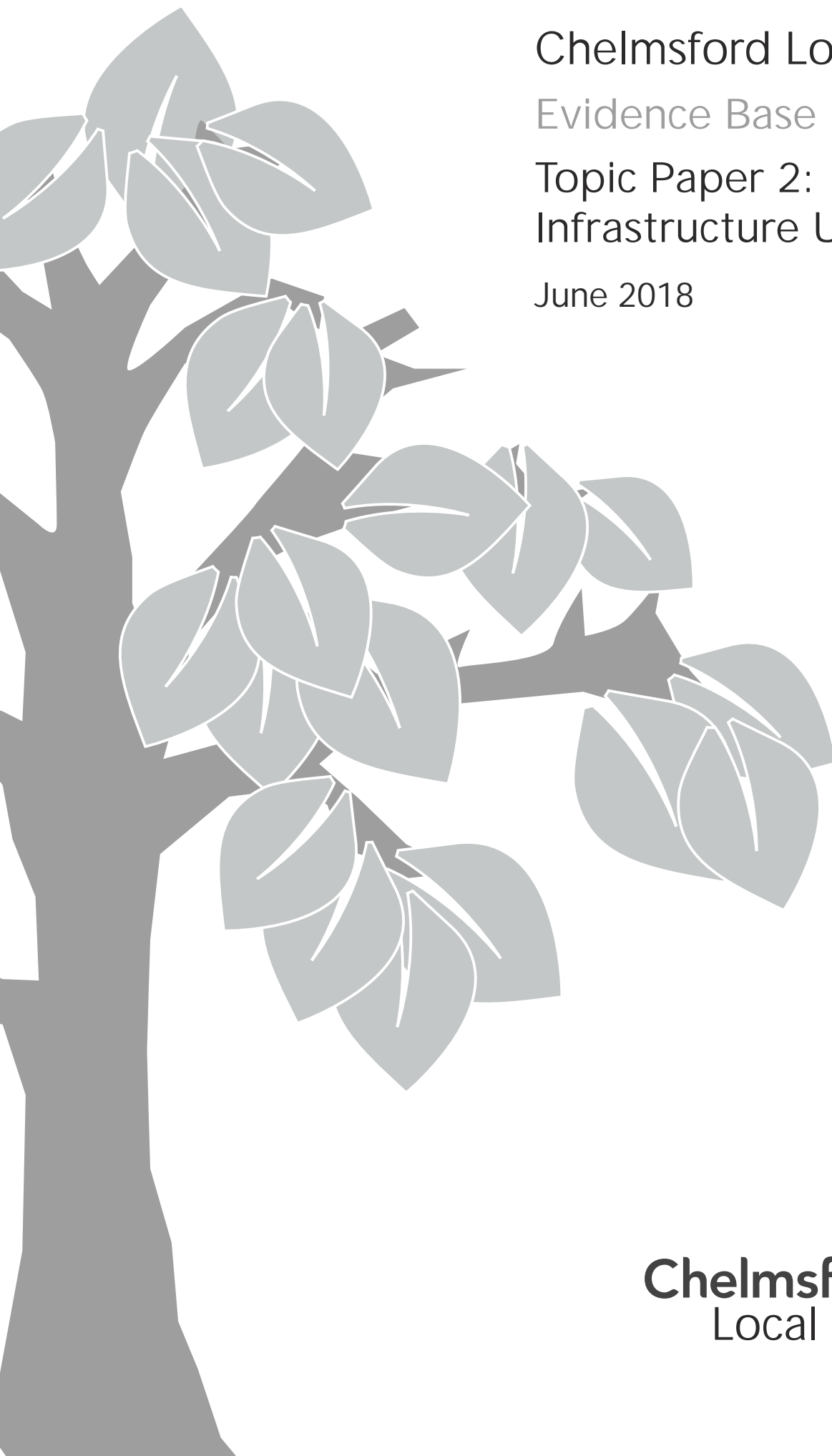


Chelmsford Local Plan  
Evidence Base Document  
Topic Paper 2:  
Infrastructure Update  
June 2018





# Chelmsford Local Plan Topic Paper: Infrastructure

## Update 2018

### 1. Purpose

- 1.1 This Topic Paper is one of a number produced by Chelmsford City Council to set out how it has developed the new Local Plan. This paper covers Infrastructure and how the requirements and delivery of various pieces of infrastructure will be provided for within the Local Plan.
- 1.2 The Topic Paper provides background information and provides context of how the Local Plan has been formulated. It should be read alongside the other Topic Papers, in particular Topic Paper 1 which covers the Spatial Strategy and Strategic Policies (TP 001). This topic paper has been updated to accompany the submission Local Plan to the Secretary of State for independent examination. The update follows:
- An analysis of the Pre-Submission consultation responses
  - Finalisation and updating of Evidence Base documents
  - Outcomes of ongoing Duty to Co-operate and work to address any outstanding potential cross boundary impacts.
- 1.3 This Topic Paper also reflects suggested additional changes to the Pre-Submission Local Plan as set out in the 'Pre-Submission Local Plan Schedule of Suggested Additional Changes, June 2018' (SD 002). These changes do not affect the soundness of the Plan and are in response to comments made to the Pre-Submission Local Plan, and to ensure that it reflects the latest position and is consistent.
- 1.4 The main issues covered by this Topic Paper are:
- National planning policies covering the delivery of Infrastructure
  - The infrastructure needed to support the Local Plan (grouped into physical, green and blue, and community infrastructure)
  - How the infrastructure will be delivered.
- 1.5 A key component of the Council's overall approach in formulating the Local Plan has been to maximise the delivery of infrastructure needed to support new development. This is set out in the Local Plan's Strategic Priorities, Vision and Spatial Principles which in turn have closely informed the Plan's Spatial Strategy.
- 1.6 The Local Plan sets out an extensive package of infrastructure requirements which have been identified through the infrastructure planning process crystallised in the Infrastructure Delivery Plan June 2018 Update (IDP) (EB 018B). This process provides timescales for the delivery of infrastructure which have been tested through the Local Plan's evidence base, including viability testing.

