Extraordinary Council Meeting Agenda

Wednesday, 27 May 2020 at 7p.m.

Remote Meeting

MEMBERSHIP

The Mayor – Councillor Jude Deakin
The Deputy Mayor – Councillor Linda Mascot

and Councillors

R H Ambor, L Ashley, H Ayres, K Bentley, M W Bracken,
N B Chambers, D J R Clark, P H Clark, W A Daden,
A E Davidson, C K Davidson, S M Dobson,
N A Dudley, J A Frascona, I D Fuller, J Galley,
M C Goldman, S M Goldman, I S Grundy, N Gulliver,
P V Hughes, R J J Hyland, A M John, D G Jones, G B R Knight,
J C S Lager, J S Lardge, R J Lee, M J Mackrory, R Massey,
L A Millane, R J Moore, G H J Pooley, J A Potter, R J Poulter,
S Rajesh, J M C Raven, I C Roberts, S J Robinson, T E Roper,
E J Sampson, C M Shaw, R J Shepherd, M Sismey, A B Sosin,
J E Sosin, M S Steel, C R Tron, N M Walsh, M D Watson,
R T Whitehead, T N Willis, I Wright, S Young (and one vacancy)

Local people are welcome to attend this meeting remotely, where your elected Councillors take decisions affecting YOU and your City.
There is also an opportunity to ask your Councillors questions or make a statement. These have to be submitted in advance and details are on the agenda page. If you would like to find out more, please telephone
Brian Mayfield in the Democracy Team on Chelmsford (01245) 606923
email brian.mayfield@chelmsford.gov.uk

MEETING OF CHELMSFORD CITY COUNCIL

27 MAY 2020

AGENDA

1. Attendance and Apologies for Absence

2. Declarations of Interest

All Members are reminded that they must disclose any interests they know they have in items of business on the meeting's agenda and that they must do so at this point on the agenda or as soon as they become aware of the interest. If the interest is a Disclosable Pecuniary Interest they are also obliged to notify the Monitoring Officer within 28 days of the meeting.

3. Minutes

Minutes of Meetings on 21 January and 13 May 2020

4. Public Questions

Any member of the public may ask a question or make a statement on the Local Plan at this point in the meeting, provided that they have been invited to participate in this meeting and have submitted their question or statement in writing and in advance. Each person has two minutes and a maximum of one hour is allotted to public questions/statements. The Chair may disallow a question if it is offensive, substantially the same as another question or requires disclosure of exempt or confidential information. If the question cannot be answered at the meeting a written response will be provided after the meeting.

Any member of the public who wishes to submit a question or statement to this meeting should email it to committees@chelmsford.gov.uk 24 hours before the start time of the meeting. All valid questions and statements will be published with the agenda on the website at least six hours before the start time and will be responded to at the meeting.

Those who have submitted a valid question or statement will be entitled to put it in person at the meeting, provided they have indicated that they wish to do so and have submitted an email address to which an invitation to join the meeting and participate in it can be sent.

5. Adoption of the Chelmsford Local Plan 2013-2036

To consider the attached report and appendices

Covering report and Appendix 1

Appendix 2 – Inspector's report

Appendix 3 – Schedule of Additional Changes

Appendix 4 – Maps

Appendix 5 – Local Plan Adoption Statement

Appendix 6 – Local Plan Adoption Version

Appendix 7 – Sustainability Appraisal (SA) Post Adoption Statement

Appendix 8 – Habitats Regulations Assessment (HRA) Adoption Note

Appendix 9 – Main Modifications Feedback Report

Appendix 10 – SA and HRA Feedback Report

CHELMSFORD CITY COUNCIL

MINUTES OF THE COUNCIL MEETING

held on 26 February 2020 at 7pm

PRESENT:

The Mayor (Councillor R Massey)
The Deputy Mayor (Councillor J A Potter)

Councillors

R H Ambor	I S Grundy	S J Robinson
L Ashley	P V Hughes	T E Roper
H Ayres	R J J Hyland	E J Sampson
K Bentley	A M John	C M Shaw
M W Bracken	D G Jones	A B Sosin
D J R Clark	G B R Knight	J E Sosin
P H Clark	J C S Lager	M Springett
W A Daden	J S Lardge	M S Steel
A E Davidson	R J Lee	N M Walsh
C K Davidson	M J Mackrory	M D Watson
J A Deakin	L A Mascot	R T Whitehead
S M Dobson	L A Millane	T N Willis
N A Dudley	R J Moore	I Wright
J A Frascona	G H J Pooley	S Young
I D Fuller	R J Poulter	
J Galley	S Rajesh	
M C Goldman	J M Raven	
S M Goldman	I Roberts	

1. **Apologies for Absence**

Apologies for absence were received from Councillors N Chamber, N Gulliver, R J Shepherd, M Sismey and C Tron.

2. **Mayor's Announcements**

The Mayor asked members to notify the Civic Services Manager if they were intending to bring guests to the Community Evening on 9 April 2020.

The Mayor also welcomed to the meeting a representative of the Backnang Town Twinning Association.

3. **Declarations of Interest**

Members were reminded to declare at the appropriate time any personal and prejudicial interests in any of the items of business on the meeting's agenda.

4. **Minutes**

The minutes of the meeting on 22 January 2020 were signed as a correct record.

5. **Public Question Time**

A member of the public spoke in favour of the Council retaining the conduct of prayers immediately before the start of each Council meeting. He emphasised that they were a public act which reflected the self-understanding of the nation and were an opportunity for decision-makers to focus on issues of justice, truth and the common good.

7.06pm to 7.09pm

6. **Cabinet Question Time**

No questions to Cabinet Members had been submitted for this meeting.

7. **Police, Fire and Crime Commissioner**

Jane Gardner, the Deputy Police, Fire and Crime Commissioner (PFCC) for Essex, attended the meeting as part of her Office's engagement with local authorities on the work and plans of the PFCC for policing, community safety and fire and rescue services in their areas. She was accompanied by Area Manager Dave Barnard of the Essex Fire and Rescue Service, Inspector Barry Booth of Essex Police and Darren Horsman of the Office of the PFCC.

The role of the PFCC was to:

- set the priorities for policing and fire and rescue
- set the budgets for Essex Police and Essex County Fire and Rescue Service and the council tax precepts for each service
- appoint and dismiss the Chief Constable and Chief Fire Officer
- actively monitor and scrutinise both services
- hold the Chief Constable and Chief Fire Officer to account
- regularly engage with the public and local communities
- allocate grants through the Community Safety Development Fund and commission local services
- bring together community safety partners to reduce crime and support victims of crime across Essex

Referring to crime statistics, the incidence of theft, burglary and anti-social behaviour had fallen in Essex in the last 12 months, but for some time there had been a trend towards more complex crimes such as online and cybercrime and the rise of county lines, drugs and knife crime. In response, over the past two years

- 368 extra officers had been recruited
- Town Centre Teams had been established
- more officers had been dedicated to tackling gangs and serious crime
- a new Business Crime Team had been set up
- schools' officers had been appointed, and

- the Rural Engagement Team had been expanded

The increase of 151 officers had brought the total number in Essex Police to 3,369, a total growth of 519 officers.

Funding of over £2.5 million had been made available from various sources to tackle violence and vulnerability and examples were given of the initiatives being taken on prevention and education programmes, training for professionals, targeted Intervention programmes, specialist support and Health Intervention activities.

Turning to the Fire and Rescue Service, consultation was taking place on the draft integrated risk management plan, the priorities of which were prevention, protection and response, improve the safety of roads, help the vulnerable to stay safe, promote a positive culture in the workplace, develop and broaden the roles and range of activities undertaken by the Service, be transparent, open and accessible, collaborate with partners and make the best use of resources.

In response to questions from members, Jane Gardner said that:

- a dedicated team for cybercrime had been set up by Essex Police and this was working closely with businesses in Essex as well as supporting the public;
- the current average response time to 111 calls of 11 minutes was improving but the aim was to reduce it to four minutes or less. The public was being encouraged to make greater use of the online reporting system, which often provided a quicker response;
- the consultation on increasing the PFCC precept had resulted in 4,500 responses, which was considered to be good number. All possible channels to communicate with the public had been employed but efforts would continue to try to increase response rates to future consultations and surveys;
- by the end of 2022 the number of police officers in Essex would be higher than in 2010;
- the proportion of crimes solved was fairly static but more resources were being devoted to it and more investigators had been appointed. The increase in certain crimes, such as violence against the person which was up 11%, partly reflected changes to the definition and recording of such crimes;
- whilst it was correct that the number of fire fighters had reduced over the last decade, their operational availability had increased and efforts were being made to encourage more people to join the on-call service, especially in rural areas. The number of fires had decreased over recent years and more resources were being put into prevention and education;
- both the police and fire and rescue services were involved in programmes involving children and young people to educate them about crime, personal safety and healthy relationships;
- the refurbishment of the New Street police station was expected to be completed in October. There were plans to invest in the police estate in Chelmsford but also in the use of technology to enable the police to be out more and visible to the public. Fire stations were also being made more accessible to police staff.

Jane Gardner was thanked for her attendance and the presentation.

7.09pm to 7.58pm

8.1 **Treasury Management Strategy for 2020/21**

The Council was requested to endorse the strategy for the management of the Council's financial investments in 2020/21 and to approve those prudential indicators that applied to the strategy.

RESOLVED that the following be approved:

1. the proposed Treasury Management Strategy for 2020/21 submitted as Appendix 1 of the report to the meeting; and

2. the proposed Treasury Management Indicators in Appendix 2.

7.58pm to 8.02pm

8.2 **Capital and Investment Strategy for 2020/21**

In accordance with Government guidance and the CIPFA Prudential Code, a Capital and Investment Strategy had been produced to give a high-level overview of how capital expenditure, capital financing and treasury management activity contributed to the provision of public services; describe how the associated risks were managed; and assess the future financial sustainability of the Council. The Cabinet on 28 January 2020 had recommended that the Council approve the strategy.

In response to questions, the Cabinet Member for Fairer Chelmsford said that the £10 million referred to in the report for new loans would enable the Council to lend money to others, for example to housing associations to provide affordable housing. A decision on whether to make such loans would be referred to the Council. The loss allowance of £122,000 in respect of Chelmsford City Football Club was a provision against the risk of not recovering that amount of the loan to the Club and was intended to protect the interests of local tax payers. The Cabinet Member also confirmed that the percentages relating to financing costs set out in the second table on page 12 of the report were the limits on investments and not the forecast of borrowing costs. The impact of the proposals was likely to be negligible.

RESOLVED that the Capital and Investment Strategy for 2020/21 be approved.

8.02pm to 8.12pm

8.3 **Revenue and Capital Estimates for 2020/21**

The Mayor reminded members that whilst each had a Disclosable Pecuniary Interest in this item, the Governance Committee had granted a general dispensation to allow councillors to speak and vote on the revenue estimates and level of Council Tax for 2020/21.

The Council had before it a report and recommendations from the Cabinet on the revenue budget for 2020/21 and its capital investments for that year. The proposed Council Tax resolution for the 2020/21 budget was included as part of the report to the meeting.

The Cabinet Member for Fairer Chelmsford gave a presentation on the budget during which he explained the connection between the planned expenditure and the priorities in "Our Chelmsford, Our Plan". It was, he said, an ambitious plan, the main priorities of which were tackling the climate emergency and homelessness in the city. A total of £60 million had been provided for new capital schemes, with revenue funding of approximately £500,000 in 2020/21 and £750,000 in 2022/23 to meet the costs, which would be funded primarily by increasing income and making efficiency savings. The proposed increase in Council Tax of just under 3% was similar to that in each of the previous seven years. In terms of the sustainability of the budget, uncertainties arising from the government's failure to set a clear path for local government meant that there could be no guarantees, but based on the available information, the Director of Financial Services was of the opinion that the budget and financial strategy were sound, sustainable and robust. In view of the need to make savings in future years, the process for reducing costs and identifying increased income had already started.

During the debate on the budget, members made the following comments:

- Whilst the plans for increasing the supply of affordable housing were supported in principle, there was scepticism about the financial viability of the proposals. The planned expenditure needed to be justified and supported by a business case.
- The shortfall of £1.1 million was being met from reserves, which were important to maintain in the current uncertain financial climate. The use of Community Infrastructure Levy (CIL) funds to support the capital programme would also slow down the delivery of vital infrastructure projects.
- It was not clear whether there would be incentives for individuals or bodies to plant trees.
- More detail was needed on the sums identified for efficiencies on page 11 of the report.
- A large proportion of the budget focused expenditure on the urban area of Chelmsford, with rural areas receiving comparatively little.
- A lot of the proposed spending would be approved by Cabinet and under delegation to officers, limiting the ability of councillors to engage in discussion on it. This was particularly the case on the spending of the capital provision to purchase properties to provide temporary accommodation for the homeless.
- More emphasis was needed on the provision of charging points for electric vehicles.
- There was an imbalance between planned spending on tree planting and the provision of play areas.
- There appeared to have been further overspend on the Riverside project.

Responding to those comments and associated questions, Cabinet Members said that:

- Any property purchases would be based on financial viability and would be subject to the normal scrutiny arrangements. The administration was committed to transparency and would not circumvent members' right to challenge and review its actions.
- The estimated cumulative budget shortfall over the next three years was £2.7 million. This was a challenging but, in historical terms, not an abnormal amount.
- Borrowing from the CIL fund would be short term and would not prevent other

capital schemes proceeding.

- Parish Councils had expressed an interest in helping with the tree planting project and one way to do so was by identifying suitable land in their ownership. CIL monies allocated to parishes could also be used to fund planting schemes. The project was being promoted with the public and through the Woodland Trust.
- The cost reductions and income generation plans had been shared with members previously.
- The Council was keen to see more charging points but would prefer that they be provided by developers where possible, although more were planned for the Council's car parks.
- Play areas in rural areas were mainly provided by parish councils.
- A Task and Finish Group had been established to look at the spending on the Riverside project.

On being put to the vote, the resolutions below were passed, the voting being as follows:

For		Against	Abstain
Councillors		Councillors	Councillor
R H Ambor	M J Mackrory	P Clark	R Massey
L Ashley	L A Mascot	W Daden	
H Ayres	L A Millane	R J Hyland	
K Bentley	R J Moore		
M W Bracken	G H J Pooley		
D J R Clark	J A Potter		
A E Davidson	R J Poulter		
C K Davidson	S Rajesh		
J A Deakin	J M Raven		
S M Dobson	I Roberts		
N A Dudley	S J Robinson		
J A Frascona	T E Roper		
I D Fuller	E J Sampson		
J Galley	C M Shaw		
M C Goldman	A B Sosin		
S M Goldman	J E Sosin		
I S Grundy	M Springett		
P V Hughes	M S Steel		
A M John	N M Walsh		
D G Jones	M D Watson		
G B R Knight	R T Whitehead		
J C S Lager	T N Willis		
J S Lardge	I Wright		
R J Lee	S Young		

RESOLVED that

1. The following aspects of the budget for 2020/21 set out in Appendix 1 of the report to the meeting be approved:

   (a) the new capital and revenue investments in Council services set out in Section 4;

(b) the Revenue Budgets in Section 9 and Capital Budgets in Section 10;

(c) the delegations to undertake capital schemes in Section 4, Table 5;

(d) an increase to the average level of Council Tax for the City Council which would increase the average annual Band D Council Tax to £199, as shown in Section 8;

(e) the fees and charges outside the budget guidelines as set out in Section 3 of the report;

(f) the movement in reserves shown in Section 6;

(g) the special expenses and Parish and Town Council precepts identified in Section 8, Table 11;

(h) authority to the Chief Executive to agree, after consultation with the Leader of the Council, the pay award for 2020/21, within the normal financial delegations.

2. The Budget Forecast set out in Section 8 of the report of the Director of Finance and the assessment of the risks and robustness of the budget in Section 7 be noted.

3. In the unlikely event that the Government Settlement is amended by Parliament after this meeting, reserves be used to fund any shortfall in income or an additional contribution to General Balance be made if extra funding is awarded, the legal resolution being amended to reflect such change (it being noted that this practice would be in line with existing financial delegations and that a further Council meeting would be required only if the funding altered by more than £1million).

4. The Council Tax resolution in Appendix 2 be approved.

8.12pm to 9.04pm

8.4 **Council Tax Premium on Long Term Empty Properties for 2020/21**

Legislation gave the Council power to increase Council Tax charges for long term empty properties. The Cabinet had considered the effect and desirability of using those powers in Chelmsford and had recommended that increasing the premiums was most likely to achieve the objective of encouraging owners of long-term empty properties to bring them back into use as early as possible.

RESOLVED that

1. an Empty Homes premium of 200% as specified in section 11B of the Government Finance Act 1992 (as amended), be levied on dwellings which have been unoccupied and substantially unfurnished for more than five years immediately before the day in question (i.e. “long term empty dwellings”), the total charge to be 300% of the Council Tax that would be payable if the dwelling was occupied by two adults and no discounts were applicable, the charge to take effect from 1 April 2020; and

2. an Empty Homes premium of 300% as specified in section 11B of the Local Government Finance Act 1992 (as amended), be levied on dwellings which have been unoccupied and substantially unfurnished for more than 10 years immediately before the day in question (i.e. “long term empty dwellings”), the total charge to be 400% of the Council Tax that would be payable if the dwelling was occupied by two adults and no discounts were applicable, the charge to take effect from 1 April 2021.

9.04pm to 9.06pm

9.1 **Pay Policy Statement**

The Council was requested formally to approve the annual Pay Policy Statement in accordance with section 38 of the Localism Act 2011.

RESOLVED that the Pay Policy Statement for 2020/21 be approved.

9.06pm to 9.07pm

9.2 **Cabinet Deputies**

The Leader of the Council informed members that he has appointed Councillor Dan Clark as Cabinet Deputy for Strategy to support him in promoting the new "Our Chelmsford, Our Plan" and on related communications issues, and to support the Deputy Leader where necessary. He had also appointed Councillor Smita Rajesh to the role of Acting Cabinet Deputy for Affordable Housing as maternity leave cover for Chloe Tron.

The Leader said that the precise role of Cabinet Deputies would be clarified as part of the current review of the Constitution.

RESOLVED that the changes to the appointment of Cabinet Deputies be noted.

9.07pm to 9.10pm

9.3 **Chair of Audit and Risk Committee**

The Leader of the Council reported that Councillor Dan Clark had stood down from the position of Chair of the Audit and Risk Committee. The Council was requested to elect Councillor Nora Walsh in his place.

RESOLVED that Councillor Nora Walsh be elected Chair of the Audit and Risk Committee.

9.10pm to 9.11pm

10. **Notice of Motion – Charter Against Modern Day Slavery**

Pursuant to notice given in accordance with Council Rule 4.1.11, Councillor R J Hyland moved, and Councillor M Goldman seconded, a motion requesting that the Council sign and adopt the principles of the Charter Against Modern Day Slavery.

During the debate on the motion it was emphasised that modern slavery was a local as well as a national and international problem, with 336 referrals in Essex last year and speakers giving a number of examples in Chelmsford where individuals had been exploited. One in four cases of modern slavery involved children and all who contributed to the debate saw it as something that everyone should actively seek to eradicate. For its part the Council took seriously its duty of enquiry under the Act; to identify victims; to refer any suspicions to the Home Office; and to ensure as far as possible that its supply chains were free of modern slavery.

In summing up the debate, Councillor Hyland thanked members for their cross-party support of his motion, which he said would provide a baseline on which to build the Council's continued commitment to eliminate modern slavery.

RESOLVED that

"This Council notes:

Modern Slavery is happening nationwide and locally. Traffickers and slave masters use whatever means they have at their disposal to coerce, deceive and force individuals into a life of abuse, servitude and inhumane treatment. This can include sexual and criminal exploitation.

This Council believes:

- that action needs to be taken to raise awareness of modern slavery and the fact that it is happening all over the UK
- that councils have an important role to play in ensuring their contracts and supplies arrangements are set up to combat modern day slavery and exploitation.

This Council resolves:

To sign and adopt the principles of the Charter against Modern Slavery to ensure our procurement practices do not support slavery.

The 10 pledges Chelmsford City Council is committing to by signing and adopting the principles of the Charter Against Modern Day Slavery are as follows:

1. Train its corporate procurement team to understand modern slavery through the Chartered Institute of Procurement and Supply's (CIPS) online course on Ethical Procurement and Supply.

2. Require its contractors to comply fully with the Modern Slavery Act 2015, wherever it applies, with contract termination as a potential sanction for non-compliance.

3. Challenge any abnormally low-cost tenders to ensure they do not rely upon the potential contractor practising modern slavery.

4. Highlight to its suppliers that contracted workers are free to join a trade union and are not to be treated unfairly for belonging to one.

5. Publicise its whistle-blowing system for staff to blow the whistle on any suspected examples of modern slavery.

6. Require its tendered contractors to adopt a whistle-blowing policy which enables their staff to blow the whistle on any suspected examples of modern slavery.

7. Review its contractual spending regularly to identify any potential issues with modern slavery.

8. Highlight for its suppliers any risks identified concerning modern slavery and refer them to the relevant agencies to be addressed.

9. Refer for investigation via the National Crime Agency's national referral mechanism any of its contractors identified as a cause for concern regarding modern slavery.

10. Report publicly on the implementation of this policy annually.

Councils are uniquely placed to be at the forefront of the fight against modern day slavery and are demonstrating awareness and ethical leadership by voluntarily signing the charter against modern day slavery. This will give us a baseline to build on previous statements; to implement year-on-year improvements and evidence the progress on how we are tackling the risks and incidence of modern day slavery in our operations and supply chains."

9.11pm to 9.25pm

11. **Prayers at Council Meeting**

At its meeting on 22 January 2020 the Council had agreed that all members should be consulted on a proposal that prayers no longer be held in the Chamber immediately before the start of Council meetings, but should take place in another room 10 to 15 minutes before Council meetings for those who wished to participate in them.

The Mayoral Working Group had considered the results of the consultation, which had shown that, of the 49 who had responded, 28 wished to retain the existing arrangements, 11 would prefer prayers to be held in another room, and 10 had no preference, had suggested another option or did not believe that prayers should continue to be held.

The Working Group had suggested to the Council that each Mayor be given discretion to decide for the duration of their office whether the Council should observe some form of reflection before the start of each Council meeting, whether it be, for example, prayers, another act of worship or a period of contemplation.

In opening the discussion, Councillor Wright said that the majority of those who had responded to the consultation favoured retention of the current arrangements and he did not believe that it was the role of the Mayor to decide whether prayers should be held before meetings. He proposed that prayers continue to be held in the Chamber immediately before the start of Council meetings. His motion was seconded by Councillor Poulter.

It was apparent during the ensuing discussion that members held strong views on the issue, with speakers both for the motion and for introducing alternative arrangements. Many echoed the views expressed by the member of the public on the issue during question time, referring to the Christian majority in the city and country and the traditions associated with Council meetings. Others said that the present practice did not reflect a multi-cultural society and obliged councillors and the public alike to participate in prayers, even if they felt uncomfortable doing so. Still others felt that the suggestion that each Mayor decide the arrangements for their year in office was the best compromise. One speaker said that if things were left as they were, the concerns of those who opposed the present arrangements, perhaps because they felt uncomfortable taking part in prayers or because they felt that entering the Chamber after they were finished would offend the Mayor and tradition, would need to be addressed.

On being put to the vote the motion to retain prayers in the current form was carried by 26 votes to 20, with six abstentions.

> **RESOLVED** that prayers continue to be held in the Council Chamber immediately before the start of each meeting of the Council.

9.25pm to 9.50pm

The meeting closed at 9.50pm

Mayor

CHELMSFORD CITY COUNCIL

MINUTES OF THE ANNUAL MEETING OF THE COUNCIL

held on 13 May 2020 at 7pm

PRESENT:

The Mayor (Councillor R Massey)
The Deputy Mayor (Councillor J A Potter)

Councillors

R H Ambor	I S Grundy	I C Roberts
L Ashley	N Gulliver	S J Robinson
H Ayres	P V Hughes	T E Roper
K Bentley	R J J Hyland	C M Shaw
M W Bracken	A M John	R J Shepherd
N Chambers	D G Jones	M Sismey
D J R Clark	G B R Knight	A B Sosin
P H Clark	J C S Lager	J E Sosin
W A Daden	J S Lardge	M S Steel
A E Davidson	R J Lee	C R Tron
C K Davidson	M J Mackrory	N M Walsh
J A Deakin	L A Mascot	M D Watson
S M Dobson	L A Millane	R T Whitehead
N A Dudley	R J Moore	T N Willis
J A Frascona	G H J Pooley	I Wright
I D Fuller	R J Poulter	S Young
J Galley	S Rajesh	
M C Goldman	J M Raven	
S M Goldman		

1. Apologies

Apologies for absence were received from Councillor E J Sampson.

2. Mayor's Announcements

The Mayor thanked employees of the Council who had worked hard under difficult circumstances during the coronavirus emergency to maintain vital services to the community. He also thanked those who had contributed to the video that had been produced by the City Council to mark the 75th anniversary of VE Day.

The Council was informed that despite the curtailment of fund raising events since March, about £11,000 had been raised for the Mayor's chosen charity, Parkinson's UK Chelmsford Branch. The Mayor was grateful for people's generosity and was confident that the Charity would apply the funds well.

3. Election of Mayor and Deputy Mayor

(1) **Election of Mayor**

On the nomination of Councillor S J Robinson, seconded by Councillor J A Potter, it was

RESOLVED that Councillor J A Deakin be elected Mayor of the City of Chelmsford for the ensuing year.

(2) **Appointment of Deputy Mayor**

On the motion of the Mayor-elect, which was duly seconded by Councillor R T Whitehead, it was

RESOLVED that Councillor L A Mascot be appointed Deputy Mayor of the City of Chelmsford for the ensuing year.

4. Declarations of Acceptance of Office

Councillor Deakin made the declaration of acceptance of office as Mayor and took the chair. Councillor Mascot then made the declaration of acceptance of office as Deputy Mayor.

5. Mayoress and Deputy Mayor's Consort

The Mayor introduced to the Council her Mayoress for her year in office, her daughter, Helen Deakin. The Deputy Mayor introduced her Consort, her husband, Ian Mascot.

The Mayor informed the Council that the retiring Mayor's Escort and the retiring Deputy Mayor's Escort would be invested with their badges of office at a future reception to be held when circumstances permitted.

6. Address by Mayor

The Mayor thanked the Council for electing her and expressed appreciation for the work of Councillor Massey during his year in office.

7. Retiring Mayor and Retiring Mayoress

Councillor R T Whitehead and Councillor T N Willis then thanked Councillor Massey for his services as Mayor. Councillor Massey expressed his appreciation for the support given to him by his Escort, Janice Cheese, Councillor Potter as Deputy Mayor and Gillian Smith as the Deputy Mayor's Escort.

8. Appointment of Mayor's Chaplain and Announcement of Mayor's Charities

The Mayor reported that she had appointed Father Tom Page as her Chaplain during her term of office and that the Mayor's charities for the year would be Sanctus, Helping Hands Essex and Mid and North Essex MIND.

9. Leader's Scheme of Delegation

RESOLVED that the Leader's Scheme of Delegation of executive functions be noted.

10. Arrangements for and Appointments to City Council and Outside Bodies

RESOLVED that

(a) the appointment by the Leader of the Council of the following as the members of the Cabinet for 2020/21, and the function areas of those members of Cabinet indicated below, be noted:

Deputy Leader and Connected Chelmsford	Councillor M C Goldman
Fairer Chelmsford	Councillor C K Davidson
Sustainable Development	Councillor M J Mackrory
Greener and Safer Chelmsford	Councillor R J Moore

(b) the members of the Council indicated below be noted as the opposition spokespersons on the Cabinet function areas referred to:

Function	**Conservative Group**	**Chelmsford Independents Group**
Leader's Responsibilities	Councillor R T Whitehead	Councillor P Clark
Deputy Leader's	Councillor J Galley	Councillor I C Roberts

Responsibilities		
Fairer Chelmsford	Councillor M D Watson	Councillor W Daden
Sustainable Development	Councillor M S Steel	Councillor K Bentley
Greener and Safer Chelmsford	Councillor M Sismey	Councillor R J Hyland

(c) the following Committees and the Treasury Management and Investment Sub-Committee be appointed for the year 2020/21 with the membership and Chairs indicated:

COMMITTEES 2020/2021

Audit and Risk Committee	Councillors D Clark, P Clark, N Dudley, J Lardge, J Raven, E Sampson, M Sismey, N Walsh (Chair), M Watson
Chelmsford Policy Board	Councillors H Ayres, N Chambers, W Daden, I Fuller, J Galley, M Goldman, S Goldman, N Gulliver, G B R Knight, R Moore, G H J Pooley (Chair), R J Poulter, I C Roberts, A Sosin, N Walsh, R T Whitehead, T N Willis
Employment Committee	Councillors C Davidson, M Goldman, R J Moore, J A Potter, S Robinson and one other Liberal Democrat member (Chair to be elected at meeting)
Governance Committee	Councillors R Ambor, H Ayres (Chair), K Bentley, N Dudley, D Jones, N Walsh, I Wright And three Parish and Town Council Co-opted (non-voting) Members and two Independent Persons, Clarissa Gosling and Paula Mills
Licensing/ Regulatory Committee	Councillors R Ambor, L Ashley, D Clark, A Davidson, J Frascona, P V Hughes, A John, D Jones, G B R Knight, R Lee, L Mascot (Chair), L Millane, S J Rajesh, I C Roberts. T E Roper
Overview and Scrutiny Committee	Councillors L Ashley, N Dudley, J Galley (Chair), S Goldman (Vice Chair), I Fuller, I Grundy, R J Hyland, J Lager, J Lardge, M Sismey, M S Steel, M D Watson, R T Whitehead, T N Willis, S Young
Planning Committee	Councillors L Ashley, H Ayres, A Davidson, S Dobson, P Hughes, R J Hyland, R Lee, G H J Pooley, R J Poulter, T E Roper, E Sampson, C Shaw, R J Shepherd, J A Sosin (Chair), I Wright

	Designated Substitutes – Councillors J Frascona, J Lardge and S J Rajesh (Liberal Democrats), L Millane (Conservative) and P Clark (Chelmsford Independents)
Treasury Management and Investment Sub-Committee	Councillors M Bracken, D Clark, P Clark, C Davidson (Chair), J Galley, A B Sosin, R T Whitehead
Local Joint Staff Committee	Councillors M Goldman, R Hyland, R Massey, R J Moore, S Robinson (Chair to be elected at meeting)

(d) Councillor M J Mackrory be appointed as the Council's representative on the South Essex Parking Partnership Joint Committee;

(e) the following be appointed as Equality and Diversity Champions: Councillors L Ashely, A Davidson and J Deakin;

(f) the persons named in Schedule C and shown in Appendix 1 to these minutes be appointed to represent the Council on the outside bodies referred to for the period indicated;

(g) the Legal and Democratic Services Manager, after consulting the relevant Group Leaders, be authorised to:

(i) make appointments to an Employment Appeals Committee should the need for that Committee arise;
(ii) make appointments to or approve other changes to the representation of other non-Executive bodies that become necessary during the municipal year, provided that the political balance of those bodies continues to be observed;

(h) the Legal and Democratic Services Manager, after consulting the Group Leaders, be authorised to finalise, amend or add to the appointments to Outside Bodies.

11. Amendments to the Constitution

The Council considered three reports on:

- changes to the Constitution required to accommodate the introduction of remote meetings;
- the authorisation of member absences under Section 85 of the Local Government Act 1972; and
- the roles and responsibilities of Cabinet Deputies.

RESOLVED that

(a) the amendments to the Constitution set out in the appendix to Item 11.1 be approved and introduced from 13 May 2020;

(b) until 31 December 2020, the absence of any member of the Council for whatever reason be approved under Section 85(1) of the Local Government Act 1972;

(c) the amendments to the Constitution set out in the Appendix to item 11.3 which clarify and codify the roles and responsibilities of Cabinet Deputies be approved.

12. Amendments to the Constitution Recommended by the Governance Committee

The Governance Committee on 11 March 2020, as part of a general review of the constitution, had recommended amendments to it to update certain aspects and reflect changes in working practices and legislation. In moving the report's recommendations, the Chair of the Committee asked that the proposed change relating to the exemption from call-in of Executive decisions that were referred to the Council for approval be withdrawn.

RESOLVED that with the exception of the proposed exemption from call-in of Executive decisions referred to the Council for approval, those proposed amendments to the Constitution referred to in paragraph 4 of Item 12 and detailed in Appendix A to that report be agreed, together with the revised Terms of Reference of the Treasury Management and Investment Sub-Committee (Appendix B) and Contract Procedure Rules (Appendix C).

The meeting closed at 7.52p.m.