- 1.7 Further information regarding the delivery of infrastructure is set out in the updated Planning Obligations Supplementary Planning Document (EB 133).

## **2. Policy Context**

### **National Context**

- 2.1 All policies in the Local Plan must be positively prepared, justified, effective and consistent with national policy. The National Planning Policy Framework (NPPF) sets out the overarching planning policy framework, supported by the National Planning Practice Guidance (PPG).
- 2.2 Of specific relevance to this topic paper are the following paragraphs of the NPPF: Paragraph 156 requires local planning authorities to set out strategic priorities for the area in the Local Plan. This should, amongst other things, include strategic policies to deliver the provision of:
- Infrastructure for transport, telecommunications, waste, management, water supply, wastewater, flood risk and coastal change management, and the provision of minerals and energy.
  - Health, security, community and cultural infrastructure and other local facilities.
- 2.3 Paragraph 162 states that local planning authorities should work with other authorities and providers to:
- Assess the quality and capacity of all forms of infrastructure and its ability to meet forecast demands.
  - Take account of the need for strategic infrastructure including nationally significant infrastructure within their administrative area.
- 2.4 Paragraph 31 sets out that local authorities should work with neighbouring authorities and transport providers to develop strategies for the provision of viable infrastructure necessary to support sustainable development. In doing so, paragraph 32 sets out that Local Plans should take account of maximising opportunities for sustainable transport to reduce the need for major transport infrastructure, and that improvements to the transport network should be cost efficient.
- 2.5 Paragraph 174 sets out that in considering infrastructure requirements it is also necessary to consider the Local Plan is deliverable in terms of it being financially viable. To pass the test of being justified, the cumulative impact of standards and policies to be applied should not put implementation of the plan at serious risk, and should facilitate development throughout the economic cycle.
- 2.6 With regards to viability of development and ensuring that the plan can be delivered, the NPPF:

- (Paragraph 173) specifies that the sites and the scale of development identified in a Local Plan should not be subject to obligations and policies that threaten their viability and therefore their delivery.
- (Paragraph 174) requires us to set out our policy on local standards in the Local Plan, including affordable housing. We should ensure that the cumulative cost of local planning policy requirements for developments set out in the Local Plan (such as proportion as affordable housing, standards, and infrastructure contributions) allows developments to provide competitive returns to a willing land owner and willing developer to enable the development to be deliverable.
- (Paragraph 177) outlines the importance of ensuring there is a reasonable prospect that planned infrastructure is deliverable in a timely fashion. For this reason, infrastructure and development policies should be planned at the same time, in the Local Plan.

2.7 The PPG further clarifies these issues in the approach to delivering the necessary infrastructure.

### **Local Plan Approach**

2.8 Of key to all aspects of infrastructure required to support the Local Plan is the Chelmsford Infrastructure Delivery Plan June 2018 Update (IDP) (EB 018B). This covers in detail what is required for each aspect of infrastructure. This topic paper seeks to relate these needs with how the City Council accommodate the infrastructure within the Local Plan. The main forms of infrastructure requirements are grouped into the following three types of infrastructure:

Physical Infrastructure	Highways, Access and Transport (including pedestrian facilities) Flood protection and water management Utilities
Green and Blue Infrastructure	Recreation and Leisure Environmental Mitigation Archaeology
Community Infrastructure	Early years, childcare and Education Health and social wellbeing Social and community facilities Other community infrastructure

2.9 While the IDP identifies in more detail the infrastructure requirements to support the Local Plan, the Local Plan includes policies to ensure the delivery of the necessary infrastructure. Throughout the Local Plan there are numerous references, policies and requirements which collectively seek to deliver this. The table below sets out the key policies which deal with the delivery of various forms of infrastructure throughout the Local Plan:

<b>Strategic Policies</b>	<b>Relevance to Infrastructure Delivery</b>
S1 – Spatial Principles	Includes Spatial Principles to ensure development is deliverable, is served by the necessary infrastructure, and that development is used to secure new infrastructure.
S3 – Addressing climate change and flood risk	Encourages development to provide opportunities for green infrastructure and new habitat creation. Requires all development to have appropriate flood mitigation measures in place.
S6 – Conserving and enhancing the natural environment	Seeks to ensure new development does not result in water pollution and where possible enhances water quality. Sets out that management and mitigation measures will be required.
S7 – Protecting and enhancing community assets	New health, education, social, sport and leisure, parks and green spaces, arts and cultural facilities will be secured to support new development through relevant and necessary funding streams.
S11 – Infrastructure Requirements	Sets out the approach taken towards infrastructure requirements and that new development must be supported by the necessary infrastructure. Lists specific infrastructure items and projects that will need to be provided to support the Local Plan.
S12 – Securing infrastructure and impact mitigation	Sets out the mechanisms for securing infrastructure and the need to demonstrate that there is the necessary capacity provided to support new development. Sets out that account will be taken of the need for infrastructure and the financial viability of a development. The Council will ensure that the cumulative impact of policy, standards and infrastructure requirements do not render development in the Plan unviable and undeliverable.
<b>Site Policies</b>	<b>Relevance to Infrastructure Delivery</b>
All site policies	All policies set out the specific infrastructure requirements necessary to support each allocation site.
Policy GR1	This covers generic infrastructure requirements for growth sites 1i to 1v within the Chelmsford Urban Area.
<b>Other Policies</b>	<b>Relevance to Infrastructure Delivery</b>
Policy CO2 – New buildings and structures in the Green Belt	Under appropriate circumstances these policies allow for the provision of necessary facilities for outdoor sport, outdoor recreation, cemeteries, local transport or other essential infrastructure, community facilities,

Policy CO3 – New buildings and structures in Green Wedges and Green Corridors Policy CO4 – New buildings and structure in the Rural Area	education and community uses.
Policy NE3 – Flooding/SuDs	Requires all development to be safe from flooding. Major development is required to incorporate appropriate water management measures to reduce surface water run-off.
Policy CF1 – Delivering community facilities	Deals with the delivery of new community facilities including new indoor and outdoor sports and recreation facilities, burial space and crematoriums.
Policy CF2 – Protecting community facilities	Seeks to protect existing community facilities. Specific requirements for the change of use or loss of open space, sports and recreational buildings and land are set out.
Policy CF3 – Education Establishments	Sets out that the change of use or redevelopment of educational establishments will only be permitted if they are surplus to requirements.
Policy MP2 – Design and place shaping principles in major developments	Sets out the need to incorporate and provide various forms of infrastructure within major new development schemes.
Policy MP7 – Provision of broadband	Requires all new development to allow for the provision of superfast broadband.