Mayor

Appendix 1

APPOINTMENT OF COUNCILLORS TO OUTSIDE BODIES – 2020/2021

Body	*Term of Office*	*No. of Representatives*	*Current Representatives*
Chelmsford Age Concern	1 year	1	Councillor A Davidson
Chelmsford Business Board	1 year	1	Councillors Bracken and Robinson
Chelmsford Business Improvement District	1 year	1	Councillor Bracken
Chelmsford CAB Trustee Board	1 year	4	Councillors Ashley, Ayres, Tron (and S Rajesh)
Chelmsford Council for Voluntary Service	1 year	1	Councillor Young
Chelmsford Cultural Development Trust	1 year	1	Councillor Frascona
Chelmsford Educational Foundation	3 years commencing 1st May 2020	2	Councillor Frascona and Liz Ahmed
Chelmsford Fairtrade	1 year	1	Councillor Moore
Chelmsford Local Highways Panel	1 year	4	Councillors Lager, Lardge, Shaw, Steel
Chelmsford United Charities	4 years	3	Councillors Dudley and Willis and Mr Ron Alcock from October 2019 Councillor Jones, Mrs F B Mountain and one Conservative Group nominee from October 2020
Chelmsford YMCA	1 year	1	Councillor Shaw
Chelmsford Youth Strategy Group	1 year	1	Councillor Frascona
City Centre Liaison Group	1 year	1	Councillor Pooley

Danbury Lakes Country Park Forum	1 year	2	Councillors Hyland and Willis
Essex Countywide Traveller Unit Joint Committee	No fixed term	1	Councillor J Sosin
Essex Police and Crime Panel	1 year	1	Councillor Lager (Councillor M Goldman, sub)
Essex Waste Partnership IAA Member Working Group	1 year	1	Councillor Lardge
Essex Waste Partnership Member Board	1 year	1	Councillor Moore
Fields in Trust	1 year from February 2020	1	Councillor Lee
Galleywood Heritage Centre	1 year	1	Councillor Hyland
King Edward VI Grammar School Historic Foundation Governors	3 years commencing 1st July, 2017	4	Councillors Galley, Shepherd, A Sosin and Whitehead
Local Government Association – Assembly and Conference - Delegate	1 year	1	Councillor Robinson
Local Government Association – District Councils Network	1 year	1	Councillor Robinson
Marsh Farm Country Park Forum	1 year	2	Councillors Roberts and Walsh
One Chelmsford Partnership Strategic Board	1 year	1	Councillor Robinson (Substitute – Councillor Pooley)
South Woodham Ferrers Swimming Pool Steering Group	1 year	2	Councillors Bentley and Massey

Springfield United Charities	4 years commencing May 2019	3	Councillors Fuller and Tron and Mr R Stevens
Flood Partnership Board	1 year	1	Councillor M J Mackrory
Success Essex (formerly the Essex Business Board)	1 year	1	Councillor M Goldman
Tech Ambassadors	1 year	2	Councillors Bracken and M Goldman
The Barge Susan Trust	2 years commencing 1st May 2019	1	Mrs F B Mountain
William de Ferrers Centre Users Committee	4 years from September 2016	1	Mr R Denston to continue

Bradwell Local Community Liaison Council	1 year	1	Director of Public Places or representative	Director of Public Places or representative
Essex Society for Archaeology and History	1 year	1	Director of Corporate Services or representative	Director of Corporate Services or representative

Chelmsford City Council

27 May 2020

Adoption of the Chelmsford Local Plan 2013-2036

Report by: Cabinet Member for Sustainable Development

Officer contacts:
Jeremy Potter, jeremy.potter@chelmsford.gov.uk, 01245 606821
Claire Stuckey, claire.stuckey@chelmsford.gov.uk, 01245 606475

Purpose

The purpose of this report is to recommend that Members agree the adoption of the Chelmsford Local Plan following its Independent Examination by a planning inspector appointed by the Secretary of State. It also seeks approval to publish an updated Chelmsford Local Plan Policies Map and to formally revoke existing adopted Development Framework Plan Documents and Supplementary Planning Documents which will be superseded by the adoption of the Chelmsford Local Plan.

Recommendations:

1. To consider the content of the Inspector's Final Report into the Examination of Chelmsford Local Plan, presented in Appendix 2.
2. To adopt the Chelmsford Local Plan 2013-2036, presented in Appendix 6, incorporating the Main Modifications as set out in the Inspector's Final Report and other Additional Modifications, presented in Appendix 3. In doing so, this will replace the current Local Development Framework Development Plan Documents (DPDs).
3. Subject to recommendation 2, that the Council approves the updated Policies Map, presented in Appendix 4 in line with changes set out in Appendix 3, in order to reflect the policies of the Chelmsford Local Plan, and that it be published alongside the Chelmsford Local Plan 2013-2036.
4. To note the content of the Sustainability Appraisal (SA) Post Adoption Statement (PAS) and Habitats Regulations Assessment (HRA) Adoption Note, presented in Appendices 7 and 8, to publish PAS and the HRA Adoption Note alongside the adopted Chelmsford Local Plan 2013-2036 in accordance with Regulation 16 of the Environmental Assessment of Plans and Programmes Regulations 2004.
5. To give delegated authority to the Director of Sustainable Communities in consultation with the Cabinet Member for Sustainable Development to make any necessary minor textual, presentational or layout amendments to the Chelmsford Local Plan 2013-2036 (Appendix 6), Local Plan Adoption Statement (Appendix 5), Sustainability Appraisal Post

Adoption Statement (PAS) (Appendix 7) and Habitats Regulations Assessment (HRA) Adoption Note (Appendix 8) before publication, and to undertake all the necessary legal and procedural adoption processes.

6. To note that on adoption of the Chelmsford Local Plan 2013-2036 the following Local Development Framework Development Plan Documents (DPDs) and Supplementary Planning Documents (SPDs) are revoked and should not be used for decision making:
    a. Core Strategy Development Plan and Development Control Policies DPD, February 2008
    b. Chelmsford Town Centre Area Action Plan DPD, August 2008
    c. North Chelmsford Area Action Plan DPD, July 2011
    d. Site Allocations DPD, February 2012
    e. Core Strategy Development Plan and Development Control Policies Focused Review DPD, December 2013
    f. Making Places SPD, June 2008
    g. Building for Tomorrow SPD, June 2013
    h. Planning Obligations SPD, June 2014.
7. To note the Main Modifications Feedback Report, presented in Appendix 9, and to give delegated authority to the Director of Sustainable Communities in consultation with the Cabinet Member for Sustainable Development to make any necessary minor amendments for its publication.
8. To note the Sustainability Appraisal Addendum and Habitats Regulation Assessment Feedback Report, presented in Appendix 10, and to give delegated authority to the Director of Sustainable Communities in consultation with the Cabinet Member for Sustainable Development to make any necessary minor amendments for its publication.
9. To give delegated authority to the Director of Sustainable Communities in consultation with the Cabinet Member for Sustainable Development to undertake the necessary procedural processes associated with the revocation of Supplementary Planning Documents (SPDs) listed in recommendation 6.
10. To note that on adoption of the Chelmsford Local Plan 2013-2036 the Interim Recycling and Waste Guidance, September 2013, Affordable Housing Implementation Guide, March 2015 and Interim Residential Parking Guidance, March 2015 should not be used for decision making.

1. Introduction

1.1 The Chelmsford Local Plan 2013-2036 (Local Plan) is a statutory Development Plan Document which sets out the long-term planning framework and identifies the strategic priorities and policies to guide future development and land use across the Council's administrative area. It identifies how the area will grow and develop over the plan period. The Local Plan provides the basis for safeguarding the environment, adapting to climate change and securing good design. Once adopted, the policies in the Local Plan will replace the Council's existing adopted Development Framework Plan Documents (DPDs) contained with the Local Development Framework (LDF) with strategic policies looking ahead for a period of 16 years.

1.2 Following four rounds of public consultation and an Independent Examination the Local Plan has now reached the stage that it can be adopted. The Inspector's Report on the

Examination of the Local Plan has been received, and subject to incorporating her associated Main Modifications (MM), the Inspector concludes that the Local Plan is sound and provides an appropriate basis for the planning of the area. The Local Plan is presented to Council to be adopted as part of the Development Plan for the Council's administrative area.

2. Background

2.1 The National Planning Policy Framework (NPPF) sets out a clear expectation that the planning system should be genuinely plan-led. Local plans must be positively prepared to deliver sustainable development that meets the needs of the local authority area including employment, housing, community facilities and infrastructure, and be drawn up in consultation with local communities and other stakeholders.

2.2 The Local Plan sets out the strategic priorities for the period to 2036, where and when development will occur and how it will be delivered. It includes policies and proposals to guide future development and sets the framework for determining planning applications.

2.3 Work on the Local Plan commenced in 2013 and has been subject to four public consultations (Issues and Options, Preferred Options, Pre-Submission and Main Modifications (MM)) and an Independent Examination. It is also supported by an extensive evidence base.

2.4 On 29 June 2018, the Council submitted the Pre-Submission Local Plan to the Planning Inspectorate for Examination. The Secretary of State for Housing, Communities and Local Government appointed Planning Inspector Yvonne Wright BSc (Hons) DipT&CP MSc DMS RTPI to carry out an independent examination into the legal compliance and soundness of the plan. Examination hearings were held in November and December 2018.

2.5 In response to issues raised by the Inspector during the Examination period and in her Post Hearing Advisory Letter in February 2019, the Council consulted on the MM to the plan, necessary in order for it to be sound. The consultation took place between August and September 2019, following agreement to consult by Full Council on 16 July 2019.

2.6 A number of further additional modifications to the Local Plan were also agreed by Full Council. The Inspector did not require these to be subject to public consultation as they do not alter the soundness of any policies or allocations.

2.7 The responses to the modifications have been published and sent to the Inspector in full. The Inspector has considered the responses alongside the key issues as identified by her during the Examination period and reached her conclusion. The Inspector's Report was received on 25 February 2020 and finds that the Local Plan with MM, is legally compliant and sound, and is capable of being adopted by the Council.

3. Overview of the Inspector's Report

3.1 The Inspector's Report, presented in Appendix 2, first considers whether the Local Plan preparation has complied with statutory and legal requirements. It then considers 10 main

issues identified by the Inspector and where she considers MM are necessary to ensure the Local Plan is sound.

3.2 Key findings from the Inspector's Report include:

- The Council has engaged constructively, actively and on an on-going basis in the preparation of the Plan and has met the duty to co-operate;
- The Sustainability Appraisal (SA) has adequately considered reasonable alternatives and is suitably comprehensive and legally compliant;
- The Habitats Regulations Assessment (HRA) has been carried out alongside the Plan's development and is appropriate;
- The Local Plan has been prepared in accordance with the Council's Local Development Scheme;
- Consultation on the Local Plan has been carried out in compliance with the Council's Statement of Community Involvement and statutory requirements;
- Subject to some MM, the vision, spatial principles and spatial strategy in the Plan provide a positive and soundly based framework for the delivery of sustainable development in Chelmsford;
- The Plan provides for an appropriate amount of housing, employment and retail development to meet identified needs over the plan period;
- The Council's approach to site assessment and selection is appropriate and the site allocations are soundly based, deliverable and supported by appropriate infrastructure;
- No extra site allocations are needed, or changes required to the capacity of allocated sites in the Plan;
- No extra site allocations should be deleted (in addition to Essex Police Headquarters and sports ground and Land North of Gloucester Avenue)
- No early or immediate review of the Local Plan is required; and
- Subject to some Main Modifications, the Plan is viable and is capable of being effectively monitored.

3.3 The MM all concern matters that were discussed during the examination hearings. The Inspector has recommended their inclusion in the Local Plan after considering all the representations made in response to consultation on them. The MM are appended to the Inspector's Report and summarised below. In some cases, the Inspector has amended their detailed wording and/or added consequential modifications where necessary.

3.4 The MM are summarised as follows:

- Amend the Spatial Principles to give clear direction to a decision-maker;
- Update the housing supply figures and trajectories to reflect latest evidence;
- Delete two site allocations that are no longer available;
- Amend site-specific policies to include necessary infrastructure and mitigation measures, and make other various changes to ensure that they are justified, effective and consistent with national policy;
- Amend the policy for gypsy, traveller and travelling showpeople sites, so that it is consistent with national policy;

- Remove Green Belt boundary changes from the Plan and amend relevant policies to ensure consistency with national Green Belt policy;
- Delete Green Corridor designations;
- Ensure the approach to the historic and natural environments are consistent with national policy;
- Delete unnecessary appendices;
- Replace the Monitoring Framework;
- Delete policies that unnecessarily repeat national policy or are not justified;
- Revise the wording of development management policies to ensure they are effective, justified and consistent with national policy; and
- Make various other changes to ensure the Plan is up to date, internally consistent, justified, effective and consistent with national policy.

3.5 The Inspector's Report also identifies some amendments to the Policies Map in light of changes to the MM including the deletion of two site allocations at North of Gloucester Avenue and Essex Police Headquarters. It is recommended that Members formally note the contents of the Inspector's Report.

4. Additional Modifications and Policy Map Changes

4.1 The Council can make amendments ("Additional Modifications") to the final version of the Local Plan before adoption provided that such Additional Modifications (taken together) do not materially affect the policies that would be set out in the document if it was adopted with the MM but no other modifications. As such, Additional Modifications are limited to minor clarifications, consequential amendments associated with the MM, and corrections of factual errors in the supporting text of the Plan. The Additional Modifications are presented in Appendix 3 and take into account main issues raised in responses to the MM consultation, and also within the Inspector's Report, as well as any necessary factual updates and corrections.

4.2 The Policies Map illustrates geographically on an Ordnance Survey base the application of the policies in the Local Plan and other legally prescribed documents, such as allocated minerals and waste sites. It is not actually part of the Local Plan to be adopted nor was it formally examined by the Inspector. As such, it is not within the Inspector's remit to recommend MM to the Policies Map, however some of the MM require consequential changes to the Policies Map. The Policies Map changes are presented in Appendix 3 and take into account main issues raised in responses to the MM consultation, the Inspector's Report as well as factual updates or typographical corrections. As the Policies Map is not actually part of the Local Plan to be adopted it is subject to a separate recommendation. The updated mapping will be amalgamated into the Local Plan following adoption.

4.3 It is recommended that Members approve the Local Plan Additional Modifications and changes to the Policies Map presented in Appendix 3. It is also recommended that Members endorse the updated Policies Map, presented in Appendix 4 and that it be published alongside the Local Plan.

5. Benefits of adopting the Chelmsford Local Plan 2013-2036

5.1 The Local Plan is a strategic plan that sets the vision for the future of the Council's administrative area over the next 16 years. By 2036, the Local Plan will help to deliver around 10,000 new homes, 55,000sqm of new business employment floorspace and significant new infrastructure including schools, open space and sports facilities, shops and public transport improvements. Having an up-to-date Local Plan provides many benefits:

- Provides a long-term strategy that will ensure local needs for new homes, employment, shops, open space and supporting infrastructure, are met in a sustainable and appropriate manner;
- Provides certainty for local communities, service providers, businesses and investors as to where and when development will be provided and where development will be restricted;
- Provides a clear strategic policy framework in which Neighbourhood Plans can be prepared;
- Provides the Council with sufficient housing land supply on deliverable sites to demonstrate at least five years of supply and identify further sites for the remainder of the plan period to 2036, reducing the likelihood of development that is contrary to up-to-date planning policies being overturned on appeal, with consequent financial benefits;
- Enables better management of development as a result of having up-to-date development management policies;
- Enables the Council to be in a stronger position to co-ordinate the delivery of necessary infrastructure to accompany new development;
- Strengthens the Council's position in bidding for external resources from Government and other agencies;
- Helps to deliver the Council's priorities and strategies e.g. Our Chelmsford, Our Plan 2020, Climate and Ecological Emergency Action Plan and Green Infrastructure Strategy by delivering sustainable new development to meet local community needs and helping to mitigate and adapt to climate change;
- Increased housing completions and commercial development will enable the Council to benefit from developer contributions towards new infrastructure and growth through the Community Infrastructure Levy (CIL), council tax and business rates; and
- Minimises the need for separate viability assessments to be considered at the planning application stage, as planning applications that fully comply with the Local Plan should be assumed to be viable.

5.2 Without an up-to-date Local Plan, local development needs may not be met or, more likely, needs could be met in an unsustainable manner via inappropriate and potentially unsustainable development. Without a Local Plan, Chelmsford would also have to use, with immediate effect, the standard government methodology for determining its housing requirement and Housing Delivery Test which is higher than the objectively assessed housing number used in the Local Plan.

6. Adoption of the Local Plan

6.1 The publication of the Inspector's Report marks the end of the Examination process. The Inspector has concluded that the Local Plan, with some necessary Main Modifications, is legally compliant and sound. The Council can now adopt the Local Plan or resolve not to adopt it. However, for the reasons stated in the preceding paragraph, non-adoption would have far reaching negative ramifications for Chelmsford. The expectation is that once a Local Plan Examination has been completed and the Local Plan found sound, it would be adopted by the Council. To fail to do so would be at odds with the Council's adopted Local Development Scheme and would also leave Chelmsford without an up to date Local Plan, and in turn unable to demonstrate a five-year housing land supply, and therefore vulnerable to further applications for speculative development. The Secretary of State has default powers of direction with regard to the non-adoption of a local plan and also has powers to directly intervene in plan-making where councils fail in their duties to appropriately prepare or revise Development Plans.

6.2 It should be noted that in accordance with Local Plan Regulations, the recommended MM in the Inspector's Report are, in effect, 'binding' on the Council. This means that the Council must accept them all when it adopts the Local Plan.

6.3 Following adoption of the Local Plan, it becomes part of the Development Plan for the Council's administrative area alongside the:

- Essex Minerals Local Plan, 2014;
- Essex and Southend-on-Sea Waste Local Plan, 2017;
- South East (Inshore) Marine Plan (currently in preparation); and
- Any 'made' (adopted) Neighbourhood Plans.

6.4 As per section 38(6) of the Planning and Compulsory Purchase Act 2004, planning applications have to be determined in accordance with the Development Plan unless material considerations indicate otherwise.

6.5 Once adopted, the Local Plan will replace in their entirety the policies and Proposals (Policies) Maps contained within the following existing adopted Development Plan Documents (DPDs):

- Core Strategy Development Plan and Development Control Policies DPD, February 2008;
- Chelmsford Town Centre Area Action Plan DPD, August 2008;
- North Chelmsford Area Action Plan DPD, July 2011;
- Site Allocations DPD, February 2012; and
- Core Strategy Development Plan and Development Control Policies Focused Review DPD, December 2013.

6.6 As soon as reasonably practical following adoption of the Local Plan, other Regulations in the Town and Country Planning (Local planning) (England) Regulations 2012 (as amended)

and The Planning and Compulsory Purchase Act 2004 (as amended) require the Council to make available:

(i) The Local Plan;
(ii) An Adoption Statement;
(iii) The Sustainability Report; and
(iv) Details of where the Local Plan is available for inspection and the places and times at which the document can be inspected.

6.7 The Council is also required to send the Adoption Statement to anyone who requested to be kept notified of the Local Plan adoption, and the Secretary of State for Housing, Communities and Local Government. A copy of the Adoption Statement is presented in Appendix 5.

6.8 It is recommended that Members approve the publication of the Adoption Statement presented in Appendix 5. It is also recommended that Members approve the adoption of the Chelmsford Local Plan 2013-2036, presented in Appendix 6, which incorporates the MM as set out in the Inspector's Final Report and the Additional Modifications (presented in Appendix 3).

7. Sustainability Appraisal /Strategic Environmental Assessment (SA/SEA) and Habitats Regulation Assessment (HRA)

7.1 Sustainability Appraisal (SA) (which incorporates a Strategic Environmental Assessment), and Habitats Regulation Assessment (HRA) have run as an integrated process in parallel to the preparation of the Local Plan, with the emerging policies, proposals and options continually assessed for their possible environmental effects.

7.2 The overall aim of the SA process is to help ensure that the Local Plan makes an effective contribution to the achievement of sustainable development. The HRA process seeks to ensure that the Local Plan is not likely to result in significant effects on any nationally or internationally designated wildlife sites know as European sites, either alone or 'in combination' with other plans.

7.3 The SA and HRA findings have fed into decision-making on the Local Plan at numerous stages, and a comprehensive set of reports have been published for consultation alongside the Local Plan.

7.4 In her report, the Inspector concludes that the SA is suitably comprehensive and legally compliant and that the HRA is appropriate.

7.5 In accordance with Regulation 26 of the Town and Country Planning (Local Planning) (England) Regulations 2012 and Regulation 16 of the Environmental Assessment of Plans and Programmes Regulations 2004, as soon as practicable following adoption of the Local Plan, the final SA report and SA adoption statement (Post Adoption Statement or PAS), will be made available for inspection alongside the Local Plan. The Council also needs to inform the public and consultation bodies of the availability of the document.

7.6 The final SA comprises the Pre-Submission SA Report, published in January 2018 (SD 004) plus the SA Report: Modifications Addendum, published in June 2019 (EX 051). The PAS is presented in Appendix 7 and explains:

- How environmental (and sustainability) factors have been integrated into the Local Plan;
- How the SA Report has been taken into account during preparation of the Local Plan;
- The reasons for choosing the Local Plan as adopted, in the light of the other reasonable alternatives dealt with;
- How the opinions expressed by the public and consultation bodies during consultation on the Local Plan and SA Report have been taken into account; and
- The measures for monitoring the significant environmental effects of implementing the Local Plan.

7.7 The SA also considers the further amendments to the MM made by the Inspector and appended to her report. The SA concludes that no additional significant adverse effects have been identified through the appraisal of the further amendments. Overall, the updated appraisal has confirmed that the conclusions of the 2018 SA Report (Section 6.1) remain valid in that:

"the majority of the SA objectives will experience positive effects as a result of the implementation of the policies and proposals contained in the Pre-Submission Local Plan. Whilst negative effects have also been identified against many of the SA objectives, particularly associated with proposed site allocations, the Pre-Submission Local Plan includes policies which seek to manage these effects such that significant adverse effects will be largely avoided.

Reasonable alternatives, in terms of development requirements, the Spatial Strategy and site allocations, have been considered as part of the SA of the Pre-Submission Local Plan and earlier plan development stages. The appraisal of these alternatives has demonstrated that, overall, the proposals of the Pre-Submission Local Plan perform similar to, or better than, the alternatives considered when assessed against the SA objectives."

7.8 An HRA Adoption Note has also been produced and is presented in Appendix 8. This summarises the HRA of the Local Plan, which has been undertaken in accordance with Regulation 105 of the Conservation of Habitats and Species Regulations 2017 and sets out the conclusions of the HRA process. The final HRA Adoption Note concludes:

"Chelmsford City Council, as the Competent Authority, has assessed the Chelmsford Local Plan against the provisions of Regulation 105 of the Conservation of Habitats and Species Regulations 2017 (the 'Habitats Regulations'). The supporting information for this assessment is provided in the document "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" which is available at https://www.chelmsford.gov.uk/planning-and-building-control/planning-policy-and-new-

local-plan/new-local-plan/evidence-base/ (Ref. SD007), and in the subsequent review of the Main Modifications which is available from the same location (Ref. EX052).

A 'screening assessment' determined that significant effects on 15 European sites or sites treated as such as a matter of Government policy could not be self-evidently excluded (the sites associated with the Essex estuaries, specifically Essex Estuaries SAC, Crouch and Roach Estuaries (Mid-Essex Coast Phase 3) SPA, Crouch and Roach Estuaries (Mid-Essex Coast Phase 3) Ramsar, Blackwater Estuary (Mid-Essex Coast Phase 4) SPA, Blackwater Estuary (Mid-Essex Coast Phase 4) Ramsar, Benfleet and Southend Marshes SPA, Benfleet and Southend Marshes Ramsar, Foulness (Mid-Essex Coast Phase 5) SPA, Foulness (Mid-Essex Coast Phase 5) Ramsar, Thames Estuary and Marshes SPA, Thames Estuary and Marshes Ramsar, Dengie (Mid-Essex Coast Phase 1) SPA, Dengie (Mid-Essex Coast Phase 1) Ramsar, and Outer Thames Estuary SPA; and in Epping Forest SAC).

Consequently, an 'appropriate assessment' was completed in accordance with the Regulations to determine the implications of the plan for the qualifying features of those sites with reference to their Conservation Objectives. This assessment took into account mitigation measures included within the plan and hence concluded that either the effects would not be significant, or that no adverse effects on European site integrity would occur.

The Council has therefore concluded that the Local Plan will have no adverse effects on the integrity of any European sites, alone or in combination with other plans or projects. This conclusion has been accepted by Natural England following formal consultation and Examination in Public and the Council is adopting the Local Plan on this basis."

7.9 It is recommended that Members note the contents of the PAS and HRA Adoption Note and that the Director for Sustainable Communities in consultation with the Cabinet Member for Sustainable Development be authorised to make any minor amendments necessary to prepare them for publication.

8. Legal Challenge

8.1 All legal requirements and regulations have been complied with in preparing the Local Plan. The Inspectors' Report concludes the Local Plan is legally compliant and sound having regard to the legal requirements set out in section 20(5) of the Planning and Compulsory Purchase Act 2004 and that it meets the criteria for soundness included in the 2012 NPPF.

8.2 Once the Council has agreed to adopt the Local Plan there is the potential that this decision (if made illegally, irrationally or does not meet the procedural requirements) could be challenged by way of a judicial review (in accordance with The Planning and Compulsory Purchase Act 2004). The six-week period for a judicial review challenge in the High Court would commence the day after the date on which the Local Plan is adopted.

8.3 The adopted Local Plan would continue to have full weight in the consideration of planning applications and planning appeals pending the outcome of a Judicial Review.

11. Modifications Feedback Reports

9.1 As part of the Examination process the Council consulted upon modifications to the Local Plan between August and September 2019. Four documents were published for consultation:

- Schedule of Main Modifications (EX047);
- Schedule of Policy Map Changes (EX049);
- Sustainability Appraisal (SA) Addendum (EX051); and
- Habitat Regulations Assessment (HRA) Addendum (EX052).

9.2 The MM were considered necessary to make the local plan sound. These included modifications proposed by the Council put forward during the Examination process as well as changes identified by the Inspector.

9.3 The SA Addendum and HRA considered the extent to which the MM would affect the way in which the Sustainability Appraisal and HRA had been carried out to date, and where necessary appraised the MM. The Policies Map changes included consequential mapping changes to reflect the MM.

9.4 Overall, there were 251 submitted responses from 63 separate respondents to the four consultation documents. Respondents to the consultation documents included statutory bodies such as Parish/Town Councils, Natural England and Historic England as well as local residents and developers/landowners.

9.5 All the representations received were submitted to the Inspector who has considered them when preparing her report. In some cases, this has resulted in the Inspector making amendments to the published MM.

9.6 A summary of the main issues raised in the modification responses and how they have been considered by CCC are set out within the feedback reports presented in Appendix 9 and 10. High-level summaries of the main issues are provided below:

<u>Schedule of Main Modifications and Schedule of Policies Map Changes</u>

9.7 In the 233 responses received to these documents, the main issues included:

- Support for the deletion of residential site allocations SGS1c (John Shennan Playing Field) and SGC1b (Essex Police HQ);
- Support for the deletion of Green Corridors;
- Support for the deletion of references to Green Wedge being valued landscapes;
- Objections to the precise boundaries of some notations and allocations including the Green Wedge, site allocations and Defined Settlement Boundaries;
- Requests to amend the Policies Map with the most up to date notations including the location of the new railway station and new primary school at Beaulieu; and

- Objections to the precise wording of some policy modifications including S6 (Natural Environment), NE2 (Trees, Woodland and Landscape Features), HO1 (Housing), HO2 (Affordable Housing) and various Strategic Growth Sites.

Sustainability Appraisal (SA) Addendum

9.8 Seven responses were received to the SA Report Addendum. Most of the consultation responses principally related to the Local Plan, the evidence base and the MM schedule rather than the SA. Where respondents commented on the SA Report Addendum, the main issues raised primarily concerned specific site allocations, the appraisal of reasonable alternatives and use of the evidence base in the appraisal process.

Habitat Regulations Assessment (HRA)

9.9 Four responses were received to the HRA Report Addendum. In all cases the respondents did not have any further comments or main issues on the HRA.

Additional Modifications

9.10 Alongside the MM consultation, the Council published a schedule of Additional Modifications (EX048). These included typographical errors and factual updates which were not material in nature or necessary to ensure the plan is sound. As such, they did not form part of the consultation and were only published for completeness. Comments received have not been considered by the Inspector.

9.11 The Council has prepared updated schedules of Additional Modifications and Policies Map changes following the modifications consultation and consideration of the MM in the Inspector's Report. In some instances, this has led to new modifications/changes as well as alterations to a published modification/change. The updated schedule is presented in Appendix 3.

9.12 It is recommended that Members note the content of the feedback reports, presented in Appendices 9 and 10, and that they be approved for publication.

12. Implementation of the Local Plan

a. Preparation of new Supplementary Planning Documents (SPDs)

10.1 The Council is currently preparing a number of SPDs which will provide further detail on the interpretation and implementation of specific policies in the Local Plan. SPDs cannot introduce new planning policies into the Local Plan but are a 'material consideration' in planning decision-making. They are required to undergo formal public consultation before they can be adopted.

10.2 The table below lists the new SPDs that are being prepared and the timetable for their adoption:

SPD	Timetable for Adoption
Recreational Avoidance disturbance and Mitigation Strategy (RAMS)	June/July 2020
Making Places	July 2020
Planning Obligations	July 2020

10.3 The need for any additional SPDs to support the Local Plan will be considered and reflected in an updated Local Development Scheme (LDS) – see below.

b. Review of existing Supplementary Planning Documents (SPDs)

10.4 The status of existing adopted SPDs has been reviewed to determine which can still be applied when considering future planning proposals. This is necessary given that the planning policies for the relevant SPDs in the Council's currently adopted Development Plans Documents (DPDs) will no longer form part of the statutory Development Plan for the Council's administrative area. There are 11 adopted SPDs, and a number of informal Planning Guidance documents have also been produced to support the Core Strategy.

10.5 The review has shown that some documents no longer comply with national policy, or with the Local Plan. In many instances, the detail in the SPDs or informal Planning Guidance is now contained within the relevant Local Plan Policies or its appendices.

10.6 SPDs must be formally revoked in line with Government regulations. Informal Planning Guidance does not need to fulfil the regulations but will be withdrawn from use following the same principles. The following documents will be revoked:

- Making Places SPD, June 2008 – a new SPD is being prepared;
- Building for Tomorrow SPD, June 2013 – to be incorporated in the new Making Places SPD;
- Planning Obligations SPD, June 2014 – a new SPD is being prepared;
- Interim Recycling and Waste Guidance, September 2013 – superseded by the Local Plan;
- Affordable Housing Implementation Guide, March 2015 – to be incorporated in the new Planning Obligations SPD; and
- Interim Residential Parking Guidance, March 2015 – superseded by the Local Plan.

10.7 Documents for retention still comply with national or local policy and have a continuing role in supporting the Local Plan. These would continue to be a material planning consideration. A brief addendum would be produced for each retained document to set out the status and update the Policy context and Policy references to reflect the new Local Plan.

10.8 The following documents will be retained:

- Chelmsford Town Centre Public Realm Strategy SPD; and
- West End Vision Informal Planning Guidance.

10.9 In addition, there are six Village Design Statements adopted as SPD, and a further 12 with informal status. These will be retained for use in decision making where they are consistent with the Local Plan. In some Parishes, emerging Neighbourhood Plans will supersede Village Design Statements when they are 'made'. The changes to SPDs will also be reflected in an updated Local Development Scheme (LDS) – see below.

c. Approval of masterplans

10.10 As set out in the Local Plan, the Strategic Growth Sites (SGSs) are expected to be developed through the master-planning process which was agreed at Chelmsford Policy Board and Cabinet in October 2019. Good progress is being made towards master-planning of the SGSs including West Chelmsford, Land North of Broomfield, Land North of South Woodham Ferrers and the new garden community at NE Chelmsford.

10.11 The masterplans will contain a vision and series of proposals that accord with the requirements of relevant policies within the Local Plan. Once approved, the masterplans will become material considerations when deciding future planning applications for the development sites.

10.12 Officers will continue to work with site promoters, developers, service providers, other stakeholders and local communities on the preparation of masterplans for the SGSs.

d. Review of Local Development Scheme (LDS)

10.13 Following adoption of the Local Plan and new SPDs, it will be appropriate to produce and formally agree an up-to date Local Development Scheme (LDS). This will set out the planning policy framework for the area, highlight what new SPDs are intended to be produced or revised and outline future review arrangements of the Local Plan. It is proposed to report a revised LDS to Chelmsford Policy Board and Cabinet in late 2020.

e. National Planning Policy Framework (February 2019)

10.14 The policies in the 2012 NPPF have applied for the purpose of examining the Chelmsford Local Plan. These 'transitional arrangements' seek to avoid causing too much disruption for those in the advanced stages of plan making.

10.15 A new version of the NPPF was published in 2018 and subsequently updated in February 2019 which introduces some national planning policy changes. Several changes have been reflected in the Local Plan during the modifications process including:

- Viability – Deletion of requirement for viability assessments to be submitted alongside planning applications at validation stage;
- Conserving and enhancing the natural environment - Strengthened text requiring the protection and enhancement of the natural environment subject to its level of

designation, be it international, national or local, and promotion of net biodiversity as part of new development proposals; and
- Plan-making – Commitment to keep the Local Plan up to date with a formal review to be carried out every five years.

10.16 Due weight will be given to changes in the 2019 NPPF alongside the Local Plan when determining relevant planning applications and planning application appeals.

10.17 The Inspector has not recommended an early review of the Local Plan in light of the 2019 NPPF.

13. Monitoring

11.1 The process of monitoring effects of the Local Plan is a continuous one. Section 10 of the Local Plan includes a monitoring and implementation framework. The final SA Report also collates a number of existing monitoring indicators into the SA Framework themes.