2.11 Appendix 1 to this Topic Paper sets out the following, in more detail, for each type of infrastructure identified in the IDP:

- Issues arising from Issues and Options, Preferred Options and Pre-Submission Consultations
- Duty to Co-Operate Matters
- Findings of Sustainability Appraisal that have informed the Local Plan
- Policy coverage within the Local Plan
- Delivery within the Local Plan

2.12 It should be noted that, within this Topic Paper, Transport is dealt with in so far as the general approach taken. A further and more detailed Transport Topic Paper has been produced to cover this subject more widely.

### **3 Evidence Base**

3.1 In accordance with the requirements of the NPPF, policies and their requirements should be based on up to date evidence. A full list of evidence based documents used to support the Local Plan can be found in Appendix E of the Local Plan. The following documents are of particular relevance to infrastructure requirements of the Plan:

- Infrastructure Delivery Plan (IDP) Update June 2018 (EB 018B)
- Local Plan Viability Study January 2018 (EB 101A) and June 2018 Update (EB 101B)
- Open Space, Sports and Recreation Facilities Study 2016 (Open Space Study) (EB 101A to EB 101H)
- Chelmsford City Council Outdoor Sport Pitch and Facility Strategy and Action Plan – Future Growth Supplement 2018 (EB 101K)
- Open Space Addendum 2017 (EB 101I)
- Open Space Addendum 2018 (EB 101J)
- Green Infrastructure Strategic Plan 2018-2036 (EB 021A and EB 021B)
- Essex and Southend-on-Sea Waste Local Plan 2017 (EB 122A and EB 122B)
- Duty to Co-Operate Compliance Statement (SD 010)
- Strategic Flood Risk Assessment January 2018 (EB 106A to EB 106I)
- Chelmsford Water Cycle Study Update January 2018 (EB 107B)
- Issues and Options Sustainability Appraisal 2015
- Preferred Options Sustainability Appraisal 2017
- Pre-Submission Sustainability Appraisal 2018 (SD 004)
- Pre-Submission Habitats Regulations Assessment 2018 (SD 006)
- Strategic and Local Junction Modelling – Pre-Submission January 2018 (EB 026, EB 027 and EB 029)
- Strategic and Local Junction Modelling – Technical response to public representations January 2018 (EB 028)
- Preferred Options Consultation – Feedback Report (incorporated within Regulation 22 Statement SD 009)
- Pre-Submission Local Plan Schedule of Suggested Additional Changes May 2018 (SD 002)
- Regulation 22 Statement (SD 009).

### **4. Delivery Mechanisms**

- 4.1 Infrastructure can be delivered directly on site by infrastructure providers to support the future population, or may be secured by planning conditions or planning obligations (Section 106 Agreements) or through the Community Infrastructure Levy (CIL).
- 4.2 A key component of the Spatial Strategy is to focus large amounts of growth at key locations to help deliver the necessary infrastructure as it provides ‘critical mass’. Infrastructure provision is therefore achieved either through necessary on-site



provision, or off-site through appropriate financial contributions towards new or improved facilities required to facilitate each development site as set out in the policies within the Local Plan.

- 4.3 Chelmsford has an adopted CIL which will continue to be applied to appropriate new development. The Regulation 123 list covers what infrastructure will be funded through the CIL.
- 4.4 The Council has worked in partnership with varying authorities and bodies, including the Heath Service, Essex County Council, neighbouring authorities, utility providers, train and bus operators, the Environment Agency and Natural England to assess the required infrastructure to support the growth in the Local Plan. All necessary providers and partners are supportive of the Plan and its ability to deliver the required levels of infrastructure necessary to support the growth.
- 4.5 Effective partnership working also gives strength to bidding towards funding mechanisms such as the South Essex Local Enterprise Partnership (SELEP) and the Housing and Infrastructure Fund (HIF). The City Council has been successful in securing funding from SELEP towards the City Growth Package and from the HIF, with a further HIF bid having past the initial stages with its final outcome awaited.
- 4.5 The Council is also providing additional provision itself which supports the Local Plan, including the provision of new recreation and leisure facilities, in particular the redevelopment of Riverside Ice and Leisure.
- 4.6 The IDP attributes estimated costs to the infrastructure required in the Local Plan. When fed into the Local Plan Viability Study it indicates that the delivery of such facilities identified across the Local Plan are viable.

## **5. Conclusion**

- 5.1 The rationale for City Council's approach to providing the necessary infrastructure to support the Local Plan is clear, compliant with national policy and well informed.
- 5.2 The Council has worked in partnership with the necessary providers and relevant bodies to ensure the Plan seeks to provide the infrastructure needed to support the growth identified.
- 5.3 The IDP and all other supporting evidence base studies and documents set out that while Chelmsford faces some constraints there are suitable means to provide the infrastructure required. The IDP is a living document which will be reviewed and updated as appropriate.
- 5.4 Development proposals set out within the Local Plan will collectively enable the timely delivery of new and improved infrastructure needed to support new growth identified. This follows closely the process that has been undertaken for the Council's Local Development Framework for the period 2001-2021.