11.2 The Council's Authority Monitoring Report (AMR) will be used to report the performance of the Local Plan as well as recommending any actions required to ensure the delivery of the Plan.

11.3 A full or focused formal review of the Local Plan will commence two years after its adoption.

14. Conclusion

12.1 The Inspector appointed by the Secretary of State to examine the Chelmsford Local Plan issued her report to the Council on 25 February 2020. The report concludes that the Local Plan is legally compliant and sound, subject to the recommended MM being made, and provides an appropriate basis for the planning of the Council's administrative area.

12.2 By adopting a new Local Plan, the Council will have a robust, up to date planning framework for making decisions on planning matters and for steering sustainable growth to the right locations. An up to date Local Plan also provides certainty and clarity for developers as well as communities, which should result in greater investment in the Council's administrative area.

List of Appendices

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Appendix 2 Inspectors' Report, 25 February 2020
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Appendix 7 Sustainability Appraisal Post Adoption Statement (PAS)
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Appendix 9 Main Modifications Feedback Report
Appendix 10 Sustainability Appraisal Addendum and Habitats Regulation Assessment Feedback Report

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Background papers

None

APPENDIX 1

Corporate Implications

Legal/Constitutional

The preparation of a local plan is a statutory duty upon every Local Planning Authority. Although the Council is not under a statutory duty to adopt the Local Plan (subject to Main Modifications) it has committed significant resources to reach this stage and engaged widely with local communities, statutory bodies and interested parties. It is expected that the Council will proceed with adopting the Chelmsford Local Plan which has been found sound.

The Local Plan complies with all relevant legal requirements, including the Planning and Compulsory Purchase Act 2004 (as amended) and the Town and Country Planning (Local Planning) (England) Regulations 2012.

Under Section 113(3) of the Planning and Compulsory Purchase Act 2004, once adopted, there is the potential that the Council decision (if not made with the appropriate power) could be challenged by way of a judicial review. Any challenge must be made within six-weeks after the date of adoption.

Once adopted, the Local Plan will become part of the statutory Development Plan for the Council's administrative area. Section 38(6) of the Act requires planning decisions to be made in accordance with the plan unless material considerations indicate otherwise.

Financial:

The cost of the Local Plan adoption process is to be met within existing budgets. Additional costs may be incurred if there were any legal challenge following adoption.

The increased housing completions and commercial development set out in the Local Plan will enable the Council to benefit from developer contributions towards new infrastructure and growth through for example, the Community Infrastructure Levy (CIL), council tax and business rates.

Potential impact on climate change and the environment:

The Local Plan promotes sustainable development and includes policies to mitigate and adapt to climate change and to protect the environment.

Additional new development outlined within the Chelmsford Local Plan could have an adverse impact on climate change and the environment. These can be mitigated by Building Regulation and planning policy requirements related to environmental sustainability e.g. S2 Addressing Climate Change and Flood Risk.

Contribution toward achieving a net zero carbon position by 2030:

The Local Plan promotes sustainable development and includes policies to reduce carbon emissions e.g. DM19 Renewable and Low Carbon Energy and Site Allocations Policies.

Future additional new homes will be required to comply with Building Regulation and planning policy requirements. This includes the emerging Future Homes Standard.

Personnel:

There are no personnel issues arising directly from this report as staff resources are in place for the adoption process of the Local Plan.

Risk Management;

There is potential risk of Government intervention if the Council does not progress a new Local Plan. Without an adopted local plan, the Council could be vulnerable to unplanned development.

Under Section 113(3) of the Planning and Compulsory Purchase Act 2004, once adopted, there is the potential that the Council decision (if not made with the appropriate power) could be challenged by way of a judicial review. Any challenge must be made within six-weeks after the date of adoption.

Equalities and Diversity:

An Equalities Impact Assessment has been undertaken. This identifies no negative impacts on any of the groups considered.

Health and Safety:

There are no Health & Safety issues arising directly from this report.

Digital:

There are no IT issues arising directly from this report.

Other:

The Local Plan contributes to priorities in the Council's Our Chelmsford, Our Plan 2020: A Fairer and Inclusive Chelmsford, A Safer and Greener Place, Healthy, Enjoyable and Active Lives and A Better Connected Chelmsford.

Consultees:

Legal and Democratic Services

Relevant Policies and Strategies:

The report takes into account the following policies and strategies of the City Council:

Draft Planning Obligations Supplementary Planning Document, 2018
Duty to Co-operate Strategy, March 2015
Statement of Community Involvement, 2018
Local Development Scheme, 2018
Climate and Ecological Emergency Action Plan, January 2020
Our Chelmsford, Our Plan, January 2020
Chelmsford Health and Wellbeing Plan 2016-2019
Emerging Health and Wellbeing Strategy
Homelessness Review and Strategy 2017-2022

Our Chelmsford, Our Plan

The above report relates to the following priorities in the Corporate Plan:

Promoting sustainable and environmentally responsible growth to stimulate a vibrant, balanced economy, a fairer society and provide more housing of all types.

Making Chelmsford a more attractive place, promoting Chelmsford's green credentials, ensuring communities are safe and creating a distinctive sense of place.

Encouraging people to live well, promoting healthy, active lifestyles and reducing social isolation, making Chelmsford a more enjoyable place in which to live, work and play.

Bringing people together, empowering local people and working in partnership to build community capacity, stronger communities and secure investment in the city.

The Planning Inspectorate

Report to Chelmsford City Council

by Yvonne Wright BSc (Hons) DipT&CP MSc DMS MRTPI

an Inspector appointed by the Secretary of State

Date: 25 February 2020

Planning and Compulsory Purchase Act 2004

(as amended)

Section 20

Report on the Examination of the Chelmsford Draft Local Plan

The Plan was submitted for examination on 29 June 2018

The examination hearings were held between 20 November 2018 and 13 December 2018

File Ref: PINS/W1525/429/8

Abbreviations used in this report

AAP	North Chelmsford Area Action Plan
AQIA	Air Quality Impact Assessment
BREEAM	Building Research Establishment Environmental Assessment Method
CIL	Community Infrastructure Levy
CNEB	Chelmsford North East Bypass
dpa	Dwellings per annum
DPD	Development plan document
EEFM	East of England Forecasting Model
Framework	National Planning Policy Framework 2012
GLA	Greater London Authority
GTAA	Gypsy and Traveller and Travelling Showpeople Accommodation Assessment
HMA	Housing Market Area
HRA	Habitats Regulations Assessment
IDP	Infrastructure Delivery Plan
NDSS	Nationally Described Space Standards
LEA	Local Education Authority
OAHN	Objectively assessed housing need
PPA	Planning Performance Agreement
PPTS	Planning Policy for Traveller Sites
PPG	Planning Practice Guidance
RAMS	Essex Recreational Disturbance Avoidance and Mitigation Strategy
SSSI	Site of Special Scientific Interest
SEA	Strategic Environmental Assessment
SHMA	Strategic Housing Market Assessment
SLAA	Strategic Land Availability Assessment
SPA	Special Policy Area
sqm	Square metres
SA	Sustainability Appraisal
SUDS	Sustainable drainage systems
WRC	Water Recycling Centre

Non-Technical Summary

This report concludes that the Chelmsford Draft Local Plan (the Plan) provides an appropriate basis for the planning of the city area, provided that a number of main modifications [MMs] are made to it. Chelmsford City Council (the Council) has specifically requested that I recommend any MMs necessary to enable the Plan to be adopted.

The MMs all concern matters that were discussed at the examination hearings. Following the hearings, the Council prepared a schedule of the proposed modifications and carried out sustainability appraisal and a Habitats Regulations Assessment of them. These were all subject to public consultation over a six week period. In some cases I have amended their detailed wording and/or added consequential modifications where necessary. I have recommended their inclusion in the Plan after considering all the representations made in response to consultation on them.

The Main Modifications can be summarised as follows:

- Amend the spatial principles to give clear direction to a decision-maker;
- Update the housing supply figures and trajectories to reflect latest evidence;
- Delete two site allocations that are no longer available;
- Amend site-specific policies to include necessary infrastructure and mitigation measures, and make other various changes to ensure that they are justified, effective and consistent with national policy;
- Amend the policy for gypsy, traveller and travelling showpeople sites, so that it is consistent with national policy;
- Remove Green Belt boundary changes from the Plan and amend relevant policies to ensure consistency with national Green Belt policy;
- Delete green corridor designations;
- Ensure the approach to the historic and natural environments are consistent with national policy;
- Delete unnecessary appendices;
- Replace the monitoring framework;
- Delete policies that unnecessarily repeat national policy or are not justified;
- Revise the wording of development management policies to ensure they are effective, justified and consistent with national policy; and
- Make various other changes to ensure the Plan is up to date, internally consistent, justified, effective and consistent with national policy.

Introduction

1. This report contains my assessment of the Chelmsford Draft Local Plan in terms of Section 20(5) of the Planning & Compulsory Purchase Act 2004 (as amended). It considers first whether the Plan's preparation has complied with the duty to co-operate. It then considers whether the Plan is sound and whether it is compliant with the legal requirements. The National Planning Policy Framework 2012 (paragraph 182) makes it clear that in order to be sound, a Local Plan should be positively prepared, justified, effective and consistent with national policy.

2. The revised National Planning Policy Framework (Framework) was published in July 2018 and further revised in February 2019. It includes a transitional arrangement in paragraph 214 which indicates that, for the purpose of examining this Plan, the policies in the 2012 Framework will apply. Similarly, where the Planning Practice Guidance (PPG) has been updated to reflect the revised Framework, the previous versions of the PPG apply for the purposes of this examination under the transitional arrangement. Therefore, unless stated otherwise, references in this report are to the 2012 Framework and the versions of the PPG which were extant prior to the publication of the 2018 Framework.

3. The starting point for the examination is the assumption that the local planning authority has submitted what it considers to be a sound plan. The Chelmsford Draft Local Plan submitted in June 2018 is the basis for my examination. It is the same document as was published for consultation in January 2018.

4. Whilst the Council also submitted a Schedule of Additional Changes and a Schedule of Minor Changes when submitting the Plan, these had not been subject to consultation and matters were considered as part of the hearings, where relevant.

Main Modifications

5. In accordance with section 20(7C) of the 2004 Act the Council requested that I should recommend any main modifications [MMs] necessary to rectify matters that make the Plan unsound and not legally compliant and thus incapable of being adopted. My report explains why the recommended MMs, all of which relate to matters that were discussed at the examination hearings, are necessary. The MMs are referenced in bold in the report in the form **MM1, MM2** etc, and are set out in full in the Appendix.

6. Following the examination hearings, the Council prepared a schedule of proposed MMs and carried out sustainability appraisal of them. The MM schedule was subject to public consultation for six weeks during August and September 2019. I have taken account of the consultation responses in coming to my conclusions in this report and in this light, I have made some amendments to the detailed wording of the main modifications and added consequential changes where these are necessary for consistency or clarity. None of the amendments significantly alters the content of the modifications as published for consultation or undermines the participatory processes and sustainability appraisal that has been undertaken. Where necessary I have highlighted these amendments in the report.

Policies Map

7. The Council must maintain an adopted policies map which illustrates geographically the application of the policies in the adopted development plan. When submitting a local plan for examination, the Council is required to provide a submission policies map showing the changes to the adopted policies map that would result from the proposals in the submitted local plan. In this case, the submission policies map comprises a set of plans which incorporate large maps: Chelmsford North, Chelmsford South, 1: Chelmsford Urban Area, 2: Chelmsford City Centre and 3: South Woodham Ferrers and on inset maps numbered 4-40.

8. The policies map is not defined in statute as a development plan document and so I do not have the power to recommend main modifications to it. However, a number of the published MMs to the Plan's policies require further corresponding changes to be made to the policies map. In addition, there are some instances where the geographic illustration of policies on the submission policies map is not justified and changes to the policies map are needed to ensure that the relevant policies are effective.

9. These further changes to the policies map were published for consultation alongside the MMs in the Council's 'Schedule of Proposed Policies Map Changes' document (EX049). In this report I identify any amendments that are needed to those further changes in the light of the consultation responses.

10. When the Plan is adopted, in order to comply with the legislation and give effect to the Plan's policies, the Council will need to update the adopted policies map to include all the changes proposed in EX049 incorporating any necessary amendments identified in this report. This includes the need to rectify any factual or typographical errors on the policies map to ensure it is accurate at adoption. It would also aid clarity for the key to the policies map to include relevant policy numbers, and ensure that it refers to the mixed-use site allocations.

11. **MM98** set out in EX047 relates to the policies map. It is not necessary for soundness and I therefore do not recommend it. Nevertheless, this does not prevent the Council from making this change at the point of adoption of the Plan, if they wish.

Sustainability Appraisal

12. The Council has carried out sustainability appraisal (SA) and strategic environmental assessment (SEA) of the Plan through its various stages of preparation. The Chelmsford Pre-Submission Local Plan Sustainability Appraisal Report 2018 (SA Report) forms the latest version of the appraisal and incorporates the SEA. An addendum (SA Addendum) to this has been produced which appraises the proposed main modifications.

13. The SA uses 14 appropriate objectives to test the Plan's vision, spatial principles, development requirements, spatial strategy, Growth Areas, site allocations and other policies, to identify any likely significant effects. In doing this the SA has appraised various options and reasonable alternatives. At the Issues and Options stage of Plan preparation, this included the appraisal of three options for the spatial strategy: urban focus; urban focus and growth on

key transport corridors; and urban focus and growth in key villages. Two additional alternatives were also considered at this stage, but were found not to be reasonable. Development growth in the Green Belt was rejected due to a lack of exceptional circumstances, and a large new settlement was rejected because of significant site constraints and issues over sustainability and deliverability.

14. At the Preferred Options Plan preparation stage, an additional spatial option of 'urban focus with growth at Hammonds Farm and key service settlements' was appraised as a reasonable alternative. This was assessed in the same way as the other sites and options and there has been adequate opportunity to comment on the SA process and its findings through the Plan preparation process.

15. The appraisal demonstrates that generally, the proposals in the Plan perform similar to, or better than, the reasonable alternatives considered, when assessed against the SA objectives. Whilst I acknowledge the different views about the accuracy or consistency of the scoring undertaken for individual sites, this is inevitably a matter of planning judgement and does not undermine the SA process.

16. The SA has been an integral part of the Plan preparation, ensuring that the likely social, economic and environmental effects of the policies and proposals within it have been identified, described, appraised and communicated. Overall, it demonstrates that the implementation of the policies and proposals contained in the Plan, will result predominantly in positive effects on the SA objectives, particularly with regards to such factors as meeting housing and economic needs, promoting sustainable living, improving health and wellbeing and supporting sustainable modes of transport.

17. Whilst some negative effects have been identified, the process of appraisal has ensured that appropriate mitigation is included in the Plan policies, in terms of both site allocations and general development management policies, to avoid or minimise such effects. Furthermore, the SA Addendum concludes that the main modifications do not result in any significant negative effects.

18. Overall, the SA has adequately considered reasonable alternatives and is suitably comprehensive and legally compliant.

Habitats Regulations Assessment

19. The Habitats Regulations Assessment (HRA) for the submitted Plan presents the results of the screening and appropriate assessment stages of the HRA process. This has been carried out alongside the Plan's development.

20. All impacts on European protected sites from the policies within the Plan, including the allocations, were identified and screened in at the 'Screening Stage'. All identified impacts and the measures necessary to avoid or reduce those impacts have been considered within the appropriate assessment and have been incorporated into the Plan. This includes the need to prepare an Essex Coast Recreational Disturbance Avoidance and Mitigation Strategy (RAMS), which aims to deliver the mitigation necessary to avoid significant adverse effects from 'in-combination' impacts of residential development that is anticipated across Essex. RAMS proposes to identify a detailed programme

of strategic mitigation measures which are to be funded by developer contributions from residential development schemes.

21. At the time of the Plan's submission for examination the RAMS was still in the process of being produced by the Essex local planning authorities, in partnership with the County Council and Natural England. Since submission, Natural England has advised that, based on the evidence, the recreational 'Zones of Influence' around the coastal European sites have been enlarged. As a result, all of the proposed allocations in the Chelmsford Local Plan area are now within one or more of these revised zones.

22. It is therefore necessary to incorporate RAMS into *Strategic Policy S6* and *Policy NE1* to ensure that all relevant development within the zones contribute accordingly. This is achieved through **MM8** and **MM79** respectively. Whilst these policies apply to all development sites, Natural England has also advised that reference to RAMS should also be incorporated into several site allocation policies and supporting text, so that it is clearly defined. **MM22**, **MM23**, **MM42, MM44, MM45, MM56, MM57** and **MM58** make these necessary changes. Consequential changes to other policies, including *Strategic Policy S11* [**MM16**], also refer to RAMS to provide clarity and consistency.

23. I note that since the MM consultation the RAMS has been published and the Essex local planning authorities are now preparing a draft RAMS Supplementary Planning Document. Whilst the Council may wish to factually update the Plan in this regard at adoption, it is not necessary for me to recommend this for reasons of soundness, as it will not alter the contents of the policies or the requirements in this regard.

24. Due to the proximity of *Strategic Growth Site 7* to the Crouch and Roach Estuary Special Protection Area (SPA) and RAMSAR site, there is the need for a project level HRA to address the impacts other than recreational disturbance. This is rectified as part of **MM56**. This reflects the findings of the Council's HRA work, and is necessary for the requirements at this site to be legally compliant, clear and effectively applied.

25. These policy amendments together with all other MMs do not alter the conclusions of the HRA. I consider other aspects of the site allocations referred to above and any impact on viability, later in this report.

26. The Council has confirmed that they consider the HRA report to be legally compliant and consistent with the judgement of the Court of Justice of the European Union issued on 12 April 2018. Furthermore, Natural England is satisfied that the HRA is compliant in this regard.

27. Overall, the HRA concludes that there will be no adverse effect on the integrity of European protected sites, either alone or in-combination with other plans or projects, subject to the mitigation set out in the Plan policies. Natural England agrees with these conclusions and I have no substantive evidence to counter these findings. The requirement to undertake an appropriate assessment in accordance with the Regulations has therefore been met.

Assessment of Duty to Co-operate

28. Section 20(5)(c) of the 2004 Act requires that I consider whether the Council has complied with any duty imposed on it by section 33A in respect of the Plan's preparation.

29. The Duty to Co-operate Compliance Statement sets out the various steps the Council has taken to co-operate with neighbouring authorities, prescribed bodies and other public organisations, at key stages in the preparation of the Plan. Several cross-boundary strategic planning issues have been identified and considered during the Plan preparation process, including housing, jobs, infrastructure provision, climate change, Green Belt and conservation of the natural and historic environments.

30. The positive engagement undertaken by the Council is documented in detail in several documents, including the Duty to Co-operate Strategy, Duty to Co-operate Scoping Report, Duty to Co-operate Position Statements and agreed statements of common ground. These demonstrate the significant number of collaborative meetings and amount of joint working that has taken place between the Council and relevant bodies, since the start of the plan making process. This has included close working with bodies such as the Highways Authority, Highways England, Natural England, Environment Agency, and Mid Essex Clinical Commissioning Group, particularly on infrastructure matters that are considered necessary to deliver the Plan.

31. The Council is also a signatory to 'A Memorandum of Co-operation: Collaborative Working on Strategic Growth Priorities in North and Central Essex', alongside Braintree and Tendring District Councils, Colchester Borough Council and Essex County Council. This memorandum sets out an agreed approach for collaboration on strategic issues, to promote sustainable growth and address relevant priorities. Joint evidence has been commissioned, including the 2015 'Objectively Assessed Housing Need Study' and its 2016 update. The Council has also engaged with other neighbouring and nearby authorities on strategic issues, through several officer and Member meetings.

32. I consider that the evidence illustrates that the Council has made considerable efforts to engage with all relevant organisations and prescribed bodies throughout the Plan's preparation. Overall, I am therefore satisfied that, where necessary, the Council has engaged constructively, actively and on an on-going basis in the preparation of the Plan and that the duty to co-operate has therefore been met.

Assessment of Soundness

Background

33. The Plan has been prepared to provide a new planning framework for Chelmsford to meet local development needs for the period 2013-2036.

Main Issues

34. Taking account of all the representations, the written evidence and the discussions that took place at the examination hearings, I have identified 10 main issues upon which the soundness of this Plan depends. This report deals

with these main issues. It does not respond to every point or issue raised by representors. Nor does it refer to every policy, policy criterion or allocation in the Plan.

Issue 1 – Whether the Plan's vision, strategic priorities and spatial strategy provide a positive and soundly based framework for the delivery of sustainable development in Chelmsford.

35. The vision within the Plan seeks the continued economic growth of Chelmsford by embracing its role as the Capital of Essex, and supporting the development of new sustainable neighbourhoods and promoting inward investment. It aligns with the strategic priorities in the Plan which are consistent with the strategic objectives of the other north Essex authorities. This vision and the defined priorities present a clear positive statement for Chelmsford, from which the spatial principles, spatial strategy and policies within the rest of the Plan flow. It is not necessary for either the vision or the strategic priorities to address all parts of the Chelmsford City Council area or reference every specific issue or opportunity.

36. *Strategic Policy S1* sets out the guiding spatial principles to deliver the vision and priorities within the Plan. However, amendments are required so that it gives clear direction to an applicant or decision-maker on what it is that development needs to achieve to be acceptable. **MM4** provides necessary clarity and effectiveness in this regard.

37. The spatial strategy is identified in *Strategic Policy S9*. This seeks to focus most growth in and around the city of Chelmsford, which is the largest settlement in the plan area, followed by the town of South Woodham Ferrers, with further development at or around Key Service Settlements situated outside the Green Belt. This approach seeks to promote sustainable patterns of development, maximising the use of previously developed urban land whilst allowing growth on greenfield sites on settlement edges.

38. The policy defines each of these settlements within a settlement hierarchy, according to size, function, characteristics and accessibility. Other settlements are identified as either Service Settlements or Small Settlements and whether they are within or outside the Green Belt is made clear in the policy. The policy clearly states that additional development within any of the defined settlements can be allocated through relevant Neighbourhood Plans, if they accord with the spatial principles and strategic policies of this Plan.

39. Appropriate development boundaries have been defined around these settlements, based on a clear methodology. These are justified and effective and are clearly shown on the policies map. Nevertheless, several changes to settlement boundaries have been proposed through EX049 to reflect the latest evidence. The Council will need to ensure that these changes are made to the policies map at adoption.

40. The evidence demonstrates that the settlements at the top of the hierarchy are the most accessible, with many functions, services and facilities, including a wide range of transport links and employment opportunities. The exclusion of smaller villages and hamlets from the settlement hierarchy is appropriate, particularly as they have limited local services and are therefore not relied upon in the Plan to deliver growth. However, this does not preclude

development in these locations, subject to meeting the policies of the Plan. Overall, I find that the settlement hierarchy effectively reflects the role and function of settlements within the Plan area and is justified.

41. The spatial strategy distributes development across three Growth Areas which are defined in the Plan. Growth Area 1 covers central and urban Chelmsford; Growth Area 2 covers north Chelmsford and Growth Area 3 covers south and east Chelmsford.

42. The largest proportion of planned economic and housing growth is proposed in Growth Area 2, reflecting the substantial new Garden Community at north east Chelmsford and development at the Key Service Settlements of Great Leighs and Broomfield. A smaller amount of growth is planned for Growth Area 1, which takes account of previously developed sites in the city's urban area and the proposed urban extensions to the east and west of the city. The smallest distribution, but still significant, is planned for Growth Area 3, most of which is proposed to be provided through a northern extension to the town of South Woodham Ferrers.

43. The spatial strategy identifies the site allocations within these Growth Areas and the amount of development proposed. I consider the suitability and deliverability of the site allocations, the soundness of the housing supply and the implications for modifications to the spatial strategy in *Strategic Policy 9*, later in this report under Issues 3 and 4.

44. A significant part of the Plan area, to the south west, is designated as Green Belt. The Council has not undertaken a Green Belt review, as the evidence demonstrates that the spatial strategy can be delivered on land outside the Green Belt. Delivery of the Plan's growth therefore does not require changes to the Green Belt boundary and there is no reason to include a requirement for a Green Belt review within the Plan. This approach is justified. Nevertheless, the Plan does not prevent development at settlements within the Green Belt, subject to meeting the requirements of other Plan policies and national policy.

45. Whilst the Plan does not propose development in the Green Belt, paragraph 6.77 of the Plan states that *'minor and limited alterations to the green belt boundary are proposed'*. The Council confirmed at the hearings that these changes to the boundary have been made to the submitted policies map. However, there is no evidence before me to demonstrate that these changes equate to exceptional circumstances as required by national policy. Consequently, it is necessary for this wording in the Plan to be deleted [**MM17**], to ensure consistency with national policy. In addition, the Green Belt boundary alterations must be deleted from the policies map and the settlement boundaries re-instated to those before the changes were made, at adoption.

46. Overall, I am satisfied that the spatial strategy is based on robust evidence and provides a suitable framework to guide development to sustainable locations, whilst protecting the Green Belt and overall character of the Plan area.

47. *Strategic Policy S2* emulates the Framework's presumption in favour of sustainable development. However, the Framework states that national policy

should not be repeated in local development plans. I therefore recommend that Strategic Policy S2 and its supporting text is deleted from the Plan to ensure it is consistent with national policy [**MM5**].

48. *Strategic Policy S4* sets out the aims and objectives of the Council in seeking the promotion of community inclusion and neighbourhood planning. However, as it does not provide any policy requirements against which development proposals will be assessed by a decision-maker, the policy is neither justified nor effective. The deletion of the policy and the relocation of the supporting text to that for *Strategic Policy S9* rectifies this [**MM6**].

Conclusion on Issue 1

49. In conclusion, subject to the above modifications, the vision, spatial principles and spatial strategy in the Plan provide a positive and soundly based framework for the delivery of sustainable development in Chelmsford.

Issue 2 – Whether the objectively assessed housing need and the housing requirement have been positively prepared and are justified.

Housing Market Area

50. The Objectively Assessed Housing Need Study 2015 and its 2016 Update (OAHN Study) define the Housing Market Area (HMA) as comprising the administrative boundaries of the Councils of Braintree, Chelmsford, Colchester and Tendring.

51. The OAHN Study has robustly assessed the HMA against patterns of commuting, migration and housing search and has taken account of house prices and other contextual factors. This is in accordance with the advice in the PPG.

52. In relation to whether Maldon should be within the HMA or not, I note that the OAHN Study acknowledges that there are cross-boundary migratory and economic links between the defined HMA and Maldon. Nevertheless, the assessment of Maldon as a self-contained single-district HMA, is also appropriate and complies with PPG advice. This is endorsed by the Inspector who examined the Maldon Local Plan in 2017. Including Maldon within the HMA would make no significant difference to the HMA's commuting and migration containment rates. The evidence demonstrates that the four HMA Councils meet the PPG self-containment rates without Maldon's inclusion.

53. By treating Maldon as a free-standing HMA in progressing their Local Plans, the HMA Councils have made a pragmatic and reasonable choice, reflecting the duty to co-operate and Maldon's wish to be a free standing HMA. I also note that the Inspector examining the North Essex Section 1 Local Plan has taken a similar stance.

54. Overall, I am satisfied that the defined HMA is based on a comprehensive analysis and provides an appropriate geographical area for assessing housing need.

Objectively assessed housing need (OAHN)

55. The OAHN for housing in the Chelmsford area has been established through the OAHN Study and the Strategic Housing Market Assessment Update 2015 (SHMA Update). These identify that the OAHN for Chelmsford is 18,515 net new homes over the Plan period (2013-2036), which equates to 805 dwellings per annum (dpa).

Demographic starting point

56. The OAHN Study uses the 2014-based sub-national household projections of 671 dpa as the 'demographic starting point' for assessing housing need in Chelmsford. The study assesses whether any adjustments are required to take account of local demographic factors, in accordance with the advice in the PPG. Having considered all relevant evidence, I am satisfied that there are no specific local demographic factors or suppression of household formation rates requiring adjustments to the starting point projections.

57. The OAHN Study also tests whether the 2014-based projections provide a reasonable reflection of past demographic trends, by using alternative demographic scenarios. Excluding Tendring, which requires a different approach, the Study concludes that the projections for the rest of the HMA are reasonable. On this basis, I am satisfied that the 2014-based household projections for Chelmsford are robust.

58. Since submission of the Plan for examination, the 2016-based household projections have been published. These indicate lower household growth for Chelmsford compared to the 2014-based projections. However, this reduction is mainly a consequence of a revised methodology and assumptions at the national level. Whilst the PPG recommends, wherever possible, the use of the latest data in producing assessments of housing need, it also states that *'this does not automatically mean that housing assessments are rendered outdated every time new projections are issued'*. Therefore, the publication of new projections does not automatically mean that OAHN should be revised downwards. Indeed, the case for uplifts linked to market signals, affordability and economic growth would still need to be assessed.

59. Furthermore, the Council has confirmed that it wishes to continue to pursue the OAHN identified in the OAHN Study, in order to support the significant economic growth planned for the area, as set out in the Plan, in order to embrace Chelmsford's recent City status and 'Capital of Essex' sub-regional role.

60. Taking these factors into account, I find the Council's approach to using the 2014-based household projection of 671 dpa as the demographic starting point for assessing housing need in Chelmsford, to be reasonable and proportionate.

Future jobs and market signals

61. The PPG highlights the importance of aligning the provision of housing need with future jobs growth. The OAHN Study compares two economic forecasts of job growth and associated dwelling requirements for Chelmsford, using Experian and the East of England Forecasting Model (EEFM).

62. Both forecasts predict the number of new jobs and the corresponding number of new dwellings required within Chelmsford according to the different methodologies used. Whilst there are differences between the two models, they both predict jobs growth and appear reasonable.

63. Whilst the EEFM forecast predicts slightly lower jobs growth than Experian, it forecasts a need for more dwellings, to ensure that economic growth is unconstrained. Based on robust evidence, the EEFM results in a jobs-led housing needs figure of 706 dpa for Chelmsford.

64. The OAHN Study recommends a range of uplifts across the HMA of between 0% and 20%. For Chelmsford, a total uplift of 20% is recommended, to reflect the jobs-led housing needs figure and an adjustment to take account of the high average house prices, private rents and affordability ratios, as these are the highest within the HMA. Chelmsford is also much less affordable than most of the comparator areas, and substantially above the national average.

65. Whilst alternative methods of assessing market signals have been suggested, resulting in a significantly higher percentage uplift for Chelmsford, the analysis in the Study is in line with the advice given in the PPG, and is therefore reasonable.

66. As prescribed under paragraph 214 of the Framework, the Plan is being examined during the transitional period. As such it is not appropriate to assess housing needs using the Government's new standard method. Furthermore, whilst the standard method is referred to in the Plan, it relates to a consultation version which has since been revised. The deletion of references to the standard method from the Plan provides clarity and ensures effectiveness [**MM10**].

67. Overall, taking the above into account I am satisfied that a 20% uplift to the basic household projection of 671 dpa is an appropriate response to the jobs-led housing needs and market signals identified, and will improve affordability in Chelmsford. This results in an objectively assessed housing need of 805 dpa.

London's needs

68. Whilst London is outside the HMA, the OAHN Study acknowledges that it could influence migration flows into and out of Chelmsford, due to its proximity. Having considered the Greater London Authority's (GLA) housing needs scenarios, the OAHN Study concludes that it would make no significant difference to the housing need assessment for the HMA. Accordingly, there is currently no evidence to justify an adjustment to the household projection figures to take account of needs arising in London. Furthermore, no such adjustment has been requested by the GLA.

Affordable housing

69. The SHMA Update identifies a need for 179 affordable homes per annum. The definitions and method used for assessing affordable housing needs, accord with the PPG, and is a proportionate and robust approach.

70. *Policy HO2* in section 8 of the Plan sets an affordable housing requirement of 35% for Chelmsford and also provides criteria for the delivery of affordable

housing on rural exception sites. Whilst the effectiveness of this policy and its detailed wording, is discussed later in my report, it is my view, that this percentage is likely to deliver affordable homes on relevant development sites, to meet the identified need during the plan period. This takes into account the fact that as there is a threshold size of development for delivering affordable homes, some sites will be exempt from the requirement.

71. On this basis and considering that the OAHN already includes a 20% uplift to reflect market signals, I am satisfied that there is no need to make a further uplift to meet the identified need for affordable homes.

Conclusion on OAHN

72. In conclusion, the Council's figure of 18,515 over the plan period (805 dpa) is a positively prepared and justified OAHN for Chelmsford. It includes an appropriate uplift to take account of jobs led housing need, reflects market signals and is likely to deliver the affordable housing needs identified.

Housing requirement

73. Part A of *Strategic Policy S8* sets out the housing requirement for the Plan period. The provision of a minimum of 18,515 net new homes at an average rate of 805 dpa is clearly defined and meets the identified OAHN in full. The policy in this regard is therefore positively prepared, justified and consistent with national policy.

74. However, the policy also confusingly sets out housing supply figures and tables on housing completions and commitments. These are repetitious and duplicate other policies within the Plan, including *Strategic Policy S9* which identifies the spatial strategy and housing supply. To ensure that the purpose of *Strategic Policy S8* is clear and effective in setting out the housing requirement, it is necessary to remove this housing supply information from the policy [**MM9**]. Instead this is incorporated into the supporting text under the 'Housing Supply' section of the Plan. This is discussed further under Issue 4 below.