## APPENDIX 1

### Physical Infrastructure

Highways, Access and Transport (including pedestrian facilities)				
Issues arising from Issues and Options, Preferred Options and Pre-Submission Consultations	Duty to Co-operate Matters	Findings of Sustainability Appraisal that have informed the Local Plan	Policy coverage within the Local Plan	Delivery within the Local Plan
<p>Transportation issues, particularly highways, raised a significant number of objections, especially from members of public concerned that developments will increase traffic congestion.</p> <p>Highways England and Essex County Council, as the local highways authority are happy with the model which has been used to assess traffic impacts and have not raised objections to the Local Plan. The need for additional junction modelling work was identified and has been carried out to a specification agreed with these bodies.</p>	<p>The Council continues to engage with ECC and Highways England. Regular and on-going transport meetings are held with these bodies to ensure the latest information has been used to update and inform the Local Plan.</p> <p>Basildon Borough Council have identified a need for further joint highways modelling to be undertaken in relation to growth in the south of Chelmsford. Amendments have been suggested in the Schedule of Proposed Changes and a Statement of Common Ground will be prepared with them.</p>	<p>One of the objectives of the SA is to reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.</p> <p>Some further mitigation measures were suggested in the Preferred Options SA, however as set out in Appendix J of the Pre-Submission SA these are covered by the content of Strategic Policy S11.</p> <p>Overall, the policies within the Plan generally have a positive effect on the transport objective of the SA with significant positive impacts at sites, including North East Chelmsford, Great Leighs and East Chelmsford.</p>	<p>Strategic Policy S11 identifies infrastructure required to support development in the Local Plan. This includes a range of specific strategic transport and highways schemes as well as the requirement to ensure localised road improvements and sustainable means of transport are provided at development sites.</p> <p>Site policies set out the requirement to ensure appropriate junction and other local highway requirements are put in place through relevant on-site and off-site provision and/or financial contributions off-site.</p>	<p>Appropriate and necessary transport mitigation measures and services will be provided to meet the requirements of each site.</p> <p>The Council will continue to work with partners to ensure transportation needs are met through the delivery of site allocations within the Local Plan.</p> <p>The IDP attributes estimated costs to the transport infrastructure required. When fed into the Local Plan Viability Study it indicates that the delivery of such facilities identified across the Local Plan are viable. These costs will continue to be updated as and when more detailed modelling and costings are undertaken for each site.</p>

Flood protection and water management				
Issues arising from Issues and Options, Preferred Options and Pre-Submission Consultations	Duty to Co-operate Matters	Findings of Sustainability Appraisal that have informed the Local Plan	Policy coverage within the Local Plan	Delivery within the Local Plan
<p>Additional activity – particularly related to tourism - brings more people and activity to these areas, which therefore increases the need to ensure that defences are adequate.</p> <p>The Environment Agency stated that all flood risk infrastructure (such as flood</p>	<p>The Environment Agency is responsible for the management of flooding from main rivers, Essex County Council is responsible for the management of flooding from ordinary watercourses, surface water and ground water, Anglian Water is responsible for managing sewer flooding and highway</p>	<p>One of the objectives of the SA is to reduce the risk of flooding and coastal erosion to people and property, taking into account the effects of climate change.</p> <p>Additional criteria were added and some policies amended to ensure the</p>	<p>The development strategy in Chelmsford deliberately seeks to avoid development in areas which are prone to flooding.</p> <p>A flood alleviation scheme for Chelmsford City Centre is funded and being delivered by the Environment</p>	<p>Appropriate and necessary flood mitigation measures will be provided by developers to meet the requirements of each site.</p> <p>The IDP attributes estimated costs to the facilities required. When fed into the Local Plan Viability Study it indicates</p>

<p>defences) have an operational lifetime so improvements to this infrastructure will be needed in the future.</p> <p>Critical Drainage Area (CDA) in Broomfield Central has been identified by ECC as having potential issues in respect of surface water flooding. Although the Broomfield housing allocation site is not within the CDA the CDA will require a particular mitigation scheme that would need to be individually designed. Further reference to a CDA has also been added to paragraph 7.191 in relation to site EC1, as set out in the Schedule of Proposed Changes.</p> <p>Flooding was raised generally by people concerned about the impact further development would have on flood risk in surrounding areas.</p>	<p>flooding is the responsibility of Essex Highways.</p> <p>The Council continues to engage with all bodies to ensure that appropriate strategic flood mitigation measures are in place.</p> <p>On-going meetings and discussions with bodies have sought to amend policies and subsequent concerns were addressed prior to the publication of the Pre-Submission Local Plan.</p> <p>No further issues raised as part of on-going Duty to Co-operate with neighbouring local authorities or other utility providers.</p>	<p>avoidance of flood risk is more adequately covered, and shoreline management plans are referred to, as set out in Appendix J of the Pre-Submission Sustainability Appraisal.</p>	<p>Agency and the City Council. Timescales to complete this work are yet to be confirmed but works have commenced.</p> <p>Strategic Policy S11 identifies infrastructure required to deal with flood risk management. This includes strategic flood defences as well as local mitigation measures, including SuDS. Site policies set out the requirement to ensure appropriate flood mitigation measures are put in place through relevant on-site provision, including SuDS, and/or financial contributions off-site.</p> <p>The Strategic Flood Risk Assessment supports the site allocations in the Plan and will be used to support the determination of planning applications and assist site developers prepare flood risk assessments and suitable SuDS schemes.</p>	<p>that the delivery of such facilities identified across the Local Plan are viable.</p>
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<b>Utilities</b>				
<b>Issues arising from Issues and Options, Preferred Options and Pre-Submission Consultations</b>	<b>Duty to Co-operate Matters</b>	<b>Findings of Sustainability Appraisal that have informed the Local Plan</b>	<b>Policy coverage within the Local Plan</b>	<b>Delivery within the Local Plan</b>
<p>The following utility providers have confirmed they can accommodate the projected Local Plan growth through existing or upgraded facilities:</p> <ul style="list-style-type: none"> <li>• Water (waste water) – Anglian Water Services</li> <li>• Water (portable water) – Essex and Suffolk Water</li> <li>• Gas – Cadent (formerly National Grid)</li> <li>• Electricity – UK Power Networks</li> </ul> <p>The Water Recycling Centre (WRC) at Great Leighs requires improvements to</p>	<p>All relevant utility providers have been engaged as part of on-going Duty to Co-operate.</p> <p>No issues in terms of portable water, gas and electricity supply.</p> <p>Council continues to engage with Anglian Water and the Environment Agency in terms of ensuring the current level of water quality at Great Leighs WRC is retained and amendments have been made in the Schedule of Proposed Changes to reflect comments received.</p>	<p>One of the objectives of the SA is to conserve and enhance water quality and resources. The SA recognises that there will be increased pressure on water resources with the proposed growth but that the policies within the Local Plan seek to conserve water resources and water quality. It also notes that the policies in the Plan (S12 and S13) will help to ensure that development contributes towards the delivery of water supply and treatment infrastructure necessary to accommodate the growth as well as green infrastructure, while Strategic</p>	<p>Strategic Policy S11 identifies infrastructure required to support development in the Local Plan. This includes appropriate utility infrastructure is provided to meet the needs of development sites.</p> <p>Policies throughout the Plan seek to ensure the necessary protection of water bodies and quality of waste water is acceptable as well as ensuring that the necessary utility infrastructure is in place for new development in a timely manner. This is though the strategic and more detailed policies which will</p>	<p>Appropriate utility provision shall be achieved either through necessary on-site provision by developers, or off-site through appropriate financial contributions towards new or improved facilities required to facilitate each development site. Where necessary schemes will delivered by the appropriate utility provider.</p> <p>The IDP attributes estimated costs to the utilities required. When fed into the Local Plan Viability Study it indicates that the delivery of such facilities identified across the Local Plan are</p>

<p>meet capacities beyond 2025. Anglian Water will review the necessary investment for this in due course but in principle the required capacity could be achieved.</p> <p>At this WRC there are environmental designations in close proximity. By increasing capacity at these WRC the impact on water quality within these environmental designations is still to be resolved. There is need to ensure the water quality is not worsened and the Environment Agency are satisfied with the approach taken.</p> <p>Throughout the consultation process Anglian Water suggested some amendments which clarified or strengthen the policies within the Plan relating to how waste water is dealt with.</p>	<p>A Statement of Common Ground is being prepared with Natural England with changes made in the Schedule of Proposed Changes to reflect investment/infrastructure required at Great Leighs WRC.</p> <p>No further issues raised as part of on-going Duty to Co-operate with neighbouring local authorities or other utility providers.</p>	<p>Policy S14 helps to protect open spaces and river corridors which can help in protecting water quality.</p> <p>No additional mitigation measures suggested by the Pre-Submission SA in respect of the Strategic Policies.</p> <p>Additional mitigation measures in respect of the SA objective to conserve and enhance water quality and resources were identified for the more detailed policies within the Plan. Policies were amended in accordance with the recommendations of the SA as set out in Appendix J (Mitigation and Enhancement) of the Pre-Submission SA.</p>	<p>consider specific planning applications.</p> <p>Site policies seek to provide appropriate utilities to serve the development.</p>	<p>viable.</p>
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## Green and Blue Infrastructure

Recreation and Leisure (including children's play, youth and sports facilities)				
Issues arising from Issues and Options, Preferred Options and Pre-Submission Consultations	Duty to Co-operate Matters	Findings of Sustainability Appraisal that have informed the Local Plan	Policy coverage within the Local Plan	Delivery within the Local Plan
<p>Sport England support the approach to providing new and protecting existing leisure, sport and recreation facilities. Some concern was raised at the loss of some existing playing fields (St Peters College, John Shennan) on the basis that the policies did not cover the need for appropriate replacement facilities. Some inconsistency with S106 and CIL requirements across site policies was also raised.</p>	<p>On-going meetings and discussions with Sport England sought to amend policies and subsequent concerns have been addressed as set out in the Pre-Submission Local Plan Schedule of Suggested Additional Changes, May 2018.</p> <p>As part of the Open Space Study a wide range of stakeholders were actively engaged. This is set out fully in the Open Space Community and Stakeholder Consultation document.</p> <p>No further issues have been raised as</p>	<p>The Preferred Options SA concluded that the approach taken towards protecting and securing community assets as set out in Policies S4, S7, CA1 and CA2 including leisure and recreation facilities, generally has a positive effect on the objectives of the SA.</p> <p>The Preferred Options SA suggested some mitigation measures for policies CA1 (now Policy CF1). Namely, that this policy could refer to the avoidance of adverse impacts on biodiversity and adverse impacts on water quality. The</p>	<p>The policies set out within the Local Plan seek to protect existing sports, leisure and recreational facilities, in accordance with the requirements of the NPPF.</p> <p>New Sports and playing pitch requirements are set out within the Open Space Study. In addition, further work was undertaken to consider where these needs could be met within the new Local Plan and sites have been identified to accommodate the future playing pitch and sports facility needs. Strategic Policy S11 identifies</p>	<p>Riverside Ice and Leisure is in the process of being redeveloped to provide greatly improved strategic leisure facilities, including upgrading the existing swimming pool. This is being provided and funded by the City Council and through CIL.</p> <p>Further sports provision to meet the future growth requirements is proposed in the form of new pitch provision and necessary improvements to existing facilities through strategic site allocations. This will be through the</p>