Conclusion on housing requirement

75. The housing requirement proposed in *Strategic Policy S8* meets the identified OAHN in full and therefore has been positively prepared and is justified.

Conclusion on issue 2

76. Overall, and subject to the above main modifications I conclude that the objectively assessed housing need and the housing requirement have been positively prepared and are justified.

Issue 3 – Whether the housing, employment and mixed-use allocations are soundly based and are deliverable or developable in accordance with the trajectory.

Site assessment process

77. The methodology and assessment criteria used to assist the selection of potential housing and employment sites for inclusion in the Plan, is defined within the Council's Strategic Land Availability Assessment (SLAA). This is

supplemented by the Housing Capacity in Chelmsford Urban Area document. The Council undertook an initial 'Call for Sites and Broad Locations' at the end of 2014, and provided further opportunities for submitting sites for assessment alongside consultation during the Plan's preparation.

78. Whilst concerns have been raised about using emerging policy designations, particularly Green Corridors (the designation of which I consider later in my report), as constraints within the methodology, I note that the sites have nevertheless been assessed through the SLAA process and where appropriate have been included in the assessments. This has established their suitability, availability and achievability for development. Furthermore, the SLAA does not in itself allocate sites for development. It forms part of the evidence for assisting the Council in deciding which sites to allocate in the Plan.

79. Overall, I am satisfied that the Council's approach to site assessment and selection is appropriate.

General site allocation matters

80. The Plan includes housing, employment and mixed-use development sites referred to as Strategic Growth Sites, Growth Sites, Opportunity Sites and Existing Commitments.

81. In relation to the Strategic Growth Sites and Growth Sites, additional wording is necessary to make it clear that these are site-specific planning policies [**MM19**]. This provides clarity and ensures effectiveness.

82. The Plan includes *Policy GR1*, but it is not clear that the development identified in all the Growth Site allocations must also accord with the requirements in this policy. **MM19** clarifies this. It also removes unnecessary references to phasing in the Growth Site policies, as these are not justified by robust evidence. Furthermore, the wording relating to the historic environment in *Policy GR1* requires amending to ensure it is consistent with national policy [**MM28**].

83. The Council has confirmed that the Opportunity Sites are also site allocation policies and should have the same status as the Growth Site policies. To ensure the allocations are clear, effective and consistent throughout the Plan, it is necessary to change these to Growth Sites. **MM39** makes these amendments and includes consequential changes to the rest of the Plan.

84. As regards the 'Existing Commitment' sites (*EC1* to *EC5*), the Council has clarified that these are sites with or without planning permission which have been allocated in a previous development plan. The use of this term is confusing as an existing commitment, in planning terms, usually refers to a site with planning permission. Furthermore, it is not entirely clear whether the sites are allocations within this Plan. To rectify this, the amendments set out in **MM46** are necessary. In addition, as *Existing Commitment EC1* is located within a Critical Drainage Area, reference to this within the supporting text, as set out in **MM47**, provides clarity. Consequential changes to other parts of the Plan in this regard are also identified in **MM13**.

85. Except in the case of the site allocation policies, the Plan clearly defines whether policies are strategic or local. The addition of new text to the introductory chapter to clarify that site allocation policies are also strategic policies, would ensure the Plan is positively prepared and effective [**MM1**].

86. Each individual site allocation defines the amount and type of development, and the facilities and infrastructure required to support this. Most also set out site masterplanning or development principles. There are some commonalities in many of these principles, particularly for the larger strategic sites on greenfield land, including for green infrastructure, biodiversity, flooding and surface water management. The policies identify suitable constraints and mitigation measures that can be assessed in detail at the relevant masterplanning and planning application stages. The Plan also contains other development management policies to ensure that issues are appropriately considered as sites come forward.

87. In terms of determining the site capacities for housing provision, the Council has generally used higher development densities in urban Chelmsford and lower densities on greenfield sites. The former makes optimum use of previously developed land within the City whilst the latter reflects the characteristics of the locality. The identification of 'around' housing figures for each relevant site allocation allows for an appropriate degree of flexibility in provision. Furthermore, it does not prevent higher density development from being brought forward, if this conforms with other policies in the Plan as a whole. The approach to site capacity within the Plan is therefore justified.

88. Estimated delivery rates for all sites are contained in the trajectories in Appendix C of the Plan. The rates used have been based on a robust methodology which includes the use of extensive local evidence of historic delivery rates and on information provided by infrastructure providers, developers and site promoters. Furthermore, the timeframes set out for most of the larger housing sites are supported by the respective site developers in signed statements of common ground and masterplan planning performance agreements (PPAs). As a result, the rates have included appropriate lead in times for masterplanning, gaining any outstanding planning permissions and the timing of necessary infrastructure provision. All sites have been found to be viable when considered against the identified delivery rates. Overall, I find the delivery rates are reasonable, and the sites have a realistic prospect of being delivered within the timescales envisaged. I consider the effect of updates to the housing supply figures and the trajectories under issue 4.

89. I appreciate that highway and other transport-related concerns have been raised about several sites. I consider specific details for several of the individual sites, where relevant, below. I provide an overall conclusion on the provision of transport and other infrastructure under Issue 7 later in this report.

90. Having considered all the evidence and representations before me, I am satisfied that for most site allocations within the Plan, the proposals are soundly based and capable of being developed. Nevertheless, some modifications are needed to ensure that the policies adequately reflect the evidence and accord with national policy. However, it is not necessary for me to refer to every site. Where similar changes are required in several site

allocation policies these are discussed first, followed by any site-specific considerations. Whilst some site-specific employment, retail and gypsy, traveller and travelling showpeople matters are included below, overall needs and supply are discussed later in my report.

91. Masterplanning principles are defined in most of the Strategic Growth Sites, but they also need to be made explicit within *Strategic Growth Sites 1a* and *1d* for clarity and effectiveness. This is achieved through **MM13**. Several other site policies set out 'site masterplanning principles' when in fact these sites are not required to be masterplanned. Instead they should refer to 'site development principles'. **MM13** therefore also amends *Strategic Growth Sites 1e* to *1h*, *Growth Site 8* and *Existing Commitments EC1* to *EC5*, to provide this necessary clarification and ensure effectiveness.

92. In order to be consistent with the evidence on educational and healthcare provision and to be effective, several site allocation policies need amending [**MM26**, **MM27**, **MM44** and **MM45**]. The updated IDP confirms that these additional infrastructure requirements result in only a marginal increase in infrastructure contributions for these sites, which does not affect the overall viability of the Plan.

93. To ensure that requirements relating to the protection of the historic environment are consistent with national policy and are effective, amendments are necessary for *Strategic Growth Sites 1a, 1f-1h, 3a-3d, 4, 5a-5c* and *6-8; Growth Sites 1i-1p, 1r,* and *1v*; *Opportunity Site OS1a*; *Existing Commitments EC2-EC4* and relevant supporting text. This is achieved through **MM20**, **MM25-MM38**, **MM40**, **MM42-MM45** and **MM48-MM57**. I have made further changes where necessary for clarity.

Growth Area 1 site allocations – Central and Urban Chelmsford

94. This Growth Area comprises three locations for development: Location 1 in Chelmsford Urban Area; Location 2 in West Chelmsford and Location 3 in East Chelmsford.

Location 1 – Chelmsford Urban Area

95. *Strategic Growth Site 1a* comprises 6 urban sites within Chelmsford which are allocated to provide around 1,100 new homes, other development and associated infrastructure. Whilst the amount of employment floorspace is not defined within this allocation, the policy supports the integration of workspace facilities. Taking into account the evidence relating to previous economic growth within the Chelmsford Urban Area, this approach is reasonable. Nevertheless, it is necessary to clarify the commercial uses that would be acceptable [**MM20**]. This modification also adds requirements for the provision of sustainable drainage systems and flood risk management. Both amendments will ensure the policy is justified and effective.

96. *Strategic Growth Sites 1b* and *1c* allocate the former Essex Police Headquarters and sports ground and land north of Gloucester Avenue respectively, for housing. However, the landowners have confirmed that these sites are now no longer available for development. The deletion of these allocations from the Plan, including relevant supporting text, is therefore

necessary for soundness (**MM21**). Changes to the policies map will also need to be made to reflect this modification.

97. *Strategic Growth Site 1d* allocates the former St Peter's College for the development of around 185 homes along with other educational and community uses. The site is owned by Essex County Council and there is a joint working arrangement with the City Council to progress its development. Most of the site comprises an area of former school playing fields, so to ensure the policy is effective and consistent within the Plan, a requirement for the provision of new or enhanced sport, leisure and recreation facilities, needs to be added. **MM24** makes this change and includes consequential changes to the supporting text.

Location 2 – West Chelmsford

98. *Strategic Growth Site 2* allocates land adjacent to and west of the Chelmsford Urban Area, for the creation of a new sustainable neighbourhood, providing around 800 homes, a travelling showpeople site for five serviced plots and associated infrastructure.

99. The proximity of the site to the city centre, together with the proposed sustainable transport measures set out in the policy, means that future occupants will be able to access the wide range of services, facilities and jobs in the City, using sustainable modes of travel. Furthermore, the neighbourhood centre and educational provision on site will provide for some of the essential day to day local needs, reducing the need to travel.

100. Regard has been had to the findings of the landscape sensitivity reports within the policy requirements and its supporting text. Detailed issues, including design and mitigation, are to be determined through a masterplanning process. This will include more detailed consideration of the characteristics of the area and determine the scale, form and overall layout of the development, including the size and location of necessary open spaces, landscaping and biodiversity features. This approach is justified.

101. The Local Education Authority (LEA) has confirmed that the site should provide either the land for a stand-alone early years and childcare nursery or financial contributions towards this, but not both, as this is not justified. Accordingly a modification to rectify this is necessary to ensure the policy is justified and effective [**MM41**]. This modification also adds the requirement for a multi-user crossing at Roxwell Road to accord with the evidence and provide certainty. The requirement to enhance the historic environment is to be deleted as there is no evidence to support this. Finally, this modification amends the supporting text to state that the location of the travelling showpeople plots will be determined as part of the masterplanning for the site. These changes all provide clarity and are necessary to ensure the policy is justified and effective.

102. The policy requires the provision of sustainable drainage systems (SUDS) and recreation and sport facilities. At the hearings, the Council and site promoters confirmed that this is to be delivered on land outside the site boundary, immediately to the west. I do not consider such uses to be incompatible with their proximity to adjacent open countryside, particularly where existing landscape features can be retained, and new landscaping can be provided

along these boundary edges. However, for the policies map to accurately reflect the policy, it is necessary to include this land within the *Strategic Growth Site 2* site allocation boundary. This will ensure that the policy requirements are provided as part of the development. In this regard, the Council put forward an amended boundary to incorporate this land into the site allocation, as part of proposed changes to the policies map. This was consulted on alongside the MM consultation. The Council must ensure that this amendment is made to the policies map at adoption.

Location 3: East Chelmsford

103. Location 3 comprises four adjoining site allocations *(Strategic Growth Sites 3a, 3b, 3c and 3d)*, which collectively will deliver around 400 new homes, 5,000 sqm of employment floorspace and associated infrastructure. The sites are in a sustainable location on the edge of the City, with a range of local services and facilities close by. The proposed sustainable transport measures set out in the policies, will enable future occupants the opportunity to use sustainable modes of travel. The sites are also adjacent to the Sandon Park and Ride.

104. *Strategic Growth Site 3a* allocates the site for around 250 new homes, a new country park and a new access road into Sandford Mill. However, the significant area of land for the country park is not shown as being within the site boundary on the policies map. For clarity and to provide certainty that the country park is within the site allocation boundary, an amendment to the supporting text is necessary [**MM42**]. The Council put forward an amended boundary to incorporate this land into the site allocation, as part of proposed changes to the policies map, alongside the MM consultation. The Council must ensure that this amendment is made to the policies map at adoption, so that it accurately reflects the policy requirements in *Strategic Growth Site 3a*.

105. In terms of the capacity of the site to deliver houses, the policy quite rightly does not set a maximum but instead requires 'around 250 new homes' which provides adequate flexibility. However the supporting text states that proposals significantly in excess of this figure are unlikely to be acceptable. Whilst I acknowledge the cautious approach of the Council in this regard, due to the presence of heritage, landscape and utility constraints, this wording is unduly restrictive at this stage. Indeed it was agreed at the hearings that the precise number of houses to be built on the site will be determined through the detailed masterplanning process, based on further assessments. Accordingly, this wording needs to be amended to reflect this, as set out in **MM42**, for reasons of effectiveness. This modification also clarifies the policy requirements for the electricity lines within the site and crossings at Maldon Road.

106. *Strategic Growth Site 3b* allocates land for 5,000 sqm of new Use Class B1 employment floorspace and a stand-alone early years and childcare nursery. The supporting text identifies that other complementary B Use Classes may also be acceptable within the site. The policy therefore needs amending to reflect this, in order to be consistent [**MM43**]. This modification also clarifies that the site developer will only provide the land for the early years and childcare nursery and defines the requirement for the safe crossing of Maldon Road. These changes are necessary to reflect the evidence and ensure the policy is effective.

107. *Strategic Growth Site 3c* allocates land for the provision of around 100 new homes. **MM44** makes necessary changes to clarify the policy requirements regarding the electricity lines within the site, sustainable connections to the Sandon Park and Ride and the safe crossing of Maldon Road. The modification also corrects the reference to Cross Wood in the policy. These changes are necessary to reflect the evidence and ensure the policy is effective.

108. *Strategic Growth Site 3d* allocates land for the provision of around 50 new homes. **MM45** makes necessary changes to clarify the policy requirements regarding sustainable connections to the adjacent Sandon Park and Ride and the safe crossing of Maldon Road. These changes are necessary to reflect the evidence and ensure the policy is effective.

109. Two further sites are allocated as Existing Commitments in this location (*EC3* and *EC4*). Based on the evidence, I consider these allocations are deliverable.

Growth Area 2 site allocations

110. This Growth Area comprises three locations: North East Chelmsford, Great Leighs and North of Broomfield. It is already a major area for development through the delivery of a clear growth strategy established through the Council's Core Strategy and Development Control Policies Development Plan Document (DPD) and the North Chelmsford Area Action Plan (AAP). This involves significant developments at Beaulieu and Channels for 4,350 homes and 65,800 sqm of mixed employment/commercial uses and a business park, which are currently under construction. Together these sites are providing a major package of new transport, community and green infrastructure within the Growth Area.

111. This includes primary and secondary schools, shops, dedicated bus lanes as part of the County Council's A130/A131 route-based strategy, and an express bus link offering rapid transit to and from the city centre. Further key infrastructure is also planned in this location, including the expansion of the Chelmer Valley Park and Ride, a new railway station at Beaulieu and improvements to the local and strategic road network including a new Radial Distributor Road (RDR2) and the Chelmsford North East Bypass (CNEB).

112. Concerns have been raised about the lack of certainty over the delivery of some of this critical infrastructure. However, the Council has confirmed that a £218 million Housing Infrastructure Fund bid for the new railway station and the first phases of the CNEB has recently been secured. The success of this bid supports the delivery of the growth planned in this location. Furthermore, financial contributions from relevant sites in the Plan towards necessary infrastructure, are shown to be viable and are justified. The development proposed in this Growth Area will optimise the use of this existing and planned infrastructure and aid in its delivery.

113. *Strategic Policy S11* and relevant site allocations in this Growth Area clearly identify this necessary infrastructure to support the planned growth. I am therefore satisfied that critical infrastructure will likely be delivered within the timeframes envisaged.

114. Appendix D of the Plan includes extracts from the adopted AAP. The Council has confirmed that the AAP and its policies will be superseded by those in this Plan, at adoption. This is confirmed by the changes made under **MM1** set out later in my report in my assessment of legal compliance. Accordingly, the deletion of Appendix D is necessary to ensure the Plan is legally compliant in this regard [**MM97**]. Furthermore, necessary consequential changes are made to the supporting text of Strategic Policy S9 through **MM14**.

Location 4: North East Chelmsford

115. *Strategic Growth Site 4* allocates land for the creation of a new sustainable Garden Community based on Garden City principles. Ultimately the site will deliver a range of mixed use development including in the region of 5,500 new homes. Within the lifetime of the Plan, and as set out within the site allocation, the development proposes around 3,000 new homes, 45,000 sqm of office/business park employment floorspace, a travelling showpeople site for nine plots, and associated infrastructure to serve the new neighbourhoods and support the planned growth. This includes the provision of new neighbourhood centres, healthcare, schools, sustainable transport and significant green infrastructure including a country park.

116. The site is located adjacent to and beyond the existing developments at Beaulieu and Channels, as referred to above. I note that the site includes two extant planning permissions for the extraction of minerals at Boreham Airfield and Park Farm (collectively referred to as Bulls Lodge Quarry). The evidence before me confirms that the delivery of the site will not conflict with any permitted mineral development, nor will the minerals extraction adversely affect the delivery of the site during the Plan period.

117. *Strategic Growth Site 4* is the largest allocation within the Plan and as such it will make a significant contribution to meeting identified housing and economic needs within Chelmsford for the plan period. It will complement the existing developments at Beaulieu and Channels, and its proximity will maximise the provision and utilisation of sustainable transport modes, ensure the delivery of other infrastructure that is necessary to serve and support the new neighbourhoods and support the planned inward investment. Detailed layout, design and mitigation matters will be appropriately considered through the site masterplanning and planning application processes.

118. I acknowledge that the amount of housing development planned for this location is substantial and that *Strategic Growth Site 4* will be delivered in tandem with other adjacent existing developments, as set out in the trajectory. This has raised some concerns about market saturation in this location. However, they are separate strategic sites with varied characteristics that will deliver a range of different housing products and market offers, which take account of market absorption factors. On this basis and having already concluded above on site delivery rates, I see no reason why *Strategic Growth Site 4* cannot come forward in a timely manner.

119. Whilst the policy requirements are based on robust evidence, are justified and are viable, it is necessary to make some amendments to provide clarity and ensure effectiveness.

120. A policy amendment to make it clear that the site will contribute towards the costs of the CNEB and Beaulieu railway station, as set out in **MM49**, will ensure the policy is justified and effective. This modification also clarifies that the provision of the two stand-alone nurseries is for early years and childcare and the amount of land required for this, accords with the evidence. It also deletes the requirement to safeguard the golf course as this is not justified following its closure, and clarifies that a significant portion of this area will form open space within the development. Inclusion of a need to provide landscape buffers to ensure that the settings of nearby heritage assets are preserved ensures consistency with national policy. In addition, and for the avoidance of doubt, **MM49** also confirms that the location of the travelling showpeople plots to be provided within the site, will be determined through the masterplanning process. Finally, the modification makes consequential changes to the supporting text for reasons of clarification.

121. The policy requires the provision of a country park within this site, which is shown as being outside the site allocation boundary on the policies map. It is necessary for the policies map to accurately reflect the policy, so this land needs to be incorporated into it. In this regard, the Council put forward an amended boundary to include this land in the site allocation, as part of proposed changes to the policies map. Other consequential changes to the policies map reflecting **MM49** were also included. These were consulted on alongside the MM consultation. The Council must ensure that these changes are made to the policies map at adoption.

Location 5: Great Leighs

122. Location 5 comprises three site allocations *(Strategic Growth Sites 5a, 5b and 5c)*, which collectively propose to deliver around 1100 new homes (including 250 specialist residential homes for older people), a 5 plot site for travelling showpeople, and associated infrastructure. The sites are adjacent to the Key Service Settlement of Great Leighs, providing access to local services and facilities. I acknowledge that the existing primary school at Great Leighs is at capacity, but a new primary school is proposed as part of the development.

123. The Water Cycle Study Update January 2018 concludes that the Great Leighs Water Recycling Centre (WRC) does not have sufficient capacity to deal with the future development proposed in this location. It is therefore necessary to require the provision of appropriate waste water treatment solutions, to ensure additional capacity is made available to serve the sites. Anglian Water has confirmed that further investment at the WRC is planned. Accordingly, *Strategic Growth Sites 5a, 5b and 5c* need amending to make this clear. **MM50**, **MM51** and **MM52** respectively provide the necessary clarity and ensure the policies are positively prepared, justified and effective. In response to representations on these MMs I have amended the wording to better reflect the operational requirements of Anglian Water and the Environment Agency.

124. **MM50**, **MM51** and **MM52** also amend the policies so that clear requirements are set out for the protection and enhancement of the River Ter Site of Special Scientific Interest (SSSI), including any mitigation measures. This ensures consistency with national policy.

125. Whilst I acknowledge the proximity of the sites to the Racecourse, based on the evidence that is before me, I do not consider that the noise and traffic generated by any events, would unduly affect the living conditions of future occupants. Furthermore, detailed design and layout of the site will be determined as part of the masterplanning process.

126. Whilst the site is separated from Great Leighs by the A131, there are existing pedestrian and cycle connections via a footbridge and an underpass, and access via School Lane. On this basis I see no reason why the development cannot form an integral part of the settlement. Furthermore, the proposed sustainable transport measures will also enable future occupants the opportunity to use sustainable modes of travel. Requirements for contributions to the CNEB and relevant community facilities are incorporated into the policies, are viable and are justified.

127. *Strategic Growth Site 5a* allocates around 750 new homes and, as the largest site to be developed in this location, is proposed to deliver the travelling showpeople plots, a neighbourhood centre, a primary school and co-located early years and childcare nursery. The new infrastructure is necessary to serve the development and ensure that some day to day needs are catered for, reducing the need to travel.

128. The policy includes a requirement to protect and enhance the setting of the adjacent grade II listed Moulsham Hall. The supporting text identifies land surrounding the Hall as being allocated for conservation and strategic landscape enhancement. The provision of recreation uses and SUDS are also set out in the policy, with other land adjacent to the site being allocated for these purposes. This is not effective, as the policy only relates to land within the defined site boundary. The Council confirmed at the hearings that these requirements are to be delivered as part of the site development, so the Plan needs to be clear that these areas of land are within the site allocation boundary. **MM50** rectifies this by amending the supporting text. The Council must also ensure that the site allocation boundary is also amended on the policies map at adoption, as set out in their 'Schedule of Proposed Policies Map Changes' consultation document.

129. In addition, and for the avoidance of doubt, **MM50** also confirms that the location of the travelling showpeople plots to be provided within the site, will be determined through the masterplanning process.

130. *Strategic Growth Site 5b* allocates around 250 specialist residential homes for older people. Based on the evidence and subject to the changes highlighted in **MM51** above, I find this allocation is justified.

131. *Strategic Growth Site 5c* allocates around 100 new homes. Whilst the policy clearly states that financial contributions towards educational provision will be required, it is necessary to amend the supporting text to clarify that this site will contribute proportionately towards the provision of the new primary school on *Strategic Growth Site 5a*. Should *site 5c* be developed prior to *site 5a*, and there is insufficient capacity at local primary schools, the developers will need to work with the LEA to agree an alternative strategy to ensure the availability of enough school places. However, this should not undermine the ability to deliver the primary school on *site 5a*. The detailed changes in **MM52** are

therefore necessary to provide clarification in this regard and ensure the policy is effective. This modification also confirms that the main vehicular access to the site may also be through the *Existing Commitment EC3* site, via Main Road.

Location 6: North of Broomfield

132. *Strategic Growth Site 6* allocates land for around 450 new homes, a neighbourhood centre and early years and childcare nursery provision. This new infrastructure is necessary to serve the development and ensure that some day to day needs are catered for within the site, reducing the need to travel.

133. The site is near to sustainable connections to the city centre. The neighbouring Broomfield Hospital SPA and Main Road are served by high frequency bus services. The policy seeks to enhance these services to provide improved accessibility to the city centre, and associated railway stations, services and facilities. Furthermore, Broomfield, as a Key Service Settlement, contains a range of existing services, shops, businesses and other facilities, easily accessible by sustainable forms of travel from the site.

134. To the north of the site is open countryside and to the east across the road is the green wedge. Taking account of this, the policy seeks the provision of a high quality landscape-led development at a density that reflects the existing overall character of Broomfield, and identified site constraints. Whilst this approach is appropriate, the housing figure for the site is 'around 450 new homes' providing a degree of flexibility as to the overall density. Detailed development matters, including the actual site capacity, will be determined through the site masterplanning and planning application processes, in accordance with the policies of the Plan.

135. The site is located within a Minerals Safeguarding Area. The County Council, as Minerals Planning Authority, has confirmed that they are satisfied that an adequate assessment of the mineral resource has been undertaken and that they do not object to the allocation. On this basis I see no reason why the site cannot come forward in a timely manner.

136. The development requirements for the site are identified in the policy. This includes the provision of both a new access road into the site and access to the adjacent Broomfield Hospital site (also refer to *Policy SPA1*). The supporting text needs amending for consistency with this as set out in **MM53**. It is also necessary to ensure that the policies map accurately reflects these requirements. In this regard, the Council put forward amendments as part of proposed changes to the policies map. The Council must ensure that these changes are made to the policies map at adoption.

137. **MM53** also moves supporting text into the policy in relation to the protection of the nearby Scheduled Monument to the north of the site, so that it is consistent with national policy, is justified and effective.

Growth Area 3 site allocations

138. This Growth Area comprises three site allocations. South Woodham Ferrers is a town with a wide range of local services and facilities and the villages of Bicknacre and Danbury are Key Service Settlements with good levels of services.

Location 7: North of South Woodham Ferrers

139. *Strategic Growth Site 7* allocates land adjacent to the town of South Woodham Ferrers for mixed-use development, including around 1,000 dwellings, a travelling showpeople site for 5 plots, 1,000 sqm of employment floorspace, 1,900 sqm of food retail and associated infrastructure incorporating a new neighbourhood centre, health facilities, a potential new primary school, and early years and childcare nursery provision. A supermarket and new medical centre have recently been built within the site.

140. The location of this urban extension to the north of the town and the overall scale of development takes account of the existing settlement pattern to the south, surrounding environmental and historic constraints including nearby listed buildings, the Green Belt, Crouch and Roach Estuaries Special Protection Area, RAMSAR site and SSSI, and landscape topography and sensitivities.

141. The site's proximity to the town centre maximises opportunities for access to existing services and facilities by sustainable modes of travel. This includes access to the town's existing transport infrastructure such as buses and the town's train station. This will be complemented by the additional sustainable transport measures required by the policy.

142. The site is well connected to the existing highway network. In relation to impacts of the allocation on this network, I am satisfied that these have been appropriately considered and can be suitably addressed through the requirements set out in the Plan. This includes relevant local highway junction improvements to improve capacity. This and other detailed mitigation will be confirmed through the production of a transport assessment at the planning application stage, as required by the policy. This approach is justified.

143. Furthermore, there is no substantive evidence before me to demonstrate that any further significant highway improvements, including the suggested dualling of the A132 and the provision of a new road to the north of the site, are necessary to mitigate any traffic impacts from the development.

144. Key highway improvement requirements relating to this site location, including those for the A132 and crossings for the B1012 are identified in *Strategic Policy S11* and within the supporting text of *Strategic Growth Site S7*. For consistency and to ensure effectiveness, these should also be specified in the site allocation policy itself [**MM56**]. This modification also addresses issues of clarity in the policy and the supporting text, relating to the employment floorspace requirement, access to the site, sustainable travel connections to the town centre and railway station and highway improvements.

Location 8: Bicknacre

145. *Growth Site 8* allocates land south of Bicknacre for around 30 new homes. Whilst the requirements set out in the policy are appropriate, wording to protect the setting of the Grade II listed Star House and the Thrift Wood SSSI, is not in accordance with national policy. This is rectified through **MM57**. The site now has planning permission for 35 homes, so an amendment to the policy to reflect this provides clarity.

Location 9: Danbury

146. *Strategic Growth Site 9* does not allocate a specific site but instead identifies that 100 houses will be accommodated at Danbury, with the site or sites to be identified through the emerging Danbury Neighbourhood Plan. For effectiveness, consistency with the other allocation policies and to ensure that there is appropriate flexibility, the policy needs to specify that the provision is for 'around 100 new homes', to be located within or adjoining the defined settlement boundary. Furthermore, due to the presence of several SSSIs around Danbury, the inclusion of site masterplanning principles to require that new development takes account of impacts, are essential. **MM58** makes these necessary changes.

147. Should the emerging Neighbourhood Plan be delayed, the provision of housing in this location can be re-considered as part of any necessary updating of the Plan. As such, it is not necessary to include wording in the policy requiring a specific review for this part of the Plan.

Conclusion on issue 3

148. Subject to the above main modifications, I conclude that the housing, employment and mixed-use allocations are soundly based and are deliverable or developable in accordance with the trajectory.

Issue 4 - Whether the Plan provides for an adequate supply of developable and deliverable housing land to meet the identified needs for the Plan period

Housing supply

149. The Plan identifies a supply of housing over the Plan period from a range of sources, including completions, commitments, windfall and allocations, equating to 21,893 new homes.

150. I have already considered the soundness of the site allocations under Issue 3. As regards windfall sites, these are expected to come forward throughout the Plan period, and an allowance of 100 dpa is applied to the housing supply. This is based on evidence of historic windfall delivery rates which are specified in the Plan as being an average of 150 dpa. Taking into account updated 2019 evidence, the average windfall rate has increased to 217 dpa. On this basis, I find that the assessment of windfall allowances is robust and as such, I am satisfied that such sites will continue to come forward during the Plan period. The inclusion of an allowance of 100 dpa is therefore justified. **MM11** updates the historic average annual windfall rate figure in the Plan for clarity.

151. I have already considered the delivery rates for sites within the Plan under issue 3. Since submission of the Plan for examination, housing supply evidence has been updated to include 2018/2019 data. Accordingly the housing supply figures and trajectory within the Plan need to be amended to reflect this updated 2018/19 base date, to ensure these are justified and effective. This is provided for through **MM11** and **MM96**.

152. In addition, *Strategic Policy S9* and its supporting text require several amendments to ensure that the housing distribution and windfall allowance figures accord with this updated evidence. References to phased delivery also needs to be deleted as this is not justified by evidence and the Key Diagram needs to reflect changes to the housing supply and site allocations. **MM13** achieves this to ensure the Plan is justified and effective. It also clarifies that the use of 'Area total' and 'Total' within the policy purely reflects the sum of the figures in the table and does not act as a ceiling to the amount of development to be delivered during the Plan period.

153. The deletion of Appendix B of the Plan is also necessary, as this contains outdated housing site figures that are no longer justified [**MM95**].

154. The updated supply figures show that overall, some 21,843 dwellings have a realistic prospect of being delivered over the Plan period. I consider that this represents a reasonable projection, which takes account of a range of sites and likely site capacities. It more than provides for the identified housing requirement of 18,515 dwellings and meets the OAHN in full. It also provides a suitable buffer to ensure that the Plan remains robust in the event that there is slippage in the delivery of any of the allocated or committed sites. It also supports the provision of more affordable housing, improving overall affordability in Chelmsford.

Five year housing land supply

155. Evidence on housing completions over the 5 years up to 2018 shows that cumulatively these have met the housing requirement over this period and have resulted in a small surplus. Therefore, in accordance with paragraph 47 of the Framework, an additional buffer of 5%, to be applied to the housing requirement figure when calculating five year housing supply, is appropriate.

156. The Council's updated evidence and updated trajectory indicates a 7.7 year supply of housing land on adoption of the Plan. Most of this supply has planning permission, and in relation to sites that do not, the evidence indicates that these have a realistic prospect of delivery within the five year period. Furthermore, even if some slippage did occur on one or more sites, there is enough flexibility built into the supply when assessed against the requirement, to ensure that a rolling 5 year housing land supply is maintained.

Conclusion on Issue 4

157. In conclusion, subject to the above modifications, the Plan provides for an adequate supply of developable and deliverable housing land to meet the identified needs for the Plan period.

Issue 5 - Whether the policies of the Plan address the needs for all types of housing, including affordable housing and those of different groups in the community including gypsies, travellers and travelling showpeople

Affordable housing

158. As detailed in Issue 2 above, the SHMA Update calculates a need for an annual requirement for 179 affordable homes in Chelmsford. This equates to around 22% of the overall OAHN and is for affordable and social rent.

159. In addition, the SHMA Update calculates a combined annual demand for discounted market housing and shared ownership housing of 128 dwellings per annum. This equates to around 16% of the overall OAHN. It is reasonable for the policy to support the delivery of this intermediate housing.

160. The Plan, through *Policy HO2* requires the provision of 35% affordable housing in residential schemes of 11 or more units. Although the Plan is being examined under transitional arrangements and against the 2012 Framework, it is sensible and appropriate to include the requirement in the revised 2019 Framework for major residential development to provide at least 10% of homes for affordable home ownership, as part of the overall housing contribution from a site. Accordingly this 10% provision is included in the 35% overall affordable housing requirement.

161. As there is a threshold, not all residential schemes will provide affordable housing. Accordingly, requiring 35% on relevant sites is an appropriate response, to ensure that the identified affordable housing needs are met and the delivery of intermediate housing to meet demand is supported. *Policy HO2* and its supporting text needs amending to clearly set this out. **MM66** provides the necessary clarity to ensure policy effectiveness.

162. **MM66** also amends *Policy HO2* to delete the requirement for affordable housing to be provided 'where development comprises a maximum combined floorspace of more than 1,000 square metres' as this is not consistent with national policy. I have also corrected a percentage figure within this modification for clarity.

163. *Policy HO2* also supports affordable housing on small rural exception sites within the defined rural area, in order to meet local rural housing needs. The criteria are appropriate, and the policy is effective in this regard.

164. I therefore consider overall, that the proportion of affordable housing identified and approach in *Policy HO2*, as modified by **MM66**, is based on robust evidence, is justified and effective.

Gypsy, traveller and travelling showpeople accommodation

165. In accordance with the national Planning Policy for Traveller Sites (PPTS), the Council has assessed the need for gypsy, traveller and travelling showpeople pitches and plots for the plan period, through the Gypsy and Traveller Accommodation Assessment (GTAA). The GTAA identifies a need for nine nomadic gypsy and traveller pitches and 24 travelling showpeople plots to cover the period to 2036.

166. No additional needs have been identified for travelling showpeople who do not meet the PPTS planning definition. Additional needs for gypsies and travellers who do not meet the PPTS planning definition will be provided for through *Policy HO1*, which includes a requirement for specialist residential accommodation to be incorporated into developments of more than 100 dwellings. Whilst this is clearly set out in the supporting text, for clarity I have added this into *Policy HO1* for effectiveness [**MM65**].

167. As regards transit sites, no additional need is identified in the evidence. However the GTAA recommends that further work be undertaken on this issue to identify any need for future transit provision. This research can be taken into account at a future review and update of the Plan.

168. Overall, the GTAA applies a robust methodology using a wide range of data, survey work and analysis of needs.

169. The Plan allocates one gypsy and traveller site for 10 pitches at Drakes Lane, Little Waltham, through *Travellers Site GT1*. A range of options were identified and assessed when considering the allocation of sites, including the expansion of existing gypsy and traveller sites and the consideration of sites submitted as part of the 'call for sites'. Furthermore, since the hearings concluded, the Drakes Lane site has received planning permission, for the provision of nine pitches, a site office and associated infrastructure. This site will therefore meet the identified need for the plan period. I am satisfied that the site selection process has been appropriate, the allocation of the Drakes Lane site is justified by robust evidence, and the Plan can demonstrate a five year supply for gypsy and traveller accommodation.

170. The 24 plots for travelling showpeople are proposed to be provided as part of four Strategic Growth Sites: five plots at *Strategic Growth Site 2* West Chelmsford; nine plots within *Strategic Growth Site 4*, North East Chelmsford; five plots at *Strategic Growth Site 5a* on land at Moulsham Hall, Great Leighs; and five plots within *Strategic Growth Site 7* north of South Woodham Ferrers.

171. The siting of these plots within these larger strategic allocations will be considered through the individual site masterplanning processes. This is a reasonable approach and will ensure that the specific requirements of travelling showpeople are considered for each site, including the provision of adequate access. Furthermore, the integration of the plots within the planned new neighbourhoods will support the development of inclusive communities, and ensure that future occupants have access to local education, community, health and other services and facilities.

172. Significant progress has been made in masterplanning these Strategic Growth Sites, providing a better understanding of the locational and physical requirements for the travelling showpeople plots. Accordingly there is a realistic prospect that a significant proportion can come forward within the first five years after adoption. On this basis, I am satisfied that provision of travelling showpeople plots within these Strategic Growth Sites is soundly based, are capable of delivery within the anticipated timeframes and will meet the identified need for travelling showpeople accommodation during the plan period.

173. *Policy HO3* sets out development criteria that apply to both allocated and non-allocated gypsy, traveller and travelling showpeople sites, but only refers to one allocated site. As there are five allocated sites within the Plan, **MM67** provides a necessary amendment to make this clear.

174. The policy requires that when considering planning applications for gypsy, traveller and travelling showpeople accommodation *'the capacity of the site does not exceed 10 pitches or plots'*. It also states that the sub-division of sites will be permitted if it *'does not result in a total of more than 10 pitches on a site'*. National planning policy for traveller sites requires that criteria based policies should be fair and effective in facilitating the traditional and nomadic life of travellers while respecting the interests of the settled community. The available evidence does not adequately demonstrate why sites should be restricted to 10 pitches or plots. Furthermore, the policy contains other criteria against which the impact and scale of any proposals could be considered. For these reasons, and given the lack of evidence, the above criteria are not justified and must be deleted from the policy. **MM67** rectifies this for reasons of consistency with national policy.

Other housing needs

175. The SHMA Update has assessed housing needs of other particular groups in the community, including families with children, older people, households with specific needs, service families, people wishing to build their own homes, and people in the private rented sector. This comprehensive evidence base is in line with national policy and guidance.

176. *Policy HO1* sets out the Council's requirements as regards the size and type of housing to meet identified needs and applies some of the optional technical housing standards. On residential development schemes of 10 or more dwellings, section A of the policy requires every unit to meet the accessible and adaptable requirement M4(2) of the Building Regulations. However the evidence provided in the Accessible Housing Need in Chelmsford report, demonstrates the level of need for this optional technical standard as being 50% of such schemes. **MM65** amends the policy to align it with this evidence to ensure it is justified. It also amends Section B of the policy by clarifying that within developments of 30 or more dwellings, 5% of new affordable dwellings will be required to meet the wheelchair user Building Regulation M4(3). This is necessary for effectiveness.

177. The evidence justifies the provision of 5% of new homes being self-build/custom built on larger housing schemes within *Policy HO3*, though **MM65** amends this to ensure there is a degree of flexibility in provision, to reflect latest needs.

178. The policy also requires the provision of specialist residential accommodation, to meet local needs, on sites of more than 100 dwellings. This responds appropriately to the evidence, ensuring that suitable housing provision for older people, students, people with disabilities and non-nomadic gypsies and travellers, is provided where needed.

Conclusion on Issue 5

179. In conclusion, and subject to the above modifications, the Plan satisfactorily addresses the needs for all types of housing, in accordance with national policy, including affordable housing and those of different groups in the community including gypsies, travellers and travelling showpeople.

Issue 6 – Whether the Plan provides for an appropriate amount of employment and retail development to meet identified needs and whether the policies for employment sites and city, town and neighbourhood centres are soundly based.

Employment and retail needs and floorspace requirements

180. As stated under issue 2 above, the employment needs for the plan area have been assessed using the EEFM, which captures economic, demographic and housing data at a local level, as well as reflecting the impact of broader economic trends on the East of England. The employment forecasts within this model have taken account of the supply and demand for labour. Overall, this finds that the economic forecast for jobs growth is 725 new jobs per year, for the Chelmsford area, equating to 16,675 additional jobs over the entire Plan period. This generally aligns with the household projections and the OAHN jobs-led housing needs figure. The model derives an employment floorspace need of 64,407 sqm, based on this jobs growth forecast.

181. The identified need for convenience and comparison retail development has been assessed within the Chelmsford Retail Capacity Study, utilising robust survey data and forecasts. This concludes a need for additional convenience retail floorspace of 11,500 sqm within the city centre or designated centres, and 1,900 sqm at South Woodham Ferrers.

182. The approaches used to assess both employment and retail needs are in line with the Framework and the PPG and are based on credible evidence.

183. Section B of *Strategic Policy S8* sets out the employment and retail requirements for the Plan period. There is a minimum provision of 55,000 sqm of employment floorspace, which when combined with the 40,000 sqm of existing completions and commitments since the start of the plan period, more than meets the identified need for 64,407 sqm of employment floorspace. The inclusion of this higher floorspace requirement provides for an appropriate quantity and range of employment land to be supplied during the plan period, enabling the continued economic growth of Chelmsford in line with the Plan's overall vision and priorities.

184. The policy also requires the provision of 11,500 sqm for convenience retail floorspace within the city centre or designated centres and 1,900 sqm at South Woodham Ferrers. The Plan therefore positively plans for and supports the provision of new employment and retail floorspace to meet identified needs. However, amendments to the policy and supporting text, set out in **MM9** and **MM12** provide necessary clarification to clearly set out the forecast jobs growth and the employment floorspace requirement, to ensure effectiveness.

Supply and delivery

185. The Plan identifies, through *Strategic Policy S9,* the locations and distribution of employment and retail floorspace development to meet the identified needs across the Chelmsford area. Specific provision is identified in several site allocations.

186. In relation to employment, the type and amount of development for East Chelmsford (*Strategic Growth Site 3b*), North East Chelmsford (*Strategic Growth Site 4*) and South Woodham Ferrers (*Strategic Growth Site 7*) is clearly set out, in accordance with this distribution. The remaining employment floorspace requirements are to be delivered in the Chelmsford Urban Area. Whilst the amount of employment floorspace is not defined within the site policies, *Strategic Growth Sites 1a* to *1h* and *Policy GR1* support the integration of workspace facilities within this location. Taking into account the evidence relating to previous economic growth within the Chelmsford Urban Area, this approach is reasonable.

187. *Strategic Policy S10* sets out strategic principles for the delivery of economic growth during the Plan period and is underpinned by the Council's economic strategy and evidence of economic needs. Whilst the approach is justified, a policy modification is necessary to ensure it is clear what the development requirements are when determining planning applications, so there is no ambiguity. **MM15** provides this clarity.

188. In relation to retail development the Plan allocates 1,900 sqm for convenience goods within *Strategic Growth Site 7* at South Woodham Ferrers, which accords with the distribution defined in *Strategic Policy S9* and is in line with the evidence.

189. The remaining 11,500 sqm of retail floorspace is to be delivered in the Chelmsford Urban Area. Based on past trends, the Plan anticipates that this will be provided through the redevelopment of existing sites within the city. This approach is reasonable, particularly as *Strategic Policy S14* identifies an appropriate retail hierarchy which, amongst other things, states that the city centre is the main focus for shopping and that major new retail development will be directed to this location.

190. However, for *Strategic Policy S14* to be effective, it also needs to include policy requirements for retail development outside of the designated centres. The modification in **MM18** defines the retail threshold for impact assessments in this regard. The 500 sqm gross floorspace threshold is based on robust evidence and is justified.

191. *Policy EM2* designates the city and town centre boundaries, primary shopping areas, and primary, secondary and neighbourhood frontages. These are based on robust evidence, are justified and are clearly defined on the policies map. It also appropriately sets out criteria for the management of development within these designations. In addition, it seeks the productive use of upper floors for appropriate uses. The policy is soundly based.

192. *Policy EM1* seeks to retain Class B uses or other 'sui generis' uses within the Employment Areas, Rural Employment Areas and employment allocations

defined on the policies map. It is necessary to amend this policy and the supporting text, so that other uses will be permitted where it can be demonstrated that there is no reasonable prospect of the site being used for employment purposes. The policy should also seek the provision of employment use on these sites, as well as employment use retention. **MM68** makes these necessary amendments to ensure the policy is consistent with national policy and is effective.

Conclusion on Issue 6

193. In conclusion, subject to the above main modifications, the Plan provides for an appropriate amount of employment and retail development to meet identified needs and the policies for employment sites and city, town and neighbourhood centres are soundly based.

Issue 7 - Whether the Plan provides a robust framework for the provision of transport and other infrastructure that is soundly based.

194. The Infrastructure Delivery Plan (IDP) is a comprehensive document that identifies the infrastructure necessary to support the growth and development set out in the Plan. The preparation of this document has involved engagement with a variety of infrastructure providers and developers. It also includes estimated timings, costs and funding sources for infrastructure delivery, where information is available and has been regularly updated. I am satisfied that the approach set out in the IDP for identifying necessary infrastructure, is justified and consistent with national policy.

195. *Strategic Policy S11* requires new development to be supported by necessary infrastructure, including sustainable transport measures, highway improvements, flood risk management, community facilities, green and natural infrastructure and utilities. The key strategic infrastructure necessary to support the planned growth is listed within the policy. Additional requirements are incorporated into other strategic and site-specific policies. The requirements reflect the comprehensive evidence.

196. Nevertheless, the policy needs to incorporate requirements that are set out in the supporting text and amend imprecise wording, to accord with the evidence and ensure consistency with other policies within the Plan and national policy. **MM16** therefore clarifies that specific highway and junction improvements to the A132 need to be provided in tandem with development, and crossings for the B1012 may include a bridge or underpass. It also adds requirements for waste and recycling facilities, a net gain in biodiversity and protection of the historic environment. Consequential changes to the supporting text are also included.

197. *Strategic Policy S12* sets out how necessary infrastructure and mitigation measures are to be delivered via development. The approach is justified and the requirements in the policy are soundly based.

Transport infrastructure

198. The transport and highways infrastructure necessary to support the development in the Plan, as set out in the IDP, is supported by several

strategic and local traffic modelling studies. The Council has worked in partnership with Essex County Council, as Highways Authority, to commission and produce these studies throughout the Plan preparation process. There has also been close cooperation with Highways England on strategic road network issues.

199. The modelling robustly assesses the likely impacts of planned growth on the highway network in the Chelmsford area, including effects on key junctions, and identifies necessary mitigation measures where possible. This has included a high-level analysis of cross boundary traffic flows on key corridor routes in conjunction with adjacent authorities.

200. The studies show that at present Chelmsford city centre's road network is under significant strain with only about 4% capacity left at peak times. Whilst the Plan's spatial strategy focusses most of the growth in the Plan in locations where accessibility to services, facilities and public transport networks are greatest, a step change in the provision and uptake of sustainable travel modes is necessary to sufficiently mitigate its impact.

201. The approach seeks to maximise improvements to and use of sustainable transport measures to effectively utilise the existing capacity on the cycling, walking and public transport network. The Highways Authority is committed to the delivery of Chelmsford's Future Transport Network Strategy, which is a zonal approach to managing travel.

202. In response to this, the Plan includes this Strategic Zonal Focus approach, combining measures to improve local highways with sustainable transport infrastructure. Measures include new and expanded park and ride sites, provision of connections between new development and existing walking and cycling routes, bus priority measures, and dedicated car clubs for residents and businesses. These are likely to reduce the need to travel, provide alternative travel choices, promote a modal shift that reduces use of the private car and improve capacity in the highway network.

203. I note that both the Highways Authority and Highways England have confirmed that they consider the methodology and findings of the transport modelling to be robust. I find the evidence is appropriate and proportionate for the strategic nature of the Plan and therefore concur with these conclusions. Further modelling work may be required at a localised level to inform site-specific development and determine the need for any other mitigation. However, this can be provided through detailed site transport assessments at the planning application stage. This approach is reasonable and is justified. I am not aware of any remaining significant concerns from the Highways Authority or Highways England about the site allocations, or the overall amount of development proposed in any settlement or location.

204. On this basis I conclude that the transport measures set out in the IDP and identified within the Plan are robustly evidenced, are necessary to support growth and are justified. There is no substantive evidence to justify that further strategic transport interventions are essential to support the Plan. Accordingly, based on the evidence, I am satisfied that the impacts of the planned growth on the Chelmsford transport network can be mitigated so as not to result in any severe cumulative impact on the network.

Other Infrastructure

205. The identification of the other infrastructure required to support development sought by the Plan, has involved significant co-operation with a wide range of organisations and infrastructure providers.

206. As with transport infrastructure, the spatial strategy focusses most development on those locations with good accessibility to existing services and facilities. Where new or improved infrastructure is required, this has been suitably assessed at the strategic level and requirements are defined within the policies of the Plan. Having considered the infrastructure provision within the site allocations under issue 3 above, I have already determined where main modifications are necessary.

207. Overall, the Plan identifies what infrastructure is necessary and in what location, with requirements set out for each site allocation. Whilst further assessments may also be required at the planning application stage, the Plan's approach is justified and will ensure that suitable and adequate infrastructure is provided to support the delivery of specific developments and the level of growth planned in the Chelmsford area.

Conclusion on Issue 7

208. In conclusion, subject to the above modifications, the Plan provides a robust framework for the delivery of transport infrastructure and other infrastructure that is soundly based.

Issue 8 – Whether the Plan's policies for the countryside, natural environment, Green Belt, historic environment, built environment, climate change, flood risk and air quality are soundly based.

The countryside

209. *Strategic Policy S13* seeks to set out the Plan's strategic approach to the role of the countryside within the Plan area. *Policy CO1* identifies the planning objectives for the countryside, and specifically sets these out separately for the Green Belt, green wedges, green corridors and the rural area. There is therefore some degree of confusion and repetition between these two policies, and it is not entirely clear how they relate to each other or are to be used for the purposes of decision-making.

210. In order to provide a clear and effective basis for managing development in the countryside that is consistent with national policy, is effective, justified and takes account of the below MMs, it is necessary to replace *Strategic Policy S13* and its supporting text with amended wording, that reasonably incorporates soundly based parts of *Policy CO1.* **MM17** provides this amended strategic policy and deletes *Policy CO1* and its supporting text. I have changed this modification to replace 'value' with 'character and beauty' for clarity.

Green wedges and green corridors

211. The river valleys within and beyond the urban areas are important multifunctional landscape, recreational and environmental features within the

Chelmsford area. The Plan designates these river valleys as green wedges and green corridors and refers to them as valued landscapes. The Council has confirmed that this 'valued landscapes' designation is in the context of paragraph 109 of the Framework.

212. I recognise that green wedges have been used as a planning and landscape management tool within Chelmsford since 2008, when they were established in the Core Strategy. Having considered the evidence, there continues to be a need to protect the openness, landscape quality and functions of the river valleys within and immediately adjacent to the urban environment, and to ensure that the distinctive character of the city area is maintained.

213. Whilst not a defined purpose in the Plan, the green wedge has, by its very nature, prevented urban sprawl and settlement coalescence and it is necessary for clarity to recognise this consequential role within *Strategic Policy S13*, as set out in **MM17**. This is particularly so, due to the intense pressure for open land within and adjacent to the main urban area to be developed.

214. Whilst the Plan refers to green wedges in the plural form, the Council confirmed at the hearings that these are in fact all linked together and form one large green wedge which extends through the city. Therefore, for clarity, a number of policy amendments are necessary so that the Plan accurately refers to this one green wedge [**MM69, MM71, MM73, MM74 and MM75**].

215. The extent of the green wedge designated in this Plan has been determined through an assessment set out in the *'Green Wedges and Green Corridors: Defining Chelmsford's River Valleys Review Report 2017'* (2017 report) and its appendix. This has included a review of the extent of, and rationale for, the existing adopted green wedges and an assessment as to whether any land should be taken out or added in. The approach is robust.

216. For Chelmer North, extending the green wedge designation slightly to Braintree Road in Little Waltham accords with the evidence, and provides a logical and defensible outer boundary to ensure the long-term integrity of the river valley character in this location. At Writtle, the green wedge boundary is proposed to end at Paradise Road instead of extending westwards into open fields. This is a reasonable approach and reflects the evidence.

217. For Chelmer East, removing land from the existing green wedge to take account of new development is appropriate. Furthermore, extending the green wedge northwards to encompass open fields and open spaces between existing urban development at Chelmer Village and the A12 main road is reasonable, as this land contributes to the open character of the river valley in this location. I recognise that this extension would bring an existing waste water treatment plant into the green wedge boundary. However, in this instance I do not consider this to be incompatible with the purposes of the green wedge designation, so long as the Plan permits appropriate development of this and any other utility infrastructure, where necessary.

218. In this regard I note that *Policy CO3* lists the criteria through which planning applications for new buildings and structures in the green wedge will be determined. However, it does not specifically refer to the development of appropriate utility infrastructure. Therefore, additional text to this effect needs

to be added for effectiveness and to provide clarity [**MM71**]. This modification also includes necessary consequential changes to the supporting text.

219. Overall, I am satisfied that the extent of the green wedge designation in the Plan is based on suitably robust evidence and is justified.

220. The Plan designates three green corridors along the main river valleys beyond the green wedge. These are based on the assessment in the 2017 report. It is clear from the evidence that these areas have a different character and function from the green wedge, particularly as they cover extensive tracts of open countryside away from the urban areas. I also acknowledge that they have a predominantly high sensitivity to change as set out within the Landscape Character Assessment.

221. The purpose and function of these green corridor designations within the Plan is not clearly defined. Further, the evidence does not adequately demonstrate why these areas require a separate landscape designation when compared with the surrounding landscape. Indeed other landscapes within the area, including the drained estuarine marshes and wooded farmland, are also assessed as being important landscapes with relatively high sensitivities to change, yet these are not designated as such within the Plan.

222. On this basis and due to the lack of appropriate evidence, the green corridors are not justified. It is therefore necessary for these designations to be deleted from the Plan along with all references to them within *Policy CO3* [**MM71**], *Policy CO5* [**MM73**], *Policy CO6* [**MM74**], *Policy CO7* [**MM75**] and *Policy CO8* [**MM76**]; on the Key Diagram [**MM13**] and in relevant supporting text [**MM2** and **MM13**]. Consequential changes to the policies map need to reflect these modifications. Whilst these designations are to be deleted from the Plan this does not mean that these areas have no value or should not be protected. Indeed, the Plan contains other policies for the countryside and the Green Belt and some areas are also protected for their value for ecology and wildlife, heritage, and for their functional requirements such as flood zones.

223. As stated earlier, the Plan defines the green wedge and green corridors as valued landscapes in the context of paragraph 109 of the Framework. Whilst I accept that the Framework does not prescribe how valued landscapes should be defined, a specific assessment, using suitable landscape and visual impact criteria, is a useful way of considering and demonstrating value. No such assessment as to whether these areas or any other landscape within the Plan area are valued landscapes, is before me. Whilst I note the findings of the 2017 report, this does not include a valued landscapes assessment.

224. Accordingly, as the valued landscape designations within the Plan have not been demonstrated by robust evidence, they are not justified and require deletion. Modifications to remove the 'valued landscapes' wording from strategic priority 7 [**MM3**]; *Strategic Policy S1* and its supporting text [**MM4**] and from other parts of the Plan as identified in **MM13**, are therefore necessary. This does not diminish the existing protection that these landscape areas have under other policies within the Plan. Furthermore, the Council would be able to re-visit potential valued landscapes designations as part of a future review of the Plan.

Green Belt

225. *Policy CO2* sets out the Plan's approach to determining applications for new buildings and structures in the Green Belt. National planning policy clearly identifies that the construction of new buildings within the Green Belt is inappropriate, apart from the exceptions and other forms of development listed in paragraphs 89 and 90 respectively. Whilst most of the criteria within *Policy CO2* are consistent with national policy, a few within part A and part D do not accord, as they include other forms of development as exceptions. The policy also includes reference to structures, which is not a term used within this context in national policy. No convincing evidence is before me to demonstrate that variations from national policy are justified. Therefore, *Policy CO2* and the supporting text, require amending to delete these criteria and references, to ensure consistency with national policy [**MM70**].

Other countryside policies

226. *Policy CO4* sets out the Plan's approach to determining applications for new buildings in the rural area. Whilst the policy title also refers to structures, this is not referenced in the policy itself. **MM72** rectifies this. It also provides clarity on defining what essential utility infrastructure means, and it amends a criterion to clarify that development for existing or potential utility infrastructure will be supported. These changes are necessary to provide consistency with other Plan policies and for effectiveness.

227. *Policy CO7* permits extensions and alterations to existing buildings in the Green Belt, green wedge and the rural area, subject to several criteria. In relation to part B of the policy, it is not necessary to refer to specific types of existing development within the green wedge, such as utility infrastructure, as any extension will be determined in accordance with the defined criteria, which allow for the consideration of context. However, it is necessary to amend the policy so that it refers to 'unacceptable harm' rather than any harm, to be consistent with national policy. **MM75** rectifies this and adds similar wording to part C of the policy for consistency.

228. The other policies relating to the countryside provide an appropriate framework that is justified and effective.

Special Policy Areas

229. The Plan designates six Special Policy Areas (SPA), through *Policies SPA1-SPA6,* which cover existing facilities and institutions that are located within the countryside, two of which are also in the Green Belt. Whilst the policies seek to support appropriate development, to assist the operational and functional requirements of each facility, several amendments are necessary for soundness.

230. *Policy SPA1* relates to Broomfield Hospital and is adjacent to site allocation *Strategic Growth Site 6*. The amendments in **MM59** ensure there is consistency between the two policies in relation to the provision of a new access road to the hospital site. This provides an opportunity for the hospital to extend the access road within the hospital campus.

231. *Policies SPA2* (Chelmsford City Racecourse), *SPA4* (RHS Hyde Hall Gardens), and *SPA5* (Sandford Mill) require amendments to make it clear that development will be permitted if it accords with the policy criteria. This ensures effectiveness. *Policies SPA2* and *SPA5* include requirements for the historic environment, which need amending to ensure consistency with national policy. **MM60**, **MM62** and **MM63** achieve these changes.

232. Two of the SPAs are located within the Green Belt, with *Policy SPA3* covering Hanningfield Reservoir and *Policy SPA6* incorporating Writtle University College. These policies are not consistent with national policy as they support the provision of associated development, without referring to the Green Belt or the need to determine whether very special circumstances apply. **MM61** and **MM64** rectify this by replacing the policies with wording that is consistent with the Framework.

Natural environment

233. Necessary changes to *Strategic Policy S6* and *Policy NE1* in relation to the HRA have been identified at the beginning of this report. In addition, Natural England has also advised that a small part of the Plan area is located within the Hatfield Forest SSSI and National Nature Reserve 'Zone of Influence'. Whilst none of the housing allocations in the Plan lie within this zone, should any relevant development come forward in this area, it may be required to contribute to on-site Strategic Access Management Measures. As such it is necessary to modify *Strategic Policy S6* and its supporting text to achieve this in order to be effective and comply with national policy. This is set out in **MM8**. It also incorporates text to minimise loss of the best and most versatile agricultural land and support water related biodiversity. For clarity and effectiveness, I have made changes to the detailed wording.

234. *Policy NE1* clearly sets out a hierarchy of protection for international, national and local sites which is consistent with national policy. It is therefore not necessary to include this in *Strategic Policy S6*.

235. *Policy NE2* seeks to protect trees, woodland and landscape features. Amendments are necessary for effectiveness to ensure the policy is worded positively, includes reference to 'Registered Park and Garden' and provides clarity on other landscape features, as defined in **MM80**.

Historic environment

236. The need to protect and enhance the historic environment forms an important part of the Plan's strategic priorities and there are policies in the Plan relating specifically to heritage matters.

237. *Strategic Policy S5* specifies a presumption in favour of the preservation and enhancement of designated assets and their settings and uses other terminology that is not consistent with national policy. Furthermore, it does not refer to heritage assets at risk. In order to be effective and compliant with the Framework, it is necessary to amend this policy and the supporting text, so that the presumption is removed, a positive strategy for the conservation and enjoyment of the historic environment is identified and requirements for heritage assets at risk are added. **MM7** achieves these necessary changes,

though I have amended the detailed wording to include reference to the national Heritage at Risk Register, and to ensure that it is consistent with national policy. This provides clarity and aids effectiveness but does not fundamentally alter the policy requirements. The modification also usefully adds references to *Policies HE1-HE3*.

238. *Policy HE1* is a criteria-based policy against which developments affecting designated heritage assets will be assessed, including Registered Parks and Gardens and Scheduled Monuments. Several changes are necessary to ensure the wording is consistent with national policy and clarify when development may be permitted. **MM77** makes the necessary adjustments.

239. *Policy HE2* relates to non-designated heritage assets and is sound.

240. *Policy HE3* relates to archaeological sites. It is necessary to amend this policy so that it requires archaeological assets to be protected, enhanced or preserved, rather than requiring all three. **MM78** therefore ensures there is consistency with national policy.

241. The Plan also identifies requirements for the historic environment in a range of other policies, particularly site allocations. Where appropriate, I have considered necessary amendments for these policies under their respective sections above.

Climate change and other environmental matters

242. The Plan seeks to ensure that development and use of land will contribute to the mitigation of, and adaptation to, climate change. This is sought through the spatial strategy and a combination of Plan policies, including *Strategic Policy S3* which sets out criteria to seek development that mitigates and adapts to climate change. In addition, specific site and development management policies also incorporate relevant requirements. The latter includes the management of flood risk and the delivery of renewable and low carbon energy generation. These requirements are based on credible evidence, are justified and are effective.

243. *Policy NE3* is a criteria-based policy relating to flooding and the provision of sustainable drainage systems (SUDS). Paragraph 100 of the Framework states, amongst other things, that inappropriate development in areas at risk of flooding should be avoided, but where it is necessary, it should be made safe without increasing flood risk elsewhere. *Policy NE3* goes beyond this measure by requiring development to 'achieve betterment'. **MM81** amends this to ensure consistency with national policy. It also includes additional wording to refer to reducing surface water run-off volumes, where practical. Further changes set out in **MM81** clarify that, where possible, SUDS should also deliver benefits to the built, natural and historic environment.

244. *Policy NE4* establishes a criteria-based approach to renewable and low carbon energy proposals. To ensure there is clarity and consistency with the wording in other Plan policies relating to specific terminology, amendments are necessary, as set out in **MM82**.

245. The Plan is supported by robust evidence that addresses air quality issues. The Council's Air Quality Impact Assessment (AQIA) document predicts that by

2036, the implementation of the Plan will result in a negligible effect on air quality when compared with the 2016 baseline data, due predominantly to improvements in vehicle technology and progressively tighter emissions standards.

246. The AQIA accepts that during the Plan's implementation period there may be some impacts on annual average pollutant concentrations along some specific roads, but it predicts that the overall effect will not be significant. Furthermore, there are policies and measures embedded in the Plan that will help to provide mitigation during implementation, including transport and design policies (such as *Policies PA2* and *MP3)*. This is an appropriate approach.

Conclusion on issue 8

247. I conclude that, subject to the above main modifications, the Plan's strategies and policies for the Green Belt, historic environment, natural environment, built environment, climate change, flood risk and air quality are positively prepared, justified, effective and consistent with national policy.

Issue 9 – Whether the other development management policies in the Plan are justified, effective and consistent with national policy?

Community facilities

248. The Plan recognises that the protection and enhancement of community facilities is important for local communities and the successful development of new neighbourhoods. *Strategic Policy S7* reflects this. Chapter 8 of the Plan includes *Policies CF1* to *CF3*, which seek to protect and enhance the provision of community facilities. *Policies CF1* and *CF2* require amendments to ensure that the terms used are consistent with other Plan policies. In relation to *Policy CF2,* the need for the loss of relevant commercial community facilities to be supported by appropriate evidence, is a necessary addition for reasons of clarity and effectiveness. **MM83** and **MM84** provide these necessary changes. *Policy CF3* relates to education establishments and is sound.

Sustainable design

249. The Plan includes several policies seeking to make places attractive, locally distinctive, sustainable and safe.

250. Whilst *Policy MP1* seeks high quality design, it does not specifically require inclusive design and accessible environments. Additional wording set out in **MM85** rectifies this to make the policy effective and consistent with national policy. For clarity it also amends the supporting text to refer to the Council's 'Making Places Supplementary Planning Document' as this provides detailed guidance on design matters.

251. *Policy MP2* requires that all new major development meets the 'highest standards' of design. Neither the policy nor the supporting text clearly sets out what is meant by this term. Furthermore, the Plan contains an appendix of development standards, but these are not referenced in the policy. Therefore, for effectiveness, and to be consistent with other Plan policies and the wording in the Framework, *Policy MP2* needs amending to require 'high quality' design,

that, where relevant, meets the standards set out in Appendix A of the Plan [**MM86**]. This modification also clarifies requirements relating to the natural environment, greenspaces and green infrastructure and adds references to the Essex Design Guide and the Making Places Supplementary Planning Document for effectiveness.

252. *Policy MP3* seeks that all new buildings incorporate sustainable design features, to reduce carbon dioxide and nitrogen dioxide emissions when compared with the standard building regulations, and to minimise the use of natural resources. The Council confirmed at the hearings that this will be achieved through seeking the four features listed in the policy, where relevant to the development. To make this clear and ensure effectiveness, the words 'as follows' and 'where relevant' are to be added to the policy in accordance with **MM87**.

253. The policy requires all new dwellings to meet the building regulations optional requirement for water efficiency of 110 litres per person per day. I recognise that Essex is one of the driest counties in the country and that Chelmsford is located in an area classified as being under serious water stress. The imposition of the reduced rate is therefore justified.

254. Requiring that non-residential buildings in excess of 500 sqm of floor area, meet the Building Research Establishment Environmental Assessment Method (BREEAM) (or its successor) 'Very Good' standard, is justified by the evidence. The policy ensures that the standard only applies to those structures above the threshold size, to ensure it is achievable and viable.

255. The evidence shows that achieving this BREEAM Very Good standard should secure a carbon dioxide saving of about 15% above the standard building regulations requirement. Notwithstanding this, *Policy MP3* also rather confusingly requires that all non-residential development of 1000 sqm or more in size, achieve at least a 10% reduction in carbon dioxide emissions against the standard building regulations. This would be more than achieved by meeting the BREEAM Very Good standard, so this additional requirement is not necessary or justified. To ensure that the policy is clear, there is no ambiguity and it is effective, the requirement for a 10% reduction in carbon dioxide emissions should be deleted. **MM87** achieves this.

256. *Policy MP3* also seeks the provision of *'convenient access to'* electric vehicle charging point infrastructure for new development. The requirement for charging plug-in facilities is consistent with national policy, by supporting the use of sustainable transport modes, including ultra-low emission vehicles. Whilst the Framework does not set out a specific rate of provision for charging points, robust standards have been identified by the Institute of Air Quality Management and the Low Emission Partnership.