	part of on-going Duty to Co-operate with neighbouring authorities.	Pre-Submission Local Plan addressed these matters through additional text in the reasoned justification for Policy CF1 in paragraph 8.125.	infrastructure required to support development in the Local Plan. This includes appropriate sport, leisure and recreation facilities are provided to meet the needs of development sites.  Site policies seek to provide appropriate facilities on site, or make financial contributions towards new or improved facilities.	provision of land on some sites and financial contributions towards these from others.  The IDP attributes estimated costs to the facilities required. When fed into the Local Plan Viability Study it indicates that the delivery of such facilities identified across the Local Plan are viable.
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Open space/Green Infrastructure				
Issues arising from Issues and Options, Preferred Options and Pre-Submission Consultations	Duty to Co-operate Matters	Findings of Sustainability Appraisal that have informed the Local Plan	Policy coverage within the Local Plan	Delivery within the Local Plan
<p>Any additional suggestions and queries on open space were considered and assessed. Where relevant sites were removed, reduced, added, or their categorisation amended. These sites are set out within the Open Space Addendum 2017 and 2018 and the Pre-Submission Local Plan Schedule of Suggested Additional Changes, May 2018.</p> <p>Sport England supported the approach to providing new and protecting existing open space. Some concern was raised at the loss of some existing playing fields (St Peters College, John Shennan) on the basis that the policies did not cover the need for appropriate replacement facilities. Some inconsistency with S106 and CIL requirements across site policies was also raised.</p>	<p>On-going meetings and discussions with Sport England sought to amend policies and subsequent concerns have been addressed as set out in the Pre-Submission Local Plan Schedule of Suggested Additional Changes, May 2018.</p> <p>As part of the Open Space Study a wide range of stakeholders were actively engaged. This is set out fully in the Open Space Community and Stakeholder Consultation document.</p> <p>No further issues have been raised as part of on-going Duty to Co-operate with neighbouring authorities.</p>	<p>The Preferred Options SA concluded that the approach taken towards protecting and securing community assets as set out in Policy S4, S7, CA1 and CA2 including open space generally has a positive effect on the objectives of the SA.</p> <p>The Preferred Options SA suggested some mitigation measures for Policies CA1 (now Policy CF1). Namely, that this policy could refer to the avoidance of adverse impacts on biodiversity and adverse impacts on water quality. The Pre-Submission Local Plan addressed these matters through additional text in the reasoned justification for Policy CF1 in paragraph 8.125.</p>	<p>The policies set out within the Pre-Submission Local Plan seek to protect existing open space in accordance with the requirements of the NPPF.</p> <p>Strategic Policy S11 identifies infrastructure required to support development in the Local Plan. This includes appropriate open space and green infrastructure is provided to meet the needs of development sites.</p> <p>New open space will be provided on-site in accordance with the standards set out by the Open Space Study. These are included within the development standards in the Pre-Submission Local Plan. Appropriate new development proposals will be required to comply with these standards by providing the appropriate open space standards within developments.</p> <p>Site policies seek to provide appropriate facilities on site, or make financial contributions towards new or improved facilities.</p>	<p>New open spaces will be through the provision of land on some sites and financial contributions from others. Open space to meet the future growth requirements is proposed in the form of new space through strategic site allocations. On smaller sites contributions towards new or improvements to existing spaces will be required.</p> <p>The IDP attributes estimated costs to the facilities required. When fed into the Local Plan Viability Study it indicates that the delivery of such facilities identified across the Local Plan are viable.</p>

<b>Environmental Mitigation</b>				
<b>Issues arising from Issues and Options, Preferred Options and Pre-Submission Consultations</b>	<b>Duty to Co-operate Matters</b>	<b>Findings of Sustainability Appraisal and Habitats Regulations Assessment that have informed the Local Plan</b>	<b>Policy coverage within the Local Plan</b>	<b>Delivery within the Local Plan</b>
<p>A principle issue to address through the Local Plan was Natural England raising the issue of the need to ensure increase recreational activity did not give rise to unacceptable harm to internationally protected areas.</p> <p>As a result, the Essex Recreational Disturbance Avoidance Mitigation Strategy (RAMS) project was set up alongside other Essex authorities and policies were amended to ensure this issue was covered within the Local Plan.</p> <p>Natural England welcomed the approach and suggested some further alterations/additions to policies to ensure reference to the RAMS was clear in the Pre-Submission consultation. These subsequent changes are set out in the Pre-Submission Local Plan Schedule of Suggested Additional Changes, May 2018.</p>	<p>The Essex Recreational Disturbance Avoidance Mitigation Strategy (RAMS) project is being led by ECC to assess the mitigation measures required for European Designated Sites impacted upon by development from across Essex. Once completed, expected to be adopted as SPD and will set out where new development is required to contribute towards implementation of the Strategy. This work is on-going with other Essex Authorities and there is a signed Memorandum of Understanding from ECC, The North East Consortium Group, and other Essex local planning authorities.</p> <p>No further issues have been raised as part of on-going Duty to Co-operate with neighbouring authorities.</p>	<p>The issue of pressure from recreational activity is addressed in section 5 of the HRA. It sets out the need to address the impact from Strategic Growth Site 7 on nearby environmental protection areas, as well as the impact from growth across Essex as a whole.</p> <p>It concludes that there is likely to be an impact on designations within the Chelmsford Local Plan area but recognises that the Local Plan, alongside other Essex authorities, is committed to appropriate mitigation measures being put in place. As a result of these it is concluded that the Local Plan will not have an adverse effect on the designations, alone or in combination with other authorities Plans.</p>	<p>Strategic Policy S6 seeks to conserve and enhance the natural environment through the protection of designated sites and species and secure management and mitigation/compensatory measures for development.</p> <p>Policy S11 and NE1 specifically set out the need for contributions towards recreation disturbance avoidance and mitigation measures for European designated sites which will be informed by the RAMS.</p> <p>Relevant site policies specifically refer to the need for contributions towards recreation disturbance avoidance and mitigation measures for European designated sites.</p>	<p>Through necessary on-site provision, or off-site through appropriate financial contributions towards new or improved facilities to minimise the potential impact on air quality for each development site.</p> <p>Further information is contained in the Natural Environment and Green Belt Topic Paper.</p>

## Community Infrastructure

<b>Early years, childcare and Education</b>				
<b>Issues arising from Issues and Options, Preferred Options and Pre-Submission Consultations</b>	<b>Duty to Co-operate Matters</b>	<b>Findings of Sustainability Appraisal that have informed the Local Plan</b>	<b>Policy coverage within the Local Plan</b>	<b>Delivery within the Local Plan</b>
<p>Various localised issues with school capacity were raised by residents concerned that existing schools did not have the capacity for future growth identified in the Local Plan.</p>	<p>The Council continues to engage with ECC to ensure the school requirements, early years and childcare requirements set out within the Local Plan are based on the most up to date position in terms of catchment areas and school places.</p>	<p>There is no specific SA objective which deals directly with schools and education.</p> <p>None of the mitigation measure suggested by the SA directly impacted upon policies for the provision of such facilities.</p>	<p>Strategic Policy S11 identifies a range of infrastructure required to support the growth set out in the Local Plan. Under community facilities, it includes the need for early years, primary and secondary, and tertiary education provision.</p>	<p>The Council will continue to work with Essex County Council to ensure the most up to date education needs are met through the delivery of site allocations by direct provision of site and supporting mechanisms within the Local Plan.</p>