257. Furthermore, the provision of electric vehicle charging infrastructure is consistent with other policies within the Plan including *Strategic Policy S3* on mitigating and adapting to climate change. Furthermore, it has been viability tested and found to be feasible. Whilst the requirement is therefore justified, the actual rates of provision are set out in the supporting text. So, for effectiveness and to ensure that developers and decision-makers are clear on

what should be provided, it is necessary to incorporate the specific electric vehicle charging point requirement into the policy [**MM87**].

258. *Policy MP4* seeks to set out a design specification for all new dwellings. However, the title of the policy suggests that it only applies to houses in multiple occupation. Also, whilst part B of the policy seeks to *'achieve sufficient amenity space'* in the context of houses in multiple occupation, it is not clear that this means communal garden space, as specified in the development standards in Appendix A. To aid clarity and ensure that the policy is effective for all new dwellings, the text within the policy needs to be amended, to rectify these issues, as set out in **MM88**. This modification also clarifies references to recycling and waste storage.

259. Part B of the policy also seeks to require sound proofing in relevant houses in multiple occupation, to meet current building regulations standards. Whilst the provision of sound proofing is an important element in this context, it is not the role of planning policy to duplicate building regulations. The removal of this criterion from the policy is therefore necessary [**MM88**].

260. The Council's evidence of need concludes that the Nationally Described Space Standards (NDSS) are not being achieved on a large proportion of developments. Securing a consistent level of habitable space across all dwellings will ensure an appropriate quality of life for future occupiers. The viability evidence concludes that these standards are viable within the Plan area. I am therefore satisfied that the requirement to achieve the NDSS as set out in *Policy MP4* is justified. I am also satisfied that the other requirements and design specifications, as set out in the policy, are reasonable and justified.

261. *Policy MP5* requires all new development to comply with the Essex Parking Standards (2009), or subsequent document. Whilst the standards are clearly a material consideration when considering development proposals, they do not form part of the submitted Plan and therefore the requirement to comply with the standards is not justified. Indeed, the supporting text to the policy confirms that in some urban locations compliance with the standards may not be appropriate, due to the availability of alternative sustainable travel modes. It is therefore necessary to amend the policy so that proposals have regard to the standards, to ensure it is justified and effective [**MM89**].

262. Whilst the criteria for the development of tall buildings within Chelmsford city centre, as listed within *Policy MP6*, are justified, there is an inconsistency between the policy and its supporting text as to what constitutes a tall building. The evidence demonstrates that buildings of six storeys or more in height represent a shift in scale compared with the existing predominant cityscape of two to four storeys. The policy therefore requires a modification to refer to buildings 'above 5 storeys' to ensure there is consistency within the Plan and the policy is effective. **MM90** achieves this. This modification also clarifies, for reasons of effectiveness, that the policy applies to the whole city centre, and not just parts of it, and adds reference to the Making Places Supplementary Planning Document.

263. Whilst it is appropriate for the Plan to support the provision of superfast broadband within the plan area, *Policy MP7* duplicates building regulations requirements. It is not the role of planning policy to repeat and apply these

regulations, and anyway the aspirations to support the expansion of high-speed broadband are suitably captured within *Strategic Policy S11*. It is therefore necessary to delete *Policy MP7* and its supporting text [**MM91**].

264. The Plan identifies that safeguarding the living environments of existing and future residents is an essential part of high-quality design. It includes two policies (*Policies PA1 and PA2*) which seek to achieve this. To ensure *Policy PA1* is effective, amendments are necessary to clarify that the policy seeks to safeguard living and working environments. This is achieved through **MM92**. Consequential changes are also required for the development standards set out in Appendix A of the Plan, to reflect these amendments and ensure consistency [**MM94**].

265. The requirements set out in *Policy PA2* for ensuring that development affecting hazardous substance sites or land and Air Quality Management Areas do not result in adverse contamination and pollution impacts, are justified and effective.

Conclusion on issue 9

266. I conclude that, subject to the above main modifications, the development management policies in the Plan are justified, effective and consistent with national policy.

Issue 10 – Whether the Plan is viable and capable of being effectively monitored?

Viability

267. The Council's viability study provides a robust assessment of the overall cumulative impact of the policies in the Plan, in accordance with national policy, good practice guidance and relevant regulations. It models appropriate development typologies that are likely to come forward over the Plan period, and has been consulted on with the development industry. Furthermore, the viability assessments for key strategic sites have been updated to take account of increased mitigation and infrastructure costs identified in the updated IDP.

268. The assessments include all policy impacts, including affordable housing, defined standards and the Council's adopted Community Infrastructure Levy rate. They conclude that, in most cases, development is viable, with some assessments demonstrating significant viability margins, well above the defined viability threshold.

269. Overall therefore I am satisfied that the evidence credibly indicates that the cumulative impact of the Plan policies will not put implementation of the Plan at serious risk.

Monitoring

270. The Plan is to be monitored through the key indicators and targets set out in the monitoring framework within Chapter 10. Whilst the monitoring tables provide some key indicators and targets against each relevant policy, these do not provide sufficient detail and clarity to be effective. They also do not include

actions and contingencies, should the policies not deliver the required outcomes.

271. I therefore consider it necessary to amend the Plan's monitoring framework to ensure that the indicators are appropriate and consistent with other main modifications within the Plan and set appropriate triggers, actions and contingencies. **MM93** rectifies this, providing clarity and ensures there is effective monitoring.

Conclusion on Issue 10

272. In conclusion, subject to the above modifications, the Plan is viable and is capable of being effectively monitored.

Assessment of Legal Compliance

273. I have set out my findings on legal compliance of the Plan for SA and HRA at the beginning of the report. My examination of the legal compliance of the Plan on remaining matters is summarised below.

274. The Plan has been prepared in accordance with the Council's Local Development Scheme.

275. The Council's Regulation 22 Consultation Statement (2018) sets out the level of public consultation that has been carried out on the Plan, throughout its various stages of preparation since 2015. This has involved a variety of means, in accordance with the community engagement processes and procedures set out in the Council's Statement of Community Involvement (2017) and its earlier versions. Widespread public exhibitions and meetings have been held; press releases, posters, leaflets, newspaper adverts/articles have been published; and regular digital and social media updates have been posted. The Council have also sent out letters and emails to interested parties using contact details that have been supplied to them. Altogether, these consultation processes have elicited high levels of responses.

276. Overall, I am satisfied that there has been adequate opportunity for residents and other interested parties to express their views on the Plan and the MMs. Consultation has therefore been carried out in compliance with the Council's Statement of Community Involvement and the statutory requirements.

277. The Plan includes policies designed to secure that the development and use of land in the local planning authority's area contribute to the mitigation of, and adaptation to, climate change. This includes *Strategic Policy S3* and various site allocation and development management policies. In addition, the overall spatial focus on Chelmsford and development of a new Garden Community is intended to reduce the need to travel. Accordingly, the Plan when taken as a whole, achieves this statutory objective.

278. For the Plan to comply with Regulation 8 (5) of the Town and Country Planning (Local Planning) (England) Regulations 2012 **MM1** is necessary to add a new appendix to the Plan to include a list of the policies within existing development plan documents, that this Plan will supersede on adoption.

279. The Plan complies with all other relevant legal requirements including the 2004 Act (as amended).

280. I have had due regard to the aims expressed in S149(1) of the Equality Act 2010. This has included my consideration of several matters during the examination. This includes provision of sites to meet the accommodation needs of gypsies, travellers and travelling showpeople, and the need for accessible and adaptable housing and inclusive design and accessible environments. I therefore conclude that the Plan provides for fair and equal treatment for all the areas' communities.

281. The submitted Plan was accompanied by an Equality Impact Assessment. This concludes that the Plan has no negative impacts and there is a low risk of negative impact on the affected groups. The Council has confirmed that impacts will continue to be monitored and if particular issues are identified, appropriate action will be taken.

Overall Conclusion and Recommendation

282. The Plan has a number of deficiencies in respect of soundness and legal compliance for the reasons set out above, which mean that I recommend non-adoption of it as submitted, in accordance with Section 20(7A) of the 2004 Act. These deficiencies have been explored in the main issues set out above.

283. The Council has requested that I recommend MMs to make the Plan sound and legally compliant and capable of adoption. I conclude that with the recommended main modifications set out in the Appendix the Chelmsford Draft Local Plan satisfies the requirements of Section 20(5) of the 2004 Act and meets the criteria for soundness in the National Planning Policy Framework.

Yvonne Wright

Inspector

This report is accompanied by an Appendix containing the Main Modifications.

Appendix – Main Modifications

The modifications below are expressed either in the conventional form of ~~strikethrough~~ for deletions and **<u>underlined bold</u>** text for additions, or by specifying the modification in words in *italics*.

MM Ref	Paragraph/ Policy affected	Main Modification
MM1	1.5	*Amend para 1.5:* 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. *Add to end of para 1.5:* <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> <u>The Local Plan supersedes previous Development Plan Documents and Policies. A schedule of these is included at Appendix # of this document.</u> <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> *Insert a new Appendix <u>#</u>: Schedule of Superseded Documents and Policies (as set out in Annex 1).*
MM2	Paras 2.25, 7.18, 7.232	*Delete reference to Green Corridor(s) and make the consequential grammatical amendments to paragraph 2.25, 7.18 and 7.232*
MM3	Strategic Priority 7	*Amend title to:* **Strategic Priority 7 – Protecting and enhancing the Natural~~,~~ <u>and</u> Historic Environment, <u>and</u> the Green Belt ~~and valued landscapes~~**
MM4	Policy S1 and paras 4.4 - 4.18	*Amend Policy S1 as follows:*

MM Ref	Paragraph/ Policy affected	Main Modification
		~~**The Council will apply the following guiding Spatial Principles to deliver the Strategic Priorities and Vision in order to underpin the Spatial Strategy:**~~ **The Council will require all new development to accord with the following spatial principles where relevant:** • ~~**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**~~ **Respect the character and appearance of landscapes and the built environment, ~~of valued landscapes, heritage~~ and preserve or enhance the historic environment and biodiversity** • ~~**Respect the pattern and hierarchy of existing settlements**~~ **Focus development at the higher order settlements outside the Green Belt and respect the existing development pattern and hierarchy of other settlements** • **Ensure development is deliverable** • **Ensure ~~new~~ development is served by necessary infrastructure** • ~~**Use development to secure new infrastructure**~~ **Utilise existing and planned infrastructure effectively** • ~~**Plan for the longer term**~~ *Rename or delete titles in reasoned justification to reflect changes to Policy S1.* *Add final sentence to paragraph 4.4:* They will be applied as relevant to all development proposals and related applications. *Replace para 4.13 with:* 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. *Delete paragraph 4.18*

MM Ref	Paragraph/ Policy affected	Main Modification
MM5	Policy S2 and paras 5.4-5.6	*Delete Policy S2 and paragraphs 5.4-5.6*
MM6	Policy S4 and paras 5.15-5.17	*Delete Policy S4 and paragraphs 5.15-5.17*
MM7	Policy S5 5.18-5.25	*Amend Policy S5:* **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.** **The Council will designate and keep under review Conservation Areas in order to ~~protect~~ preserve or 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.** **The Council will conserve or enhance the significance (including any contribution made by its setting) ~~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.** **The Council will seek the protection, conservation, and where appropriate and important to their significance, re-use and/or enhancement of historic places and sites on the Heritage at Risk Register and the local buildings at risk register.** **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.** **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.**

MM Ref	Paragraph/ Policy affected	Main Modification
		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. *Replace paras 5.18-5.25 with:* 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 of Chelmsford. Within Chelmsford's administrative area there are 1,010 listed buildings. There are also 25 Conservation Areas, 19 Scheduled 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. 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 the 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. 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 Areas. Five 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. 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. There are 6 Registered Parks and Gardens, including an 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

MM Ref	Paragraph/ Policy affected	Main Modification
		important role in the distinctness of Chelmsford and social well-being. They also contribute to the local economy though organised events and formal and informal recreation. The Council recognises that Registered Parks and Gardens should be protected. 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. 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 Register of Buildings of Local Value, and 12 sites are 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 Hoffman, Marconi and Crompton were located in the town. A Heritage at Risk programme has been implemented by Historic England. It protects and manages the historic environment so the number of 'at risk' historic places and sites across England is reduced. The Heritage at Risk Register identifies those sites that are most at risk of being lost as a result of neglect, decay or inappropriate development. The Council also 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 buildings at risk register incudes 12 entries. In determining planning applications, the Council will take account of the desirability of sustaining and promoting opportunities to enhance the significance of both designated and non-designated assets and their settings. 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

MM Ref	Paragraph/ Policy affected	Main Modification
		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. 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.
MM8	Policy S6 and para 5.27, 5.31 and 5.33	*Amend second para of Policy S6:* **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 including water resources, and climate change adaptation.** *Add to end of Policy S6:* **The Council will ensure that, where appropriate, new development seeks to improve water-related biodiversity taking account of Water Framework Directive objectives and River Basin Management Plan actions.** **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.** **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.** **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).** *Add new para after 5.27:* New development should minimise pollution on the natural environment including potential light pollution from glare and spillage on intrinsically dark landscapes and nature conservation.

MM Ref	Paragraph/ Policy affected	Main Modification
		Add new penultimate sentence to para 5.31: In addition, new development should seek to improve water-related biodiversity taking account of Water Framework Directive objectives and River Basin Management Plan actions. *Add two new paras after 5.33:* 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 residential development proposals in consultation with Natural England and the National Trust. At this stage, a small area in the north-west of the Council's administrative area falls within the Zone of Influence. None of the residential site allocations allocated within this Local Plan are within these Zones of Influence. 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. Furthermore the Council will seek the provision of high quality green infrastructure that will protect, enhance and create wildlife corridors to maintain ecological connectivity when greenfield land will be lost.
MM9	Policy S8	*Amend Policy S8 as follows:* **The Council will make provision for the following new development requirements:** **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.**~~ *Delete the housing table from the policy and move to the supporting text. Delete the other tables from the policy* ***B: Employment and Retail:***

<table>
<tr><th>MM Ref</th><th>Paragraph/ Policy affected</th><th>Main Modification</th></tr>
<tr><td></td><td></td><td>Delete first para and replace with:
<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 employment floorspace (Use Classes B1-B8), in addition to existing commitments.</u>

Amend second para:
<s>Provision is made to meet the need for additional</s> In order to meet future convenience retail <s>floorspace of</s> <u>growth, the plan makes provision for</u> 11,500 sqm <u>of floorspace</u> either within the City Centre or Designated Centres within Chelmsford’s Urban Area and additional convenience retail floorspace of 1,900 sqm at South Woodham Ferrers.</td></tr>
<tr><td>MM10</td><td>6.7 to 6.9, Strategic Policy S15 Monitoring and Review, 6.90 and 6.91</td><td>Delete paras 6.7 to 6.9

Delete final sentence of Policy S15

Delete paras 6.90 and 6.91</td></tr>
<tr><td>MM11</td><td>6.11, 6.12, 6.13, 6.14 and 6.16</td><td>Amend para 6.11 as follows:
When taking the supply buffer into account, provision is made for a total of <s>21,893</s> <u>21,843</u> new homes in the period 2013-2036. When considering existing housing completions (<s>3,090</s> <u>5,348</u>), <u>existing sites with planning permission and a windfall allowance for the period 2019 -2024 (5,399+317),</u> <s>existing commitments with and without planning permission (8,098 + 220),</s> and a windfall allowance <u>of 1,200 for 2024-2036,</u> <s>20223-36 (1,4300),</s> the residual <u>New Local Plan Allocations</u> <s>requirement</s> for the period to 2036 is <s>9,085</s> <u>9,579</u> new homes:

<table>
<tr><td>Housing <u>supply as at 2018/19 base date</u></td><td>Net new homes</td></tr>
<tr><td>Completions 2013-201<s>7</s><u>9</u></td><td><s>3,090</s> <u>5,348*</u></td></tr>
<tr><td><s>Existing Commitments</s> <u>Sites</u> with planning permission <u>(excludes new Local Plan sites)</u> (including windfall allowance for the period 201<s>7</s><u>9</u> – 2<s>2</s><u>4</u>)</td><td><s>8,098</s> <u>5,716</u></td></tr>
<tr><td>SUB-TOTAL</td><td><s>11,408</s> <u>11,064</u></td></tr>
<tr><td>New Local Plan Allocations</td><td><s>9,085</s> <u>9,579</u></td></tr>
</table>
</td></tr>
</table>

MM Ref	Paragraph/ Policy affected	Main Modification
		<table><tr><td>Windfall allowance (2022~~4~~-36)</td><td>~~1,400~~ 1,200</td></tr><tr><td>TOTAL SUPPLY</td><td>~~21,893~~ 21,843</td></tr></table> *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. *Amend fourth sentence of para 6.12:* The evidence shows that around ~~150~~ 217 new homes have been built on windfall sites per-year. *Delete paragraphs 6.13, 6.14 and 6.16*
MM12	6.25	*Replace paragraph 6.25 with:* 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 sqm 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.
MM13	Policy S9 and Key Diagram (Figure 8) Figure 9 Figure 10 Figure 11 and paras 6.29, 6.35, 6.36, 6.37 and site policies 1a, 1d, 1e, 1f, 1g, 1h, 8, EC1, EC2, EC3, EC4 and EC5, 7.9, 7.322 and 7.323	*Amend Spatial Strategy – Development Locations and Allocations Table contained within Policy S9 as follows and as shown in Annex 2:* Growth Area 1: • *Delete all reference to 'Existing Commitments'* • *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* • *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* • *Location 1 Previously developed sites in Chelmsford Urban Area Amend*: ~~2,205~~ 2,381 • *Area Total Amend* ~~4,014~~ 3,619 Growth Area 2: • *Delete all reference to 'Existing Commitments'*

MM Ref	Paragraph/ Policy affected	Main Modification
		• *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* • *Area Total Amend* ~~7,219~~ 4,793 Growth Area 3: • *Delete all reference to 'Existing Commitments'* • *Add figures for existing commitments without planning permission for St Giles, Bicknacre as a new site location under Growth Area 3* • *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* *Amend Windfall Allowance* 202~~1~~4-2036 *and Amend Total* ~~1,400~~ 1,200 *New Local Plan Allocations Amend Total:* ~~9,085~~ 9,579 *Total Amend:* ~~10,485~~ 10,779 *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~~ ensures the timely provision of ~~new~~ necessary supporting infrastructure. Strategic Growth Sites will be delivered in accordance with masterplans to be approved by the Council.** *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 Improvements to Road Corridor and amend key* *Replace figures 9-11 with extracts from updated Figure 8: Key Diagram* *– for all changes see Annex 3*

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		Amend 2nd sentence of para 6.29: This includes the protection of the Green Belt. ~~and the valued landscapes of Green Wedges and Corridors.~~ *Insert the following paragraphs after paragraph 6.35:* 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. 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 proposals which support and strengthen local services, with a particular focus on encouraging development that improves existing deficiencies and weaknesses in services or facilities. 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. 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. *Insert the following text at end of 6.36:* Strategic Growth Sites and other types of sites allocated for development are defined at Table 3 in the Plan.

MM Ref	Paragraph/ Policy affected	Main Modification
		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. *Amend 2nd sentence of para 6.37:* The Local Plan makes provision for a total of ~~4,014~~ 3,619 new homes in Growth Area 1 with… *Add the following text to Strategic Growth Site Policies 1a and 1d:* **Development proposals will accord with a masterplan approved by the Council to provide:** *Amend sub-heading within Strategic Growth Site Policies 1a and 1d:* ~~**Site development principles**~~ **Site masterplanning principles** *Amend sub-heading within Site Policies 1e, 1f and 1g, 1h, 8, EC1, EC2, EC3, EC4, and EC5:* ~~**Site masterplanning principles**~~ **Site development principles** *Amend para 7.9:* This Growth Area will accommodate around ~~3,400~~ 3,600 new homes… *Amend para 7.322:* This Growth Area (see figure X) will accommodate around ~~1,130~~ 1,160 new homes… *Amend para 7.323:* In addition, development at two sustainable Key Service Settlements of Bicknacre (Location 8) and Danbury (Location 9) will provide around ~~30~~ 35 and around 100 new homes respectively, alongside …
MM14	6.39	*Amend para 6.39:* As the site has outline planning permission and development has commenced, it will continue to be delivered in accordance with the approved Masterplan and therefore does not require a new site allocation policy within this Local Plan. ~~The Area for~~

MM Ref	Paragraph/ Policy affected	Main Modification
		~~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~~ 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.
MM15	Policy S10, 6.48 and 6.52	*Amend second para of Policy S10:* **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~~** *Amend second bullet of Policy S10:* **'Existing Employment Areas and Rural Employment Areas…'** *Amend last bullet of Policy S10:* **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.** *Add to end of para. 6.48:* For the purposes of this policy, large new office development will be developments of 1,000sqm gross floorspace or above. *Amend para 6.52:* Other relevant policies of the Local Plan provide the criteria for the detailed implementation of economic growth. ~~including allocations containing new employment,~~ 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. Other policies will also ensure that new employment developments will be of ~~a~~ high quality design and incorporate sustainable design features.
MM16	Policy S11 and 6.56, 6.57, 6.60	*Replace 5th bullet under Transport and Highways section with two separate bullets:* • **Safeguarded land for the expansion of Chelmer Valley and Sandon Park and Ride sites** • **Additional Park and Ride facilities will be provided in West Chelmsford and North East Chelmsford within the broad locations shown on the Policies Map** *Amend 9th bullet under Transport and Highways section:*

MM Ref	Paragraph/ Policy affected	Main Modification
		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 *Amend 10th bullet under Transport and Highways section:* **Multi-user crossings ~~bridge~~ across the B1012 in South Woodham Ferrers which may include a bridge or underpass.** *Add new last bullet under Community Facilities:* • **Municipal waste/recycling facilities.** *Amend Green and Natural Infrastructure as follows:* **Green ~~and Natural~~ Infrastructure and Natural Environment** **Infrastructure necessary to support new development must provide or contribute towards ensuring a range of green and natural infrastructure, net gain in biodiversity and public realm improvements. These include but are not limited to:** *Amend fourth bullet point under Green and Natural Infrastructure:* **Contributions towards recreational disturbance avoidance and mitigation measures for European designated sites as identified in the Essex Recreational disturbance Avoidance and Mitigation Strategy.** *Add new sub-heading:* **Historic Environment** **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.** *Add to end of para 6.56:* Where appropriate, mitigation identified through the RAMS needs to be in place prior to occupancy of new developments. *Replace para 6.57 with:* 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

MM Ref	Paragraph/ Policy affected	Main Modification
		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. *Add to end of paragraph 6.60:* 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 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.
MM17	Policy S13, 6.76 to 6.81, Policy CO1, 8.40 to 8.44	*Replace Policy S13 with:* **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:** **A) Green Belt** **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.** **B) Green Wedge** **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.**

MM Ref	Paragraph/ Policy affected	Main Modification
		C) Rural Area **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 and assessed and development will be permitted where it would not adversely impact on its identified character and beauty.** **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.** *Replace paras 6.76-6.81 with:* 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. 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. 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. 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.

MM Ref	Paragraph/ Policy affected	Main Modification
		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 designation within the river valleys reflect this multi-faceted green network. 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. 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. 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. *Delete Policy CO1 and all paras from 8.40 to 8.44*
MM18	Policy S14 and para 6.87	*Add to end of Policy S14:* *Add New title:* **Retail development outside Designated Centres** **Retail proposals above 500 sqm gross floorspace outside of Designated Centres will be required to undertake an impact assessment.** *Replace para 6.87 with:* The NPPF states that when assessing applications for retail, office and leisure

MM Ref	Paragraph/ Policy affected	Main Modification
		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 sqm. The Chelmsford Retail Capacity Study 2015 found that retail developments of less than the default national threshold of 2,500 sqm 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 500 sqm gross threshold should apply across the whole of the City Council administrative area (for proposals in edge and out of centre locations). 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 500 sqm gross threshold is also applied to development proposals for convenience goods floorspace over this amount in edge and out of centre locations. 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. 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.
MM19	Strategic Growth Site 1a – 1h Growth Site 1i – 1v Travellers Site GT1	*Strategic Growth Site 1a to 1h - add the word Policy; e.g. Strategic Growth Site Policy XX – NAME* *Growth Site 1i to 1v – add the word Policy; e.g. Growth Site Policy XX – NAME* *Growth Site 1i to 1v, add text to Policy after heading and before bullet points:* Development will be permitted at this site subject to meeting the requirements of Policy GR1, and the following site-specific criteria: *Growth Site 1i to 1v - Remove bullet point referring to Phasing*

MM Ref	Paragraph/ Policy affected	Main Modification
		Travellers Site GT1 – add the word Policy as follows: Travellers Site Policy GT1
MM20	Strategic Growth Site 1a – Chelmer Waterside Sites	*Amend first para under amount and type of development:* **Strategic Growth Site Policy 1a comprises six sites ….** *Amend the second bullet under Supporting on-site development:* • ~~**Integration of flexible workspace facilities**~~ **Supporting commercial uses including B1a, the A Use Classes and Use Classes D1 and D2** *Amend bullet point 1 and 3 and add new bullet under historic and natural environment heading:* • ~~**Protect**~~ **Preserve and where appropriate enhance the setting of designated and non-designated heritage assets** • **Undertake ~~an~~ a pre-application Archaeological Assessment** • **Provide suitable SuDS and flood risk management** *Amend 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.**
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	*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* *Delete paras 7.30 to 7.37 and para 7.38 to 7.47*

MM Ref	Paragraph/ Policy affected	Main Modification
MM22	SGS1a to SGS1h, SGS2, SGS4, SGS5a-c, SGS6, Policy GR1, Opportunity Sites OS1a and OS1b, Existing Commitments EC1 and EC2	*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:* **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.**
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	*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:* 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.
MM24	Strategic Growth Site 1d – Former St. Peters College, Fox Crescent, 7.51	*Add new bullet under site infrastructure requirements:* • **Provide, or make financial contributions to new or enhanced sport, leisure and recreation facilities** *Insert additional para after 7.51:* 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 which owns 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

MM Ref	Paragraph/ Policy affected	Main Modification
		development will be required to enhance the open space (including essential ancillary facilities) and to facilitate its sustainable community use.
MM25	Strategic Growth Site 1f – Riverside Ice and Leisure, Victoria Road, 7.71	*Amend bullet 1 under Historic and natural environment:* • **~~Ensure protection and enhancement~~ Preserve or enhance the character ~~and~~ or appearance of the adjoining Chelmsford Central Conservation Area and its setting.** *Amend para 7.71:* Although there are no heritage assets on the site, development should ~~protect~~ preserve or ~~and seek to~~ enhance the character ~~and~~ or appearance of the adjoining Chelmsford Central Conservation Area and its setting.
MM26	Strategic Growth Site 1g – Civic Centre Land, Fairfield Road, 7.74, 7.78	*Amend bullet under Historic and natural environment:* • **~~Ensure protection or enhancement of~~ 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.** *Amend bullet 2 under Site Infrastructure Requirements:* • **Financial contributions to primary and secondary education provision, and community facilities including healthcare provision as required by the NHS/CCG.** *Amend para 7.78:* Development on a wider site should ~~protect and seek to enhance~~ 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 Heritage at Risk Register in 2018. The Council will support development that provides opportunities to enhance the Conservation Area.
MM27	Strategic Growth Site 1h – Eastwood House Car Park, Glebe Road and 7.92	*Amend bullet under Historic and natural environment:* • **~~Ensure protection or enhancement of~~ Preserve or enhance the character ~~and~~ or appearance of the adjoining West End Conservation Area and its setting.** *Amend bullet 2 under Site Infrastructure Requirements:* **Financial contributions to primary and secondary education provision, and community facilities including healthcare provision as required by the NHS/CCG.**

MM Ref	Paragraph/ Policy affected	Main Modification
		Amend para 7.92: Although there are no heritage assets on the site, development should ~~protect~~ 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 Heritage at Risk Register in 2018. The Council will support development that provides opportunities to enhance the Conservation Area.
MM28	Policy GR1 – Growth Sites in Chelmsford Urban Area	*Amend second para:* Growth Sites 1# to 1# will be … *Amend bullet 1 under Historic and natural environment:* • **~~Protect~~ Conserve and where appropriate enhance ~~the setting of~~ designated and non-designated heritage assets and their settings.** *Amend bullet 2 under Historic and natural environment:* • **Preserve or enhance the character ~~and~~ or appearance of Conservation Areas.**
MM29	Growth Site 1i – Chelmsford Social Club and Private Car Park	*Amend bullet point 4:* • **~~Ensure protection of~~ Preserve and where appropriate enhance the setting of adjoining Grade II listed buildings at 73-75 and 80 Springfield Road**
MM30	Growth Site 1j – Ashby House Car Parks, New Street	*Amend bullet point 3:* • **~~Respect for the character~~ Conserve and where appropriate enhance the setting of the locally listed Globe House and Marriage's Mill**
MM31	Growth Site 1k – Rectory Lane Car Park West	*Amend bullet point 5:* • **~~Protect~~ Conserve and where appropriate enhance the setting of the nearby locally listed King Edward VI School, and ~~protection~~ preserve ~~or~~ enhance~~ment of~~ the character ~~and~~ or appearance of the adjoining John Keene Memorial Homes Conservation Area and its setting.**
MM32	Growth Site 1l – Car Park to the West of County	*Amend bullet point 5:* • **~~Protect~~ Conserve and where appropriate enhance the setting of the nearby locally listed Trinity Methodist Church, and ~~protection~~ preserve or enhance~~ment of~~ the character ~~and~~ or appearance of the adjoining West End Conservation Area which is on the Heritage at Risk register in 2018**

MM Ref	Paragraph/ Policy affected	Main Modification
	Hotel, Rainsford Road	
MM33	Growth Site 1m – Former Chelmsford Electrical and Car Wash Brook Street	*Amend bullet point 4:* • **~~Ensure protection of~~ Preserve and where appropriate enhance the setting of the Grade II listed Marconi 1912 building, and ~~respect~~ conserve and where appropriate enhance the setting ~~and character~~ of the locally listed Globe House and Marriages Mill**
MM34	Growth Site 1n – BT Telephone Exchange, Cottage Place	*Amend bullet point 4:* • **~~Respect~~ Preserve and where appropriate enhance the setting of the nearby Grade II listed Imperial House and The Wheatsheaf, conserve and where appropriate enhance the setting of the locally listed Cathedral Court, and ~~ensure protection~~ preserve or enhance~~ment of~~ the character ~~and~~ or appearance of the adjoining Chelmsford Central Conservation Area**
MM35	Growth Site 1o – Rectory Lane Car Park East	*Amend bullet point 5:* • **~~Protect~~ Conserve and where appropriate enhance the setting of the adjacent locally listed Cemetery Gatehouse and Lodge on Rectory Lane**
MM36	Growth Site 1p – Waterhouse Lane Depot and Nursery	*Amend bullet point 5:* • **Development layout should ensure sensitive treatment to the allotments' boundary and the preservation of the setting of the nearby Grade II listed barn.**
MM37	Growth Site 1r – British Legion, New London Road	*Amend bullet point 4:* • **~~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.**
MM38	Growth Site 1v – Car Park R/O Bellamy Court, Broomfield Road	*Amend bullet point 3:* • **~~Respect~~ Preserve and where appropriate enhance the setting of the Grade II listed Coval Hall to the west, and ~~protection or enhancement of~~ preserve or enhance the character ~~and~~ or appearance of the adjoining West End Conservation Area and its setting.**
MM39	Opportunity Site 1a and 1b;	*Opportunity Site 1a and Opportunity Site 1b – change status to Growth Site Policy as follows; and remove bullet point referring to Phasing:*

MM Ref	Paragraph/ Policy affected	Main Modification
	Strategic Policy S9; Tables 3, 5 and 6; and para 7.10 and 7.104-7.110, Table 5 and 6	~~Opportunity~~ Growth Site Policy 1# – Rivermead, Bishop Hall Lane ~~Opportunity~~ Growth Site Policy 1# – Railway Sidings, Brook Street *Amend 3rd Para after table in Strategic Policy S9:* …will be delivered ~~on Opportunity Sites and~~ as part of … *Delete entire 3rd row of Table 3, page 85* *Delete text of Para 7.10:* …which comprises sites 1a -1v ~~and Opportunity Sites 1a and 1b~~. *Delete Para 7.104 to 7.110* *Delete two references to Opportunity Sites in Tables 5 and 6*
MM40	Opportunity Site OS1a – Rivermead Bishop Hall Lane	*Amend bullet point 7:* • **~~Respect~~ Preserve and where appropriate enhance ~~for~~ the waterside character and the setting of the adjacent listed Mill House and pond**
MM41	Strategic Growth Site 2 West Chelmsford, 7.111, 7.113, 7.119 and 7.121	*Delete bullet 2 under Historic and Natural Environment:* • ~~Enhance the historic environment~~ *Amend 2nd bullet under site infrastructure requirements:* • **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** *Add additional bullet under site infrastructure requirements:* • **Multi-user crossing of Roxwell Road** *Add new para before 7.111:* 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.

MM Ref	Paragraph/ Policy affected	Main Modification
		Expand first sentence of para 7.113: 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 will be required within the Strategic Growth Site allocation. The location of these plots will be determined through the masterplanning process. *Delete last sentence of para 7.113* *Add to end of para 7.119:* The development will also be required to provide a safe multi-user crossing along Roxwell Road. *Expand final sentence of para 7.121:* For these reasons, the land to the west of the site is allocated for future recreation use/SuDS, 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.
MM42	Strategic Growth Site 3a – East Chelmsford (Manor Farm), 7.125, 7.131, 7.134 and 7.142	*Amend bullet 1, 2 and delete bullet 4 under Historic and natural environment:* • **~~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~~** *Amend 2nd bullet under design and layout:* • **Remove low voltage electricity lines ~~and pylons~~ from the site allocation and install electricity cables underground.** *Amend last para:* **~~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.**

MM Ref	Paragraph/ Policy affected	Main Modification
		Add new paragraph before 7.125: The boundary of this Strategic Growth Site allocation is defined on the Policies Map and comprises the following notations: • Site for new housing • Proposed Country Park, and • Proposed Link Road into Sandford Mill. *Delete the final sentence of para 7.125* ~~Due to the heritage, landscape and utility constraints at this site, proposals significantly in excess of 250 homes are unlikely to be acceptable.~~ *Add new paragraph after 7.131* 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. *Amend para 7.134:* 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~~. I~~i~~n addition, where appropriate and in consultation with the Local Highway Authority, the development is expected to provid~~inge~~ a safe multi-user crossing at Maldon Road. *Amend fourth sentence of para 7.142:* 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 ~~potentially~~ the Essex Estuaries Special Area of Conservation.
MM43	Strategic Growth Site	*Amend the first bullet under amount and type of development:* • **Around 5,000 sq m (net) new Use Class B1 floor space, or other appropriate B Use Classes**

MM Ref	Paragraph/ Policy affected	Main Modification
	Policy 3b, 7.147, 7.148 and 7.152	*Amend bullet 1 and delete bullet 5 under Historic and natural environment:* • **~~Conserve and~~ Preserve or enhance the character ~~and~~ or appearance of the Chelmer and Blackwater Conservation Area** • **~~Enhance the historic and natural environment~~** *Amend bullet 1 under Site infrastructure requirements:* • **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** *Add new sentence to end of para 7.147:* 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. *Amend second sentence of para 7.148:* The design and layout of proposals will need to incorporate landscape compensation measures including the provision of suitable planting belts and buffers to ~~protect~~ preserve the character a~~nd~~ or appearance of the Conservation Area. *Amend para 7.152:* 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~~. In addition, where appropriate and in consultation with the Local Highway Authority, the development is expected to provide a safe multi-user crossing at Maldon Road.
MM44	Strategic Growth Site 3c – East Chelmsford – Land South of Maldon Road, 7.160, 7.161, 7.164 and 7.171	*Amend bullet 3 under Movement and Access:* • **Provide pedestrian and cycle connections which may include access to the Sandon Park and Ride** *Amend bullet 1, 6 and 7 under Historic and Natural Environment:* • **Minimise the impact on ~~Croft~~ Cross Wood, the tree belt that lines the site to the north and north west** • **~~Conserve and~~ Preserve or enhance the character ~~and~~ or appearance of the Sandon Conservation Area** • **~~Protect~~ Preserve and where appropriate enhance the setting of the Graces Cross listed building** *Delete bullet 4 under Historic and natural environment:*

MM Ref	Paragraph/ Policy affected	Main Modification
		~~• **Enhance the historic and natural environment**~~ *Insert new bullet under design and layout:* • **Remove low voltage electricity lines from within the site and install electricity cables underground.** *Amend bullet 4 under Site Infrastructure Requirements:* **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** *Amend last para:* ~~**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.** *Amend para 7.160:* ~~Croft~~ 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 by a Tree Preservation Order and a small section of ~~Croft~~ Cross Wood will need to be removed to incorporate a vehicular access from Maldon Road. In accordance with a Forestry Commission obligation until 2027, if any trees are removed, parts of the grant will have to be repaid. Hedgerows on the site shall also be retained and strengthened where possible. *Amend first sentence of para 7.161:* The development should ~~seek to protect~~ conserve ~~and~~ or enhance heritage assets including retaining the WWII pillbox (North of Sandon) to the east of the site. *Amend para 7.164:*

MM Ref	Paragraph/ Policy affected	Main Modification
		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~~. ~~Connections and crossings should also be provided and enhanced, particulary on Maldon Road.~~ In addition, where appropriate and in consultation with the Local Highway Authority, the development is expected to provide a safe multi-user crossing at Maldon Road. *Amend fourth sentence of para 7.171:* 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 ~~potentially~~ the Essex Estuaries Special Area of Conservation.
MM45	Growth Site 3d – East Chelmsford – Land North of Maldon Road (Residential), 7.178, 7.181, 7.186	*Amend bullet 3 under Movement and Access:* • **Provide pedestrian and cycle connections which may include access to the Sandon Park and Ride** *Amend bullet 1 and delete bullet 5 under Historic and natural environment* • **~~Conserve and~~ Preserve or enhance the character ~~and~~ or appearance of the Chelmer and Blackwater Conservation Area** • **~~Enhance the historic and natural environment~~** *Amend bullet 4 under Site Infrastructure Requirements:* **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** *Amend last para of Policy:* **~~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.**

MM Ref	Paragraph/ Policy affected	Main Modification
		Amend para 7.178: A cycle/footway should connect the site to Sandon Park & Ride to the east to increase the patronage of the Park & Ride buses ~~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~~ 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 a safe multi-user crossing at Maldon Road. *Amend first sentence of para 7.181:* The development should ~~seek to protect~~ conserve ~~and~~ or enhance heritage assets including retaining the WWII pillbox (Hammonds Road) in the northern part of the site. *Amend fourth sentence of para 7.186:* 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 ~~potentially~~ the Essex Estuaries Special Area of Conservation.
MM46	Existing Commitment EC1 - EC5 and paras 3.64-3.66, 7.64-7.66, 7.7, 7.12, 7.187, 7.196, 7.207, 7.208, 7.239, 7.240, 7.303, 7.304, 7.363	*Rename the following Existing Commitment allocations to the following:* ~~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 *Delete entire 4th row of Table 3, page 85* *Amend para 7.7:* 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. The final part of this section deals with~~ site policies for the … *Amend para 7.12:*

MM Ref	Paragraph/ Policy affected	Main Modification
		In addition, smaller developments at two sustainable Key Service Settlements of Galleywood ~~(Existing Commitment 1)~~ and Writtle ~~(Existing Commitment 2)~~ will provide … *Amend heading:* ~~Existing Commitment~~ Location # - Galleywood *Delete Para 7.187* *Add new heading after Para 7.196*: Location # – Writtle *Amend para 7.207:* In addition to ~~existing commitments~~ committed development in … *Amend para 7.208:* In addition, ~~existing development commitments~~ two further allocations at Great Leighs (Location #) and Boreham ~~(Existing Commitment 4)~~ (Location #) ~~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. *Add fourth bullet point to para 7.239:* • #: Great Leighs – Land East of Main Road *Delete Para 7.240* *Amend heading after para 7.303:* ~~*Existing Commitments*~~ *Location # - Boreham* *Delete para 7.304* *Move Existing Commitment EC3 (as retitled) and Paras 7.305 to 7.311 to follow Para 7.281* *Delete Para 7.363 and associated heading Existing Commitments*

MM Ref	Paragraph/ Policy affected	Main Modification
		Move Existing Commitment EC5 (as renamed) and Paras 7.364 to 7.366 to follow Para 7.353 *Delete two references to Existing Commitments in Table 5, Section 6* *Delete two references to Existing Commitments in Table 6, Section 7*
MM47	7.191	*Insert additional para after 7.191:* 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.
MM48	Existing Commitment EC2: Land Surrounding Telephone Exchange Ongar Road and 7.201	*Amend bullet 3 and 4 under site planning principles:* • **~~Conserve~~ Preserve ~~and~~ or enhance the character ~~and~~ or appearance of the Writtle Conservation Area and its setting** • **~~Protect~~ Preserve and where appropriate enhance the setting of ~~surroundings listed buildings~~ the listed buildings at 49 and 57 The Green** *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.~~
MM49	Strategic Growth Site Policy 4 North East Chelmsford, 7.209, 7.214, 7.216, 7.228, 7.229, 7.238	*Amend bullet 7 under Supporting On-Site Development:* • **Provision of two new stand-alone early years and childcare nurseries.** *Amend bullet 2 and 3 and delete bullet 5 under historic and natural environment:* • **~~Conserve and enhance the historic environment including~~ Preserve or enhance the character ~~and~~ or appearance of the Little Waltham Conservation Area and its setting** • **~~Protect~~ 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, Peverel's Farmhouse, Shoulderstick Hall, Hobbits, Shuttleworth, Pratts Farmhouse, Pratts Farm Cottages and New Hall Registered Park and Garden ~~in or close to the site~~** • **~~Appropriate safeguarding for the existing open area formerly currently comprising a golf course on site~~** *Add a new bullet after bullet point 3 under Historic and Natural Environment:*

MM Ref	Paragraph/ Policy affected	Main Modification
		• **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.** *Amend bullet 3 and 8 under Site infrastructure requirements:* • **Land (circa ~~0.13~~ 0.26 ha) for ~~a~~ two stand-alone early years and childcare nursery~~ies~~ (Use Class D1) and the total cost of physical scheme provision with delivery through the Local Education Authority.** • **Financial contributions to the delivery of the ~~full~~ Chelmsford North East Bypass (CNEB) beyond the site boundary, Beaulieu Rail Station and community space and facilities** *Delete 15th bullet point under site infrastructure requirements:* • **~~Safeguarding for the existing open area formerly currently comprising a golf course on site~~** *Add paragraph before 7.209:* The boundary of this Strategic Growth Site allocation is defined on the Policies Map and comprises the following notations: • New Garden Community for major housing and employment development • Proposed Country Park • Proposed Radial Distributor Road (RDR2) • Minerals site, and • Existing open space. *Expand para 7.214:* 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 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. *Amend last sentence and add to end of para 7.216:* 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 MedTech~~Bic~~ Campus. 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

MM Ref	Paragraph/ Policy affected	Main Modification
		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. *Amend para 7.228:* ~~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 of 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. *Amend para 7.229:* 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 Parkand 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. *Insert the following after para 7.238:* 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 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. 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

MM Ref	Paragraph/ Policy affected	Main Modification
		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. The specific area where the New Hall Heritage Compensatory Measures should be implemented are shown on the Local Plan Policies Map.
MM50	Strategic Growth Site 5a – Great Leighs, Land at Moulsham Hall, 7.242, 7.244, 7.252, 7.253, 7.254	*Amend bullet 1 under historic and natural environment:* • **~~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~~** *Add new third bullet under Historic and Natural Environment:* • **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** *Delete bullet 4 under Historic and natural environment:* • ~~Enhance the historic environment~~ *Add new bullet under Site infrastructure requirements:* • **Ensure appropriate waste water treatment provision and disposal is available in time to serve the site, including any associated sewer connections and any required mitigation within the sewerage network.** *Add new para before 7.242:* The boundary of this Strategic Growth Site allocation is defined on the Policies Map and comprises the following notations: • Site for new housing • Area for conservation/ strategic landscape enhancement • Land allocated for future recreation use and/or SUDS • Existing open space, and • Local Wildlife Site. *Amend para 7.244:*

MM Ref	Paragraph/ Policy affected	Main Modification
		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 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. *Amend para 7.252:* The development will be required to provide appropriate habitat mitigation and creation, and appropriate buffers to the adjacent ~~Local Wildlife Sites~~ Essex Wildlife Trust Nature Reserves, Phyllis Currie/Dumney Lane Woods. This may include financial contributions towards mitigating increased recreational impacts. *Add to end of 7.252:* 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 the south of the site. *Amend para. 7.253:* An area around the Grade II listed Moulsham Hall is allocated for conservation and strategic landscape enhancement. The development is expected to preserve the setting of Moulsham Hall and to create an enhanced parkland setting. ~~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.~~ *Add new para after 7.254:* Great Leighs Water Recycling Centre (WRC) does not currently have sufficient capacity to deal with the proposed growth at Great Leighs. Although this is not a barrier to new development growth, additional capacity will need to be provided by Anglian Water as part of their business planning process and subject to approval by the the Environment Agency of any proposed increase of discharges to waterbodies which exceed current permit limits. Any increase in flows are subject to the provisions of the Water Framework Directive. Additional capacity could include improvements to the existing Great Leighs WRC and/or on-site wastewater treatment systems solutions.
MM51	Strategic Growth Site 5b – Great Leighs – Land East of	*Amend bullet 1 and add new second and third bullet under Historic and Natural Environment:* • **~~Protect~~ Preserve and where appropriate enhance the setting of the listed buildings at Gubbions Hall and North Whitehouse ~~and other listed buildings~~** • **Protect and where appropriate enhance the Gubbions Hall Scheduled Monument and its setting**

MM Ref	Paragraph/ Policy affected	Main Modification
	London Road, 7.264, 7.268	• **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** *Delete bullet 5 under Historic and natural environment:* • ~~Enhance the historic environment~~ *Add new bullet under Site infrastructure requirements:* • **Ensure appropriate waste water treatment provision and disposal is available in time to serve the site, including any associated sewer connections and any required mitigation within the sewerage network.** *Amend para 7.264:* 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~~ other heritage assets, including the nearby listed buildings North Whitehouse and Gubbions Hall and the S~~s~~cheduled M~~m~~onument at Gubbions Hall and its setting. 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. *Add new para after 7.268:* Great Leighs Water Recycling Centre (WRC) does not currently have sufficient capacity to deal with the proposed growth at Great Leighs. Although this is not a barrier to new development growth, additional capacity will need to be provided by Anglian Water as part of their business planning process and subject to approval by the the Environment Agency of any proposed increase of discharges to waterbodies which exceed current permit limits. Any increase in flows are subject to the provisions of the Water Framework Directive. Additional capacity could include improvements to the existing Great Leighs WRC and/or on-site wastewater treatment systems solutions.
MM52	Strategic Growth Site 5c – Great Leighs – Land North and South of Banters Lane,	*Amend bullet point 1 under Movement and Access:* **Main vehicular access to the site will be from Banters Lane or through EC3, via Main Road.** *Amend bullet 1 and add new second bullet under Historic and Natural Environment:* • ~~**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~~**

MM Ref	Paragraph/ Policy affected	Main Modification
	7.273, 7.274, 7.277, 7.278, 7.281	• **Protect and where appropriate enhance the Gubbions Hall Scheduled Monument and its setting** *Delete bullet 3 and add new bullet under Historic and Natural Environment:* • ~~**Enhance the historic environment**~~ • **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** *Add new bullet under Site infrastructure requirements:* • **Ensure appropriate waste water treatment provision and disposal is available in time to serve the site, including any associated sewer connections and any required mitigation within the sewerage network.** *Amend para 7.273:* Great Leighs Primary School ~~is full~~ does not currently have capacity to accommodate future pupil forecasts from this development ~~and forecast to remain so~~. The scale of development proposed across Strategic Growth Location 5 ~~in this location~~ 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 ~~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. ~~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. However, in the event that Site 5a does not proceed on programme, as set out in the housing trajectory and Infrastructure Delivery Plan, and 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. 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~~ 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.

MM Ref	Paragraph/ Policy affected	Main Modification
		Amend para 7.274*:* The development will take its vehicular access from Banters Lane or through site EC3, via Main Road, 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. *Amend para 7.277:* Development design and layout should also take into consideration the setting of ~~other~~ nearby 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 the south of the site. *Amend and move para 7.278 to the beginning of para 7.277:* 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. *Add additional para after 7.278:* 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. *Add new para after 7.281:* Great Leighs Water Recycling Centre (WRC) does not currently have sufficient capacity to deal with the proposed growth at Great Leighs. Although this is not a barrier to new development growth, additional capacity will need to be provided by Anglian Water as part of their business planning process and subject to approval by the the Environment Agency of any proposed increase of discharges to waterbodies which exceed current permit limits. Any increase in flows are subject to the provisions of the Water Framework Directive. Additional capacity could include improvements to the existing Great Leighs WRC and/or on-site wastewater treatment systems solutions.
MM53	Strategic Growth Site 6 – North of Broomfield and	*Amend bullet 1 under Historic and Natural Environment:* • **~~Protect~~ 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**

MM Ref	Paragraph/ Policy affected	Main Modification
	7.287, 7.283, 7.293	*Add new second bullet under Historic and Natural Environment:* • **Protect and where appropriate enhance the setting of the nearby Scheduled Monument to the north of the site** *Amend first sentence of para 7.287:* The development will provide a ~~multi secondary purpose link~~ new vehicular access road into Broomfield Hospital Campus. *Delete para 7.293*
MM54	Existing Commitment EC3 – Great Leighs, Land East of Main Road	*Amend bullet 3 and add new bullet 4 under site planning principles:* • **~~Protect~~ Preserve and where appropriate enhance the setting of Gubbions Hall and listed buildings along Main Road** • **Protect and where appropriate enhance the Gubbions Hall Scheduled Monument and its setting**
MM55	Existing Commitment EC4 – East of Boreham	*Amend bullet 3 and 4 and delete bullet 8 under site planning principles:* • **~~Protect~~ 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** • **Preserve and where appropriate enhance the setting of surrounding listed buildings** • ~~**Enhance the historic environment**~~
MM56	Strategic Growth Site Policy SGS7, 7.330, 7.339, 7.341, 7.342	*Amend first sentence:* **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 town ~~neighbourhood~~, that maximises opportunities for sustainable travel, in a landscaped setting.** *Amend bullet 3 under amount and type of development:* • **1,000sqm of ~~flexible~~ business floorspace ~~providing a range of unit sizes and types~~** *Split second bullet under Supporting On-Site development:* • **Neighbourhood Centre incorporating provision for convenience food retail (1,900sqm)** • **Flexible neighbourhood scale business (1,000sqm) and community and healthcare provision**

MM Ref	Paragraph/ Policy affected	Main Modification
		Amend 3rd and 7th bullet under Movement and Access: • **~~Main~~ Vehicular access to the eastern parcel will be from Burnham Road and/or Woodham Road ~~roundabout (B1012)~~** • **Provide additional and/or improved pedestrian and cycle connections to the Town Centre and railway station** *Additional bullet under historic and natural environment:* • **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** *Add additional bullet points under Site Infrastructure Requirements:* • **Capacity improvements to the A132 between Rettendon Turnpike and South Woodham Ferrers, including necessary junction improvements** • **Multi-user crossings of the B1012 in South Woodham Ferrers which may include a bridge or underpass** *Amend sixth bullet:* **~~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 project level HRAs, or otherwise, to mitigate any recreational disturbance impacts in compliance with the Habitat Regulations and Habitats Directive.** *Add new seventh bullet under 'Site Infrastructure Requirement':* **Undertake a project-level Habitats Regulations Assessment to address the impacts other than recreational disturbance.** *Amend last sentence of para 7.330:* The location of the Travelling showpeople site ~~within the Site Allocation~~ will be addressed through the wider masterplanning process for the site. *Amend para 7.339:*

MM Ref	Paragraph/ Policy affected	Main Modification
		Impacts from development on the local and strategic road network must be mitigated, and may include appropriate ~~road and junction~~ highway 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 the adjoining areas including Basildon, Rochford and Maldon District ~~need~~ will be part of this consideration. *Inset new para after para 7.339:* 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 and 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. *Amend fourth sentence of para 7.341:* 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 ~~potentially~~ the Essex Estuaries Special Area of Conservation. *Add to end of para 7.341:* 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. *Amend para 7.342:* Whilst there are no heritage assets within the site boundary, there are a number of listed buildings and a non-designated heritage asset 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 these ~~the listed~~ buildings and their settings.

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MM57	Growth Site 8 – South of Bicknacre, 7.350, 7.353	*Amend bullet under amount and type of development:* • **Around ~~30~~ 35 new homes of mixed size and type including affordable housing.** *Amend bullet 1 and 2 under historic and natural environment:* • **~~Protect~~ Preserve and where appropriate enhance the setting of Grade II listed Star House** • **~~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** *Amend last para:* **~~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.** *Amend second sentence of para 7.346:* This development allocation lies to the south of Bicknacre. It will provide around ~~30~~ 35 new homes expected… *Amend para 7.350:* 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. *Amend fourth sentence of para 7.353:* 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 ~~potentially~~ the Essex Estuaries Special Area of Conservation.

MM Ref	Paragraph/ Policy affected	Main Modification
MM58	Strategic Growth Site 9 – Danbury, 7.360, 7.362	*Amend Policy SGS9:* **An allocation of around 100 new homes to be accommodated within or adjoining the Defined ~~Key Service~~ Settlement Boundary of Danbury. The site(s) to accommodate this allocation will be identified and consulted upon through the emerging Danbury Neighbourhood Plan.** *Add new sub-section to end of Policy:* **Site Masterplanning principles:** **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 and 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).** *Amend last para of Policy:* **~~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.** *Amend 1st sentence of para 7.360:* …the Spatial Strategy makes an allocation of around 100 homes. *Delete quote marks at end of last sentence of para 7.360* *Amend fourth sentence of para 7.362:* 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 ~~potentially~~ the Essex Estuaries Special Area of Conservation.

MM Ref	Paragraph/ Policy affected	Main Modification
MM59	Policy SPA1	*Amend Policy SPA1 as follows:* **New development proposals at Strategic Growth Site 6 – North of Broomfield, to the north of the Hospital will ~~provide~~ incorporate a new access road from Main Road (B1008) 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). 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.**
MM60	Policy SPA2	*Amend Policy SPA2 as follows:* **Development will be permitted for proposals ~~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; preserving nearby listed buildings and their settings; 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.**
MM61	Policy SPA3	*Replace Policy SPA3 with:* **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.** **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.**
MM62	Policy SPA4	*Amend first sentence of Policy SPA4:* **~~The Council will support~~ Development will be permitted for proposals which promote the continued role of these nationally important gardens.**
MM63	Policy SPA5	*Amend Policy SPA5 as follows:*

MM Ref	Paragraph/ Policy affected	Main Modification
		~~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;… **Any proposals should ~~protect~~ conserve ~~and~~ or enhance nature and conservation interests, including the Green Wedge and Chelmer and Blackwater Navigation Conservation Area.**
MM64	Policy SPA6	*Replace Policy SPA6 with:* **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.** **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.**
MM65	Policy HO1, 8.4, 8.5	*Amend Policy H01 A) ii as follows:* ~~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. *Amend Policy HO1 B) i as follows:* ~~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. *Amend Policy HO1 C) to combine I and ii as follows:* ~~a minimum of~~ 5% self-build homes which can include custom housebuilding. 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; and

MM Ref	Paragraph/ Policy affected	Main Modification
		provision of Specialist Residential Accommodation (including Independent Living and non-nomadic gypsy and traveller needs) taking account of local housing needs *Add the following text to the end of paragraph 8.4:* 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. *Add the following text after the 4th sentence of paragraph 8.5:* Where the 5% requirement does not result in whole numbers of units, the number will be rounded up. *Delete the following wording for para 8.5:* ~~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.~~
MM66	Policy HO2, 8.10, 8.11, 8.12, 8.15	*Delete HO2 A) ii:* ~~ii. comprise a maximum combined floorspace of more than 1,000 square metres (gross internal area).~~ *Amend the last sentence of paragraph 8.10 to:* This assessment identified a total affordable housing need in Chelmsford of 179-affordable dwellings for rent per-annum. *Replace paragraph 8.11 with:* 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 33% 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

MM Ref	Paragraph/ Policy affected	Main Modification
		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. *Amend paragraph 8.12:* ~~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. *Delete paragraph 8.15*
MM67	Policy HO3	*Amend 1st para of Policy HO3:* **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.** *Delete Criterion A) iii and B) iv of Policy HO3*
MM68	Policy EM1 and para 8.28	*Amend first sentence of Policy EM1 as follows:* **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:** *Amend para 8.28:* 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.~~
MM69	8.39	*Amend para 8.39 to:* 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.

MM Ref	Paragraph/ Policy affected	Main Modification
MM70	Policy CO2, 8.48, 8.49	*Amend Policy CO2:* **POLICY CO2– NEW BUILDINGS ~~AND STRUCTURES~~ IN THE GREEN BELT** **Where new buildings ~~or structures~~ are proposed within the Green Belt, inappropriate development will not be approved except in very special circumstances.** *Delete criterion A) iv, A) x and D) of Policy CO2.* *Delete the last two sentences of paragraph 8.48* *Replace para 8.49 with:* 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 NPPF, 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.
MM71	Policy CO3, 8.53, 8.55, 8.56, 8.57, 8.59, 8.58	*Amend Policy title, Criterion A title and first sentence to:* **POLICY CO3 – NEW BUILDINGS AND STRUCTURES IN THE GREEN WEDGE~~S~~ ~~AND GREEN CORRIDORS~~** **A) New buildings and structures** **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:** *Amend criterion A) ii. to:* **a local community facility that supports the role and function of the Green Wedge ~~or Green Corridor~~; or** *Amend criterion A) iv. to:* **local transport infrastructure and other essential infrastructure or development which supports existing or potential utility infrastructure where ~~which can demonstrate a requirement for a~~ the Green Wedge ~~or Green Corridor~~ location is appropriate and the benefits of which override the impact on the designation; or**

MM Ref	Paragraph/ Policy affected	Main Modification
		Amend criterion B) to: ~~**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. The Council will assess the development based on the following:** ~~**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.**~~ ~~**In both a Green Wedge and Green Corridor, the Council will assess the development based on the following:**~~ **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.** *Amend criterion C) iv. to:* ~~**where the development is located within a Green Wedge,**~~ **the new building is not materially larger than the one it replaces.** *Replace para 8.53 with:* 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. *Amend para 8.55 to:* Essential infrastructure is defined as being infrastructure that must be situated in the location proposed for connection purposes and the benefits of which override the impact of the designation e.g. sewage or water connections, power sources,

MM Ref	Paragraph/ Policy affected	Main Modification
		waste water recycling/treatment sites, electricity substations, emergency services or telecommunications, including on-site and off-site reinforcements to existing networks. 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. *Remove Green Corridor reference from paras 8.56, 8.57 & 8.59* *Amend para 8.58 to:* 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~~ openness and landscape character of the ~~landscapes and~~ river valleys.
MM72	Policy CO4, 8.64, 8.65, 8.66, 8.68	*Amend criterion A) title and first sentence to:* **A) New buildings and structures** **Planning permission will be granted for new buildings and structures….** *Amend criterion A) iii. to:* **iii. local transport infrastructure and other essential infrastructure or development which supports existing or potential utility infrastructure** *Amend first sentence of para. 8.64 to:* Proposals for new buildings and structures… *Amend para. 8.65 to:* Essential infrastructure is defined as being infrastructure that must be situated in the location proposed for connection purposes 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~~

MM Ref	Paragraph/ Policy affected	Main Modification
		~~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. 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. *Amend first sentence of para. 8.66 to:* Buildings and structures…… *Amend first sentence of para. 8.68 to:* Economic growth in the Rural Area is encouraged but new buildings and structures….
MM73	Policy CO5	*Amend Policy title, Criterion B title and first sentence to:* **POLICY CO5 – INFILLING IN THE GREEN BELT, GREEN WEDGE~~, GREEN CORRIDOR~~ AND RURAL AREA** **B) Green Wedge~~s, Green Corridors and~~ or Rural Area** **Planning permission will be granted for infilling in the Green Wedge~~, Green Corridors and~~ or Rural Area provided that:…..**
MM74	Policy CO6, 8.76, 8.77, 8.78	*Amend Criterion B title and first sentence to:* **B) Green Wedge~~s and Green Corridors~~** **Planning permission will be granted for the change of use of buildings in the Green Wedge ~~and Green Corridors~~ where:** *Amend Criterion B iii. to:* **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~~ ~~D~~designation~~s~~; and** *Amend last para of Criterion B to:* **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 Wedge~~s and Green Corridors~~ as set out in ~~Policy CO1~~ Strategic Policy S13.** *Delete para. 8.76*

MM Ref	Paragraph/ Policy affected	Main Modification
		Amend first sentence of para 8.77 to: Within the Green Belt~~,~~ and Green Wedge~~s 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. *Amend first and second sentence of para 8.78 to:* 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 Wedge~~s and Green Corridors,~~ the ancillary use of the land should not conflict with the purpose of the designation~~s~~.
MM75	Policy CO7, 8.84	*Amend policy title, criterion B title and first sentence to:* **POLICY CO7 – EXTENSIONS TO EXISTING BUILDINGS WITHIN THE GREEN BELT, GREEN WEDGE~~S, GREEN CORRIDORS~~ AND RURAL AREA** **B) Green Wedge~~s 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:** *Amend Criterion B ii. & iii. to:* **ii. be out of keeping with its context and surroundings or result in any other unacceptable harm; and** **iii. conflict with the purposes of the Green Wedge ~~or Green Corridor~~ designation.** *Amend criterion C) i. to:* **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~~ be out of keeping with its context and surroundings and does not result in any other unacceptable harm; and** *Amend para 8.84 to:* B) Green Wedge ~~and Green Corridors~~ The role of the main river valleys will be protected and enhanced as a ~~valued and~~ multi-faceted landscape~~s~~ for ~~their~~ its openness and preventing settlement coalescence and its ~~their~~ function as an important green network~~s~~ for wildlife, leisure and

MM Ref	Paragraph/ Policy affected	Main Modification
		recreation. Some parts of the Green Wedge~~s 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.
MM76	Policy CO8	*Amend second paragraph of policy to:* **Planning permission will be granted for a new dwelling or caravan in the Green Wedge or Rural Area~~, 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.**
MM77	Policy HE1	*Amend criterion A):* **The impact of any development proposal on the significance of a designated heritage asset or its setting, and the level of any harm, will be considered ~~weighed~~ 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:** *Amend first para and delete last para under B) Listed Buildings:* **In addition to ~~the above~~ Criteria~~a~~on A) the Council will preserve Listed Buildings and will permit ~~only support~~ proposals where:** ~~**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.**~~ *Amend first para under C) Conservation Area:* **In addition to ~~the above~~ Criteriaon A) development will ~~only~~ be permitted in Conservation Areas where:** *Amend criterion D):* **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. ~~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~~.**

MM Ref	Paragraph/ Policy affected	Main Modification
		Amend criterion E): **Development proposals should protect Scheduled Monuments and their settings. Harm should be assessed in accordance with the tests within Part A of this policy. ~~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.~~**
MM78	Policy HE3	*Amend first sentence of Policy HE3:* **Planning permission will be granted for development affecting archaeological sites providing it protects, enhances ~~and~~ or preserves sites of archaeological interest and their settings.**
MM79	Policy NE1, 8.109	*Add to end of (A) Internationally 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.** *Amend para 8.109:* The development proposal should be informed by the results of the checklist and any relevant survey and apply the mitigation hierarchy and have regard to the Council's Green Infrastructure ~~Strategy.~~ Strategic Plan.
MM80	Policy NE2	*Amend A) first para:* **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.** *Amend A) second para:* **Development proposals that have the potential to affect preserve~~s~~d trees, trees in a Conservation Area or Registered Park and Garden, …** *Amend B) as follows:* ***B) ~~Non-Protected~~ Other Landscape Features*** **Planning permission will ~~only~~ be granted for development proposals that do not result ….**
MM81	Policy NE3	*Amend Policy NE3, part A (ii) as follows:*

MM Ref	Paragraph/ Policy affected	Main Modification
		ii. it ~~seeks to achieve betterment and~~ does not worsen flood risk elsewhere. *Amend Policy NE3, part B (ii) as follows:* **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** *Amend Policy NE3, part C, final sentence, as follows:* **As well as providing appropriate water management measures, where possible SuDS should be multi-functional to deliver benefits for ~~wildlife, amenity and landscape~~ the built, natural and historic environment.**
MM82	Policy NE4	*Amend first criterion:* **i. do not cause demonstrable harm to residential ~~amenity~~ living environment; and** *Amend fourth criterion:* **iv. do not have an unacceptable visual impact which would be harmful to ~~its setting~~ the character of the area; and**
MM83	Policy CF1, 8.125	*Amend Policy CF1(iv):* **iv. there would be no unacceptable impact on the character, appearance or ~~amenities of the area~~ local environment; and** *Amend paragraph 8.125:* New development should be physically compatible in form and appearance with its surroundings. It should not adversely impact the local environment of the area by reason of impact on residential ~~its~~ neighbours ~~and should avoid adverse impacts on~~, noise, pollution, biodiversity, air or ~~and~~ water quality.
MM84	Policy CF2	*Amend Policy CF2 A) by adding a new sentence under the criteria:* **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.**
MM85	Policy MP1	*Amend policy title:* **POLICY MP1 – HIGH QUALITY AND INCLUSIVE DESIGN** *Amend part (B) (vi) to:* **vi. create safe, accessible and inclusive environments**

MM Ref	Paragraph/ Policy affected	Main Modification
		Amend vii to: **vii. minimise the use of natural resources in accordance with Policy MP3.** *Add end of para 9.3:* Consideration should be given to the detailed guidance contained within the Council's Making Places Supplementary Planning Document.
MM86	Policy MP2, 9.9 and 9.14	*Amend first para of Policy MP2:* **The Council will require all new major development to ~~meet the highest standards~~ be of high quality ~~of~~ built form and urban design.** *Amend first bullet point of MP2:* • **Respect the historic and natural environment of biodiversity and amenity interests through the provision of a range of green spaces** *Amend 11th bullet to of MP2:* • **Provide public open space ~~or larger scale~~ and contribute to green infrastructure** *Amend 14th bullet of MP2:* • ~~**Minimise use of natural resources in accordance with Policy MP3.**~~ *Add to end of Policy:* **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 to allow for a lower provision.** *Amend references to 'high standards' within para 9.9 to high quality.* *Add the following as penultimate sentence to 9.9:* The Council will encourage developers to have regard to the design principles set out in the Essex Design Guide. *Add new para after 9.14:*

MM Ref	Paragraph/ Policy affected	Main Modification
		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.
MM87	Policy MP3 and 9.20	*Amend first para of Policy MP3:* **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 resources, as follows where relevant.** *Re-order policy to the following order:* **All new dwellings shall meet the Building Regulations optional requirement for water efficiency of 110 litres/person/day.** *Expand the next para to the following:* **New dwellings and non-residential buildings shall provide convenient access to Electric Vehicle (EV) charging point infrastructure as follows:** • **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)** • **Non-residential development should provide charging points equivalent to 10% of the total parking provision** • **Public charging points should be located in highly visible, accessible locations close to building entrances.** *Delete the paragraph:* ~~**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.**~~ **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'.** *Replace paragraph 9.20 with:* 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 are now used by 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.