<p>Essex County Council, as the Local Education Authority, set out in detail any existing capacity at schools and any deficit which would be required to meet future growth.</p> <p>Writtle University College are generally supportive of their Special Policy Allocation but suggested it should be made more flexible. It also requested that more emphasis was placed on planning positively for future education facilities as a whole.</p> <p>Anglia Ruskin University were generally supportive of the Plan but requested greater emphasis was placed on the importance of the University to Chelmsford.</p>	<p>The removal of the Police HQ site has resulted in a change in approach to the provision of primary school places within the Chelmsford Urban Area but ECC are happy that this can be accommodated through the expansion of existing schools.</p> <p>The Council have continued to engage with Writtle University College and Anglia Ruskin University. This has included amendments to policies to ensure both facilities have the ability to expand appropriately.</p>		<p>Site policies set out the requirement to meet necessary education facilities generated by a site through relevant on-site provision and/or financial contributions.</p> <p>Policy CF3 seeks to protect education establishments and sets out that proposals for the expansion of Writtle University College and Anglia Ruskin University will be considered in the context of agreed Masterplans.</p> <p>Writtle University College is allocated as a Special Policy Area. This allows appropriate expansion of facilities which may otherwise be constrained by its Green Belt location.</p>	<p>The IDP attributes estimated costs to the facilities required. When fed into the Local Plan Viability Study it indicates that the delivery of such facilities identified across the Local Plan are viable.</p>
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Health and social wellbeing				
Issues arising from Issues and Options, Preferred Options and Pre-Submission Consultations	Duty to Co-operate Matters	Findings of Sustainability Appraisal that have informed the Local Plan	Policy coverage within the Local Plan	Delivery within the Local Plan
<p>Healthcare, especially GP and Hospital services are an issue which continues to be raised by Chelmsford residents. These are services which are stretched by a growing and aging population, which is reflected across the country.</p> <p>Access to Broomfield Hospital was raised as being an issue.</p> <p>The CCG and Mid-Essex Hospital Services are generally supportive of the Plan and the need to provide a further access to Broomfield Hospital, as well as the delivery of future health services necessary to support the development in the Plan.</p>	<p>The Council continues to engage with Essex County Council, NHS England and Mid-Essex Clinical Commissioning Group in terms of relevant needs arising from future growth.</p> <p>Necessary healthcare services and models of care are under review and are likely to change significantly in the future. Investment in facilities and services will be required and theses will be assessed in more detail in conjunction with the relevant bodies as the Local Plan comes forward to ensure the necessary provision is provided to most appropriately fit with local needs.</p>	<p>Overall the policies within the plan are assessed as generally having a positive impact on health and well-being in terms of improving the health and well-being of those living and working in the Chelmsford area.</p> <p>Recognises the ratio of GPs to patients in Chelmsford is higher than the national average but the implementation of Policy S12 and S13 (Policies S11 and S12 in the Local Plan) are assessed as having a significant positive effect by enabling the delivery of new health infrastructure.</p> <p>No additional mitigation measures to improve the health and well-being objective are suggested by the SA.</p>	<p>Strategic Policy S11 identifies a range of infrastructure required to support the growth set out in the Local Plan. It includes the need for essential primary, acute and community healthcare provision as well as health and wellbeing facilities and measures.</p> <p>Site policies set out the requirement to meet necessary healthcare provision generated by a site through relevant on-site provision and/or financial contributions towards wider health requirements.</p> <p>Site allocations will come forward over the next 18 years. Their healthcare requirements will be assessed at the point of submission of a planning</p>	<p>The Council will continue to work with NHS England, the Mid-Essex Clinical Commissioning Group and Essex County Council to ensure the most up to date health and social care needs are met through the delivery of site allocations within the Local Plan. Provision will be made through a combination of direct on-site provision and financial contributions to off-site provision.</p> <p>The IDP attributes estimated costs to the facilities required. When fed into the Local Plan Viability Study it indicates that the delivery of such facilities identified across the Local Plan are viable.</p>

	No further issues raised as part of on-going Duty to Co-operate with neighbouring local authorities.		<p>application to ensure the most up to date NHS requirements for the sites housing number and mix of tenure is accounted for at that point in time.</p> <p>Policy MP2 seeks all new major developments to provide opportunities to promote healthy living and to improve health and wellbeing.</p>	
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Social and community facilities				
Issues arising from Issues and Options, Preferred Options and Pre-Submission Consultations	Duty to Co-operate Matters	Findings of Sustainability Appraisal that have informed the Local Plan	Policy coverage within the Local Plan	Delivery within the Local Plan
The need for such facilities was identified and highlighted by many as being an important part of building communities for the future.	<p>As part of the Open Space Study a wide range of stakeholders were actively engaged in relation to such facilities. This is set out fully in the Open Space Community and Stakeholder Consultation document.</p> <p>No further issues have been raised as part of on-going Duty to Co-operate with neighbouring authorities.</p>	<p>There is no specific SA objective which deals directly with social and community services.</p> <p>None of the mitigation measure suggested by the SA directly impacted upon policies for the provision of community services.</p>	<p>Social and Community infrastructure includes facilities such as community centres, libraries and burial space.</p> <p>Strategic Policy S11 identifies a range of infrastructure required to support the growth set out in the Local Plan. Under community facilities, it includes the need for community buildings and space.</p> <p>The Open Space Study recommends the level of need for community halls required to meet future growth. The need for any future libraries are likely to be within a multi-purpose community hall.</p> <p>The IDP includes details on the level of burial space required. A site is yet to be secured for this but policies within the plan allow for such a facility to come forward in a variety of locations, subject to their impact on the locality.</p> <p>Site policies set out the requirement to meet necessary community facilities generated by a site through relevant on-site provision and/or financial contributions.</p>	The IDP attributes estimated costs to the facilities required. When fed into the Local Plan Viability Study it indicates that the delivery of such facilities identified across the Local Plan are viable.



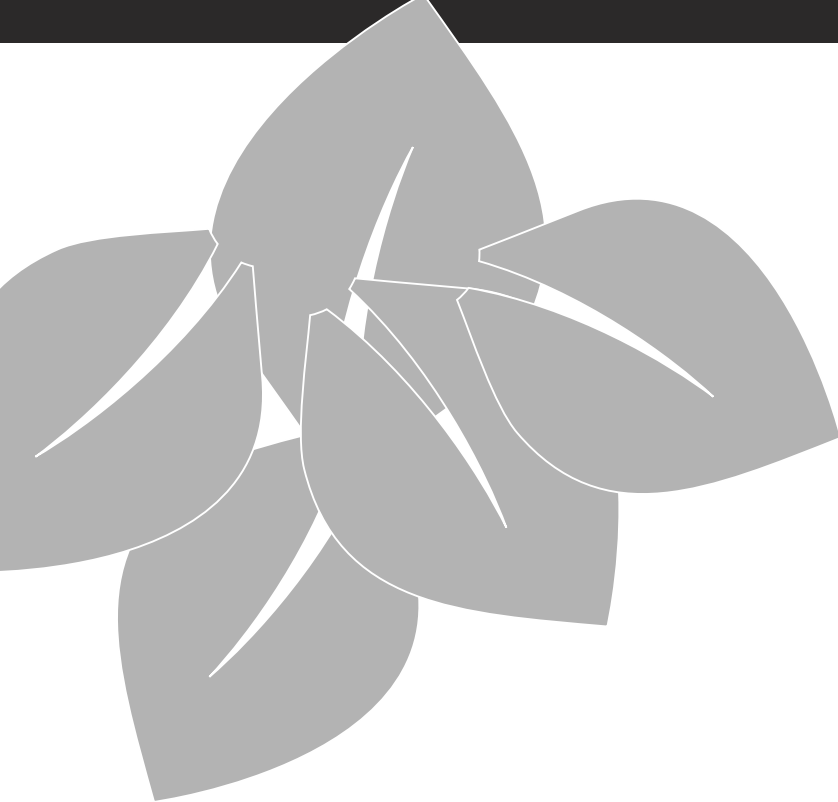
## Other Community Facilities

Emergency services				
Issues arising from Issues and Options, Preferred Options and Pre-Submission Consultations	Duty to Co-operate Matters	Findings of Sustainability Appraisal that have informed the Local Plan	Policy coverage within the Local Plan	Delivery within the Local Plan
Essex Police have identified the need to re-locate their estate, which is based in Chelmsford but serves all of Essex.	<p>The Council continue to engage with the emergency services. Overall there are no specific issues identified through the Duty to Co-Operate at this point in time. They will continue to plan for the projected growth in the Local Plan.</p> <p>No further issues raised as part of on-going Duty to Co-operate with neighbouring local authorities.</p>	<p>There is no specific SA objective which deals with emergency services. Their provision is covered by the objectives for health and well-being.</p> <p>Overall the policies within the Plan are assessed as generally having a positive impact on health and well-being, with no additional mitigation measures to improve the objective being suggested by the SA.</p>	<p>Strategic Policy S11 identifies a range of infrastructure required to support the growth set out in the Local Plan. Under community facilities, it includes the need for emergency services infrastructure.</p> <p>Site policies set out the requirement to meet necessary community facilities generated by a site through relevant on-site provision and/or financial contributions.</p>	The IDP attributes estimated costs to the facilities required. When fed into the Local Plan Viability Study it indicates that the delivery of such facilities identified across the Local Plan are viable.

Waste				
Issues arising from Issues and Options, Preferred Options and Pre-Submission Consultations	Duty to Co-operate Matters	Findings of Sustainability Appraisal that have informed the Local Plan	Policy coverage within the Local Plan	Delivery within the Local Plan
<p>The Essex Waste Partnership has adopted the Joint Municipal Waste Management Strategy which identifies an integrated network of new waste facilities needed to manage waste over the next 25 years.</p> <p>ECC will be undertaking a review of existing and potential new facilities during the first five-years of the Local Plan period to determine requirements in the next 10-15 year period. Likely to result in a need to extend or expand this infrastructure offer to meet local needs. However, at this stage it is not possible to determine what these needs are.</p>	<p>The Council has engaged with ECC on their Waste Local Plan which was adopted in July 2017 and will continue to work engage with them on future requirements which may arise over the course of the Local Plan period. Changes to Policy S11 are set out in the Schedule of Proposed Changes to address municipal waste/recycling facilities as requested by ECC.</p> <p>No further issues have been raised as part of on-going Duty to Co-operate with neighbouring authorities.</p>	<p>One of the objectives of the SA is to promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources. The SA recognises that the construction of new homes will place pressure on building materials but that there are opportunities to utilise recycled materials in their construction. It also notes that new dwellings will increase municipal waste but that a large amount of this would be recycled (43.5% in 2014).</p> <p>Overall, the policies within the Plan generally have a positive effect on the waste objective of the SA. Some alterations were however made to</p>	<p>Strategic Policy S11 identifies infrastructure required to support development in the Local Plan.</p> <p>Should the need for any further facilities in Chelmsford be identified by ECC over the Plan period the policies throughout the Local Plan allow for such facilities to be provided.</p> <p>Policy MP3 requires developers to have regard to the waste hierarchy in terms of construction. The requirement to accommodate appropriate recycling facilities in new developments is found across various policies. Full details of what is expected in terms of such facilities for different development</p>	<p>The delivery of waste facilities themselves are a function of ECC.</p> <p>At this point in time the IDP cannot attribute estimated costs to any new waste facilities required as the requirement is not yet known. IDP can be updated with future costs once these are known.</p> <p>Recycling facilities for household collections on new development will be provided on site through the application of the Development Standards set out in Appendix A of the Local Plan. These will be delivered on site by the developer.</p>

		Policy MP1 at the Pre-Submission stage to ensure that all new development minimises the use of natural resources in accordance with the sustainable buildings policy MP3 which sets out the need for developers to have regard to the waste hierarchy and incorporate sustainable construction methods.	types are within policies and in Appendix A (Development Standards).	
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