MM Ref	Paragraph/ Policy affected	Main Modification
		Add end of para 9.22: Detailed guidance is contained within the Council's Making Places Supplementary Planning Document.
MM88	Policy MP4 and 9.25	*Amend title of policy:* **POLICY MP4 - DESIGN SPECIFICATION FOR DWELLINGS AND HOUSES IN MULTIPLE OCCUPATION** *Amend Policy MP4 A) v):* **v. Provide appropriate and well designed refuse and recycling recycling and waste storage.** *Amend Policy MP4 (B) (i) and iii):* **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** *Delete Policy MP4 (B) (v) and para 9.25* *Add end of para 9.23:* Consideration should be given to the detailed guidance contained within the Council's Making Places Supplementary Planning Document.
MM89	Policy MP5	*Amend first para:* **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.**
MM90	Policy MP6, 9.31 and 9.32	*Amend Policy MP6:* **The Council will permit support proposals for buildings above 6 5 storeys or above 16m high in part of the City Centre, provided:** *Amend third sentence of para 9.31* 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.

MM Ref	Paragraph/ Policy affected	Main Modification
		Add to end of para 9.32: Consideration should be given to the detailed guidance contained within the Council's Making Places Supplementary Planning Document.
MM91	Policy MP7 and paragraphs 9.33-9.36	*Delete Policy MP7 and paragraphs 9.33-9.36*
MM92	Policy PA1, 9.37 and 9.38	*Amend Section Title to:* **PROTECTING ~~AMENITY~~ LIVING AND WORKING ENVIRONMENTS** *Amend para 9.37:* An essential part of high-quality design should be the safeguarding of the living and working environments of existing and future residents. *Amend policy title:* **POLICY PA1 - PROTECTING ~~AMENITY~~ LIVING AND WORKING ENVIRONMENTS** *Amend PA1 (i) as follows*: i. **safeguards the ~~amenities~~ living environment 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** *Amend PA1 (ii) as follows:* **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.** *Substitute the word 'amenities' for the term 'living environments' in second sentence of para 9.38:* This includes the protection of existing ~~amenity~~ living environments by ensuring there is not excessive noise or unacceptable overlooking created by new development.

MM Ref	Paragraph/ Policy affected	Main Modification
MM93	Tables 5-8 Monitoring Framework	*Replace with table in Annex 4*
MM94	Appendix A	*Amend Para A1:* 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.~~ unless it can be demonstrated that the particular site circumstances require a different design approach. *Amend Para A2:* ~~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.~~ The~~y~~ 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. Detailed guidance is contained within the Council's Making Places Supplementary Planning Document. Where relevant, links have been provided to other Council documents or national standards. *Amend Para A3:* …and a good standard of ~~amenity~~ living environment … *Amend text following Table 9:* * For tall buildings (above ~~6~~ 5 storeys or 16 metres) … *Amend caption for Figure 12:* Separation distances and ~~amenity standards~~ private garden space for a small …
MM95	Appendix B Housing Site Breakdown	*Delete Appendix B*
MM96	Appendix C	*Update Housing Trajectory to include Windfall figures for year 6 onwards in accordance with Annex 5 attached to this Schedule.* *Replace with Local Plan Housing Trajectory, Employment Trajectory and Gypsy, Traveller and Travelling Showpeople Trajectory 2019 in Annex 5.*

MM Ref	Paragraph/ Policy affected	Main Modification
		Replace Figure 15: 2013-2036 Housing Trajectory in Annex 5. *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.* *In addition, amend the format of dates for example ~~20XX/XX and 20XX/20XX~~ to 20XX and 20XX for the following paragraphs 7.143, 7.156, 7.209 and 7.301.* *Amend C2 as follows:* For each of the above, timeframes for development have been projected based on the following information: • Published housing completions for years 2013/14 to 2018/19~~16/17~~ • Known planning permissions and expected time frames for development, based on developers' projected build out rates (sourced from the April 2019~~7~~ Housing Site Schedule) for years 2019~~7~~/20~~8~~ to 2023~~1~~/24~~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 2019~~7~~/20~~8~~ to 2023~~1~~/24~~2~~ as applicable
MM97	APPENDIX D	*Delete Appendix D – North Chelmsford Area Action Plan*

ANNEX 1

SCHEDULE OF SUPERSEDED DOCUMENTS AND POLICIES

In accordance with Regulation 8 (5) of the Town and Country Planning (Local Planning) (England) Regulations 2012, the following Development Plan Documents and Policies will be superseded by the Local Plan:

Superseded Development Plan Document	**Date Adopted**
Core Strategy and Development Control Policies	February 2008
Core Strategy and Development Control Policies Focused Review	December 2013
Chelmsford Town Centre Area Action Plan	August 2008
North Chelmsford Area Action Plan	July 2011
Site Allocations	February 2012

Superseded Core Strategy and Development Control Policies	**Pre-Submission Local Plan Policies**
CP1 Securing Sustainable Development	None relevant
CP2 The Borough Wide Spatial Strategy	S8 Housing and Employment Requirements S9 The Spatial Strategy
CP3 Phasing of Development	S1 Spatial Principles S9 The Spatial Strategy
CP4 Securing Infrastructure	S11 Infrastructure Requirements S12 Securing Infrastructure and Impact Mitigation
CP5 Containing Urban Growth	S1 Spatial Principles S9 The Spatial Strategy
CP6 Promoting Urban Renaissance	S1 Spatial Principles
CP7 Area Action Plans	None relevant
CP8 Promoting Accessibility	S1 Spatial Principles MP2 Design and Place Shaping Principles in Major Developments
CP9 Protecting Areas of Natural and Built Heritage and Archaeological Importance	S5 Conserving and Enhancing the Historic Environment HE3 Archaeology
CP10 Protection from Flooding	S3 Addressing Climate Change and Flood Risk NE3 Flooding/SUDS
CP11 Energy and Resource Efficiency, Renewable Energy and Recycling	S3 Addressing Climate Change and Flood Risk NE4 Renewable and Low Carbon Energy

Superseded Core Strategy and Development Control Policies	Pre-Submission Local Plan Policies
CP12 Protecting and Enhancing Recreational Provision	S7 Protecting and Enhancing Community Assets
CP13 Minimising Environmental Impact	S3 Addressing Climate Change and Flood Risk S6 Conserving and Enhancing the Natural Environment PA1 Protecting Living and Working Environments
CP14 Environmental Quality and Landscape Character	S13 The Role of the Countryside
CP15 Meeting the Housing Needs of Our Communities	S8 Housing and Employment Requirements HO1 Size and Type of Housing HO2 Affordable Housing and Rural Exception Sites
CP16 Promoting Social Inclusion	S9 The Spatial Strategy
CP17 Reducing Deprivation	S7 Protecting and Enhancing Community Assets S8 Housing and Employment Requirements S9 The Spatial Strategy S10 Delivering Economic Growth S11 Infrastructure Requirements S12 Securing Infrastructure and Impact Mitigation
CP18 Providing New Community and Social Features in Major New Development	S7 Protecting and Enhancing Community Assets S12 Securing Infrastructure and Impact Mitigation
CP19 Improving Links Between Developments	S11 Infrastructure Requirements S12 Securing Infrastructure and Impact Mitigation MP2 Design and Place Shaping Principles in Major Developments
CP20 Achieving Well Designed High Quality Places	MP1 High Quality and Inclusive Design MP2 Design and Place Shaping Principles in Major Developments
CP21 Ensuring Buildings are Well Designed	MP1 High Quality and Inclusive Design MP3 Sustainable Buildings
CP22 Securing Economic Growth	S10 Delivering Economic Growth
CP23 Reinforcing the Regional Role of Chelmsford	S14 Role of City, Town and Neighbourhood Centres
CP24 Promoting Chelmsford's Role as a Regional Transport Node	S11 Infrastructure Requirements
CP25 Supporting South Woodham Ferrers Town Centre and Neighbourhood Centres	S14 Role of City, Town and Neighbourhood Centres
CP 26 Freight Transport	S11 Infrastructure Requirements
DC1 – Managing Development in the Metropolitan Green Belt	S1 Spatial Principles S13 The Role of the Countryside Depending on type of development: CO2 New Buildings in the Green Belt CO5 Infilling in the Green Belt, Green Wedge, and Rural Area

Superseded Core Strategy and Development Control Policies	Pre-Submission Local Plan Policies
	CO6 Change of Use (Land and Buildings) and Engineering Operations CO7 Extensions to Existing Buildings Within the Green Belt, Green Wedge, and Rural Area CO8 Rural and Agricultural/Forestry Workers' Dwellings
DC2 Managing Development in the Countryside Beyond the Metropolitan Green Belt	S13 The Role of the Countryside CO4 New Buildings and Structures in the Rural Area CO5 Infilling in the Green Belt, Green Wedge, and Rural Area CO6 Change of Use (Land and Buildings) and Engineering Operations CO7 Extensions to Existing Buildings Within the Green Belt, Green Wedge and Rural Area CO8 Rural and Agricultural/Forestry Workers' Dwellings
DC3 Managing Development Density in Different Locations	MP1 High Quality and Inclusive Design
DC4 Protecting Existing Amenity	PA1 Protecting Living and Working Environments
DC5 Securing Mixed Uses in Major Development in the Town Centres and Principal Neighbourhood Centres	S14 Role of City, Town and Neighbourhood Centres MP2 Design and Place Shaping Principles in Major Developments EM2 Primary and Secondary Frontages in Chelmsford City Centre & South Woodham Ferrers, Neighbourhood Centres and Upper Floors
DC6 Transport Assessments	Now a validation requirement
DC7 Vehicle Parking Standards at Developments	MP5 Parking Standards
DC8 Health Impact Assessments	Now a validation requirement
DC9 Green Wedges	S13 The Role of the Countryside Depending on type of development: CO3 New Buildings and Structures in the Green Wedge CO5 Infilling in the Green Belt, Green Wedge, and Rural Area CO6 Change of Use (Land and Buildings) and Engineering Operations CO7 Extensions to Existing Buildings Within the Green Belt, Green Wedge and Rural Area CO8 Rural and Agricultural/Forestry Workers' Dwellings

Superseded Core Strategy and Development Control Policies	Pre-Submission Local Plan Policies
DC10 Coastal Protection Belt	S6 Conserving and Enhancing the Natural Environment NE1 Ecology and Biodiversity
DC11 Replacement Dwellings and Buildings in the Countryside	S13 The Role of the Countryside Depending on location: CO2 New Buildings in the Green Belt CO3 New Buildings and Structures in the Green Wedge CO4 New Buildings and Structures in the Rural Area
DC12 Infilling in the Countryside	S13 The Role of the Countryside CO5 Infilling in the Green Belt, Green Wedge, and Rural Area
DC13 Sites of Biodiversity and Geological Value	S6 Conserving and Enhancing the Natural Environment NE1 Ecology and Biodiversity
DC14 Protected Trees and Hedges	S6 Conserving and Enhancing the Natural Environment NE2 Trees, Woodland and Landscape Features
DC15 Protected Lanes	S5 Conserving and Enhancing the Historic Environment HE2 Non-Designated Heritage Assets
DC16 Development Adjacent to Watercourses	S6 Conserving and Enhancing the Natural Environment NE1 Ecology and Biodiversity NE2 Trees, Woodland and Landscape Features
DC17 Conservation Areas	S5 Conserving and Enhancing the Historic Environment HE1 Designated Heritage Assets
DC18 Listed Buildings	S5 Conserving and Enhancing the Historic Environment HE1 Designated Heritage Assets
DC19 Scheduled Ancient Monuments	S5 Conserving and Enhancing the Historic Environment HE1 Designated Heritage Assets
DC20 Registered Parks and Gardens	S5 Conserving and Enhancing the Historic Environment HE1 Designated Heritage Assets
DC21 Archaeology	S5 Conserving and Enhancing the Historic Environment HE3 Archaeology
DC22 Areas of Flood Risk	S3 Addressing Climate Change and Flood Risk S11 Infrastructure Requirements NE3 Flooding/SUDS

Superseded Core Strategy and Development Control Policies	Pre-Submission Local Plan Policies
DC23 Promoting Renewable and Low Carbon Energy Generating Projects	S3 Addressing Climate Change and Flood Risk NE4 Renewable and Low Carbon Energy
DC24 Energy Efficient Design and Use of Materials	S3 Addressing Climate Change and Flood Risk MP3 Sustainable Buildings
DC25 Water Efficiency and Sustainable Drainage Systems	S3 Addressing Climate Change and Flood Risk NE3 Flooding/SUDS
DC26 Contaminated Land	PA2 Contamination and Pollution
DC27 Development on or Lying Near or Adjacent to Hazardous Substance Sites	PA2 Contamination and Pollution
DC28 Air Quality	PA1 Protecting Living and Working Environments PA2 Contamination and Pollution
DC29 Amenity and Pollution	PA1 Protecting Living and Working Environments PA2 Contamination and Pollution
DC30 Protecting Existing Housing	S8 Housing and Employment Requirements HO1 Size and Type of Housing
DC31 The Provision of Affordable Housing	S8 Housing and Employment Requirements HO2 Affordable Housing and Rural Exception Sites
DC32 Rural Housing Need	S8 Housing and Employment Requirements HO2 Affordable Housing and Rural Exception Sites
DC33 Agricultural/Rural Workers Dwellings	S13 The Role of the Countryside CO8 Rural and Agricultural/Forestry Workers' Dwellings
DC34 Gypsy and Traveller Accommodation	S8 Housing and Employment Requirements HO3 Gypsy, Traveller and Travelling Showpeople Sites
DC35 Specialist Residential Accommodation	S8 Housing and Employment Requirements HO1 Size and Type of Housing
DC36 Accessible and Adaptable Developments	HO1 Size and Type of Housing
DC37 Protecting Existing Local Community Services and Facilities	S7 Protecting and Enhancing Community Assets CF2 Protecting Community Facilities CF3 Education Establishments
DC38 Promoting Sport, Leisure, Recreation and Tourism	S7 Protecting and Enhancing Community Assets CF1 Delivering Community Facilities
DC39 Protecting and Enhancing Open Spaces and Indoor Sports Facilities	S7 Protecting and Enhancing Community Assets CF2 Protecting Community Facilities
DC40 Public Open Space for New Residential Developments	S11 Infrastructure Requirements MP2 Design and Place Shaping Principles in Major Developments

Superseded Core Strategy and Development Control Policies	Pre-Submission Local Plan Policies
	MP4 Design Specification for Dwellings
DC41 Traffic Management Measures	S11 Infrastructure Requirements S12 Securing Infrastructure and Impact Mitigation MP2 Design and Place Shaping Principles in Major Developments
DC42 Site Planning	MP2 Design and Place Shaping Principles in Major Developments MP4 Design Specification for Dwellings
DC43 Promoting Public Art in New Development	S11 Infrastructure Requirements MP2 Design and Place Shaping Principles in Major Developments
DC44 Private Amenity Space	MP4 Design Specification for Dwellings
DC45 Achieving High Quality Development	MP1 High Quality and Inclusive Design MP6 Tall Buildings
DC46 Sub-Division of Dwellings	MP4 Design Specification for Dwellings
DC47 Extensions to Dwellings or Buildings	MP1 High Quality and Inclusive Design Depending on location: CO7 Extensions to Existing Buildings Within the Green Belt, Green Wedgeand Rural Area
DC48 Employment Areas	S10 Delivering Economic Growth EM1 Employment Areas and Rural Employment Areas
DC49 Range of Unit Sizes	S10 Delivering Economic Growth EM1 Employment Areas and Rural Employment Areas
DC50 Promotion of Employment Clusters	S8 Delivering Economic Growth EM1 Employment Areas and Rural Employment Areas
DC51 Location of Business Development	S10 Delivering Economic Growth EM1 Employment Areas and Rural Employment Areas
DC52 Industrial and Warehouse Development	S10 Delivering Economic Growth EM1 Employment Areas and Rural Employment Areas
DC53 Employment Within Rural Areas	EM1 Employment Areas and Rural Employment Areas Depending on location: CO3 New Buildings and Structures in the Green Wedge

Superseded Core Strategy and Development Control Policies	Pre-Submission Local Plan Policies
	CO4 New Buildings and Structures in the Rural Area CO6 Change of Use (Land and Buildings) and Engineering Operations
DC54 Entertainment and Hot Food Uses	PA1 Protecting Living and Working Environments EM2 Primary and Secondary Frontages in Chelmsford City Centre & South Woodham Ferrers, Neighbourhood Centres and Upper Floors
DC55 Hotel and Visitor Accommodation	S14 Role of City, Town and Neighbourhood Centres
DC56 Farm Diversification	S13 The Role of the Countryside CO6 Change of Use (Land and Buildings) and Engineering Operations
DC57 Re-use of Rural Buildings	S13 The Role of the Countryside CO6 Change of Use (Land and Buildings) and Engineering Operations
DC58 Telecommunications	S11 Infrastructure Requirements Depending on location: CO3 New Buildings and Structures in the Green Wedge CO4 New Buildings and Structures in the Rural Area
DC59 Primary Frontages in Chelmsford and South Woodham Ferrers	S14 Role of City, Town and Neighbourhood Centres EM2 Primary and Secondary Frontages in Chelmsford City Centre & South Woodham Ferrers, Neighbourhood Centres and Upper Floors
DC60 Secondary Frontages in Chelmsford and South Woodham Ferrers	S14 Role of City, Town and Neighbourhood Centres EM2 Primary and Secondary Frontages in Chelmsford City Centre & South Woodham Ferrers, Neighbourhood Centres and Upper Floors
DC61 Park and Ride	S11 Infrastructure Requirements Depending on location: CO2 New Buildings in the Green Belt CO3 New Buildings and Structures in the Green Wedge CO4 New Buildings and Structures in the Rural Area
DC62 Public Car Parking Provision	MP5 Parking Standards
DC63 Neighbourhood Centres	S14 Role of City, Town and Neighbourhood Centres EM2 Primary and Secondary Frontages in Chelmsford City Centre & South Woodham Ferrers, Neighbourhood Centres and Upper Floors
DC64 Car Parking in South Woodham Ferrers Town Centre	MP5 Parking Standards

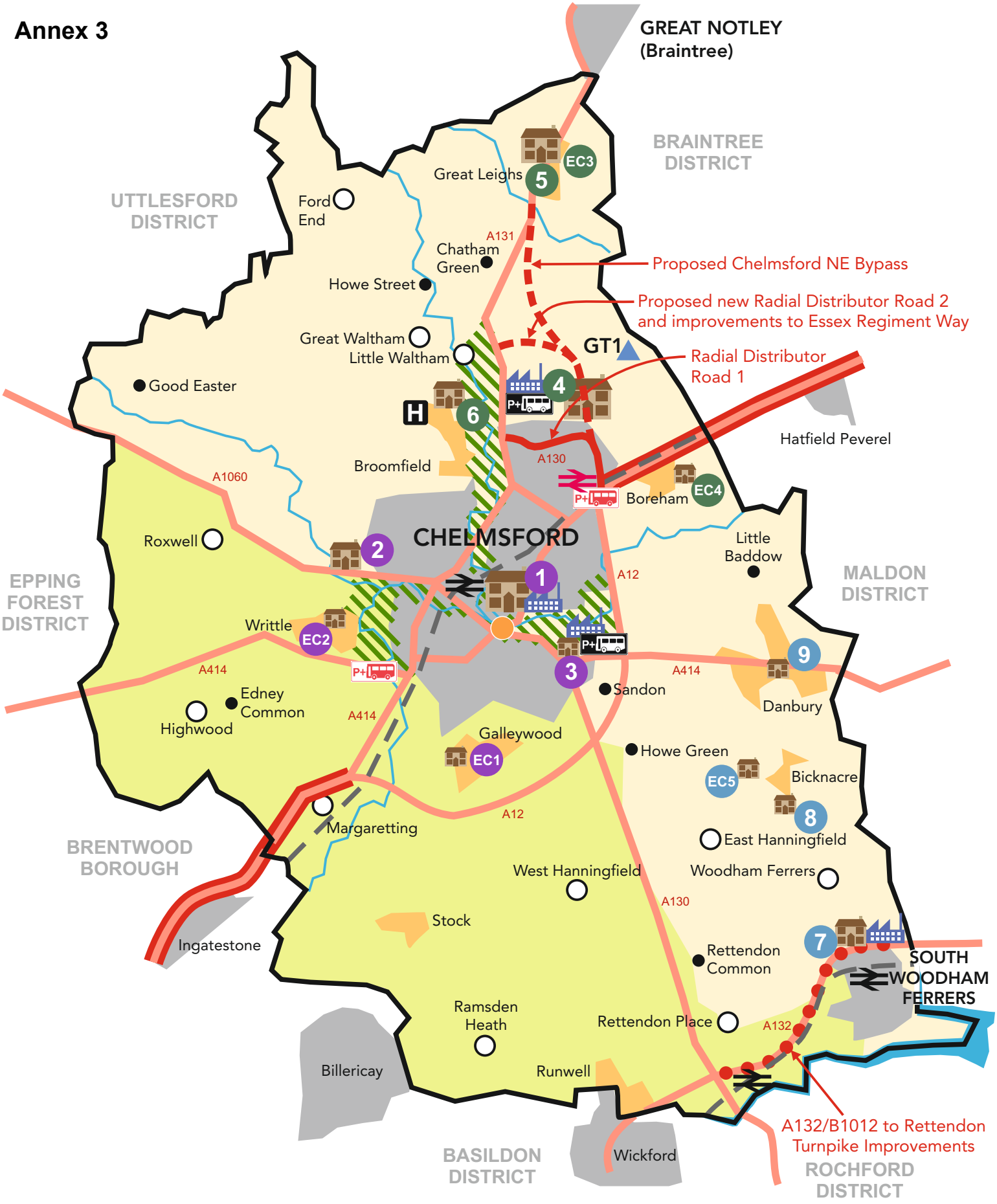
New S9 table to be included as Annex to Main Modifications Schedule (MM13):

Development Allocations to 2036		New Homes	Traveller Pitches	Travelling Showpeople Plots	Net new Employment Floorspace
Growth Area 1 – Central and Urban Chelmsford					
Site/Location					
1	Previously developed sites in Chelmsford Urban Area	2,381			4,000sqm Office, 11,500sqm Food Retail
2	West Chelmsford	800		5	
3a	East Chelmsford – Manor Farm	250			
3b	East Chelmsford – Land North of Maldon Road				5,000sqm Office/Business Park
3c	East Chelmsford – Land South of Maldon Road	100			
3d	East Chelmsford – Land North of Maldon Road	50			
EC1	Land North of Galleywood Reservoir	13			
EC2	Land surrounding Telephone Exchange, Ongar Road, Writtle	25			
Area Total		3,619		5	9,000sqm Office, 11,500sqm Food Retail
Growth Area 2 – North Chelmsford					
Site/Location					
4	North East Chelmsford	3,000		9	45,000sqm Office/Business Park
5a	Great Leighs – Land at Moulsham Hall	750		5	

5b	Great Leighs – Land East of London Road	250			
5c	Great Leighs – Land North and South of Banters Lane	100			
6	North of Broomfield	450			
EC3	Great Leighs – Land East of Main Road	100			
EC4	East of Boreham	143			
GT1	Drakes Lane, Little Waltham		10		
Area Total		4,793	10	14	45,000sqm Office/Business Park
Growth Area 3 – South and East Chelmsford					
Site/Location					
7	North of South Woodham Ferrers	1,000		5	1,000sqm Business Space, 1,900sqm Food Retail
8	South of Bicknacre	35			
9	Danbury	100			
EC5	St Giles, Bicknacre	32			
Area Total		1,167		5	1,000sqm Business Space, 1,900sqm Food Retail
Total New Local Plan Allocations		9,579	10	24	55,000sqm Office/Business Space, 13,400sqm Food Retail

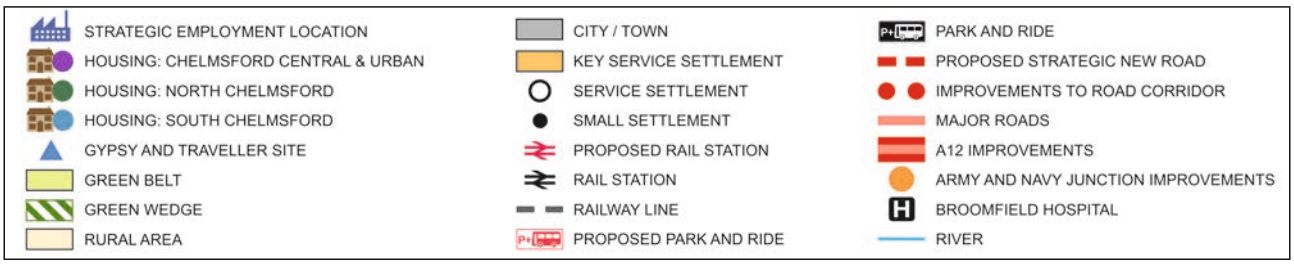
Windfall Allowance 2024-2036	1,200			
Total	10,779	10	24	55,000sqm Office/Business Space, 13,400sqm Food Retail

Annex 3

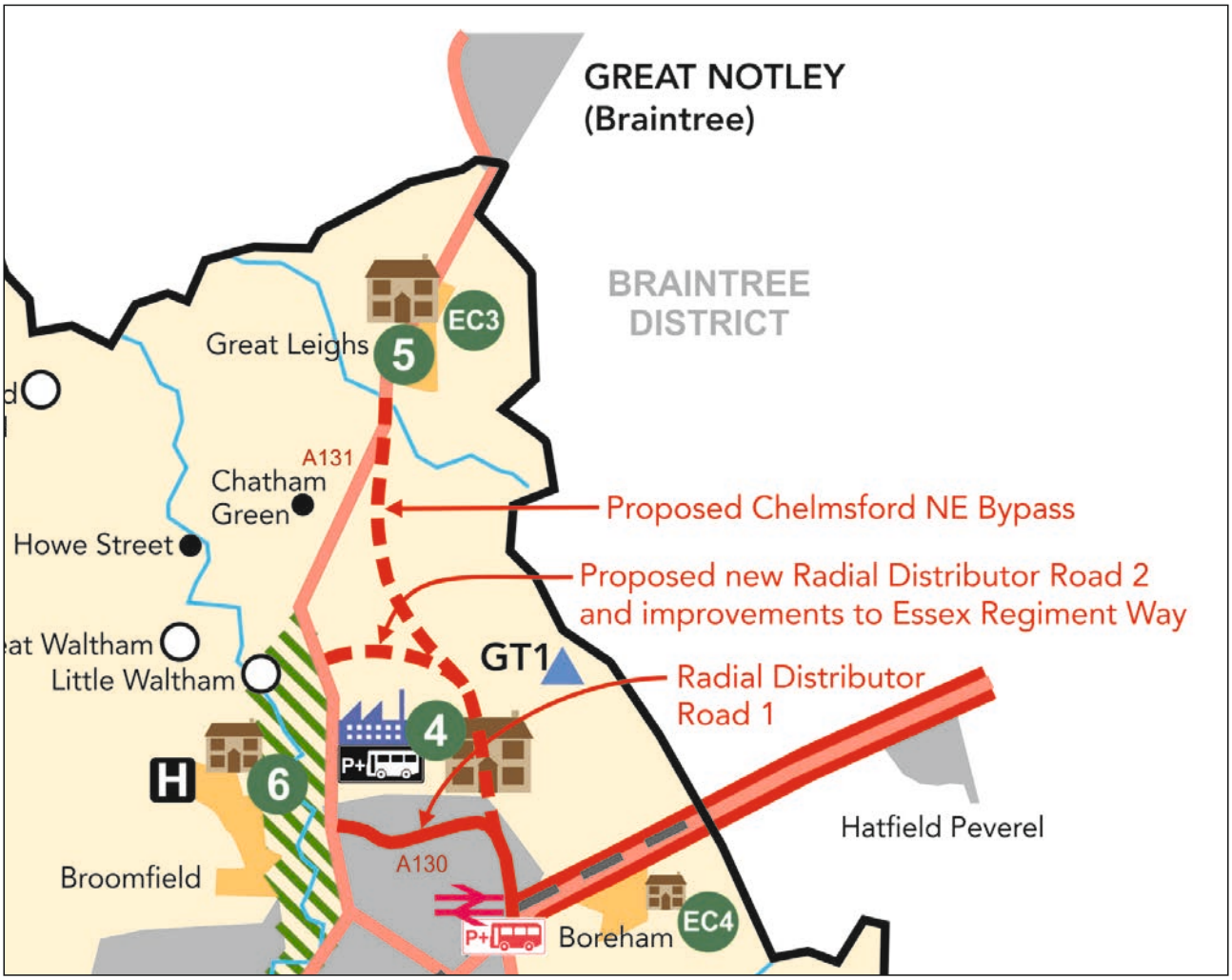

GREAT NOTLEY
(Braintree)
BRAINTREE DISTRICT
UTTLESFORD DISTRICT
Great Leighs
EC3
5
Ford End
A131
Chatham Green
Howe Street
Proposed Chelmsford NE Bypass
Proposed new Radial Distributor Road 2 and improvements to Essex Regiment Way
Great Waltham
Little Waltham
GT1
Radial Distributor Road 1
Good Easter
4
6
H
Hatfield Peverel
Broomfield
A130
A1060
Boreham
EC4
Roxwell
CHELMSFORD
2
1
Little Baddow
A12
MALDON DISTRICT
EPPING FOREST DISTRICT
Writtle
EC2
3
9
A414
Sandon
Danbury
Edney Common
Highwood
Galleywood
EC1
Howe Green
EC5
Bicknacre
8
A12
Margaretting
East Hanningfield
BRENTWOOD BOROUGH
West Hanningfield
Woodham Ferrers
A130
Stock
Ingatestone
7
SOUTH WOODHAM FERRERS
Rettendon Common
Ramsden Heath
Rettendon Place
A132
Billericay
Runwell
A132/B1012 to Rettendon Turnpike Improvements
BASILDON DISTRICT
Wickford
ROCHFORD DISTRICT
STRATEGIC EMPLOYMENT LOCATION
HOUSING: CHELMSFORD CENTRAL & URBAN
HOUSING: NORTH CHELMSFORD
HOUSING: SOUTH CHELMSFORD
GYPSY AND TRAVELLER SITE
GREEN BELT
GREEN WEDGE
RURAL AREA
CITY / TOWN
KEY SERVICE SETTLEMENT
SERVICE SETTLEMENT
SMALL SETTLEMENT
PROPOSED RAIL STATION
RAIL STATION
RAILWAY LINE
PROPOSED PARK AND RIDE
PARK AND RIDE
PROPOSED STRATEGIC NEW ROAD
IMPROVEMENTS TO ROAD CORRIDOR
MAJOR ROADS
A12 IMPROVEMENTS
ARMY AND NAVY JUNCTION IMPROVEMENTS
BROOMFIELD HOSPITAL
RIVER

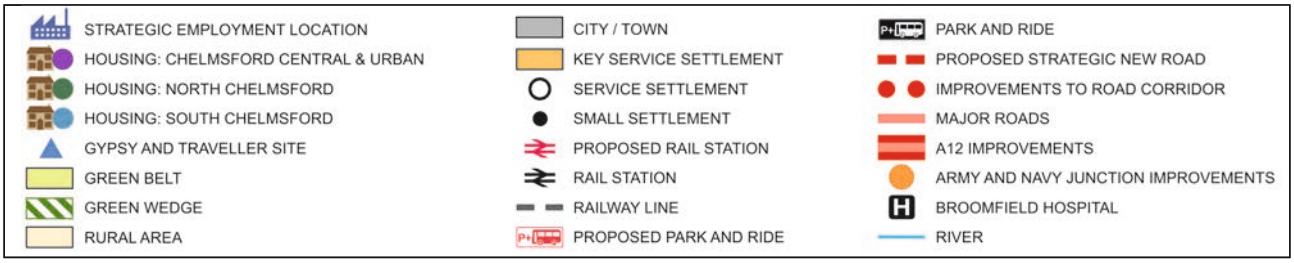
GROWTH AREA 1 CENTRAL



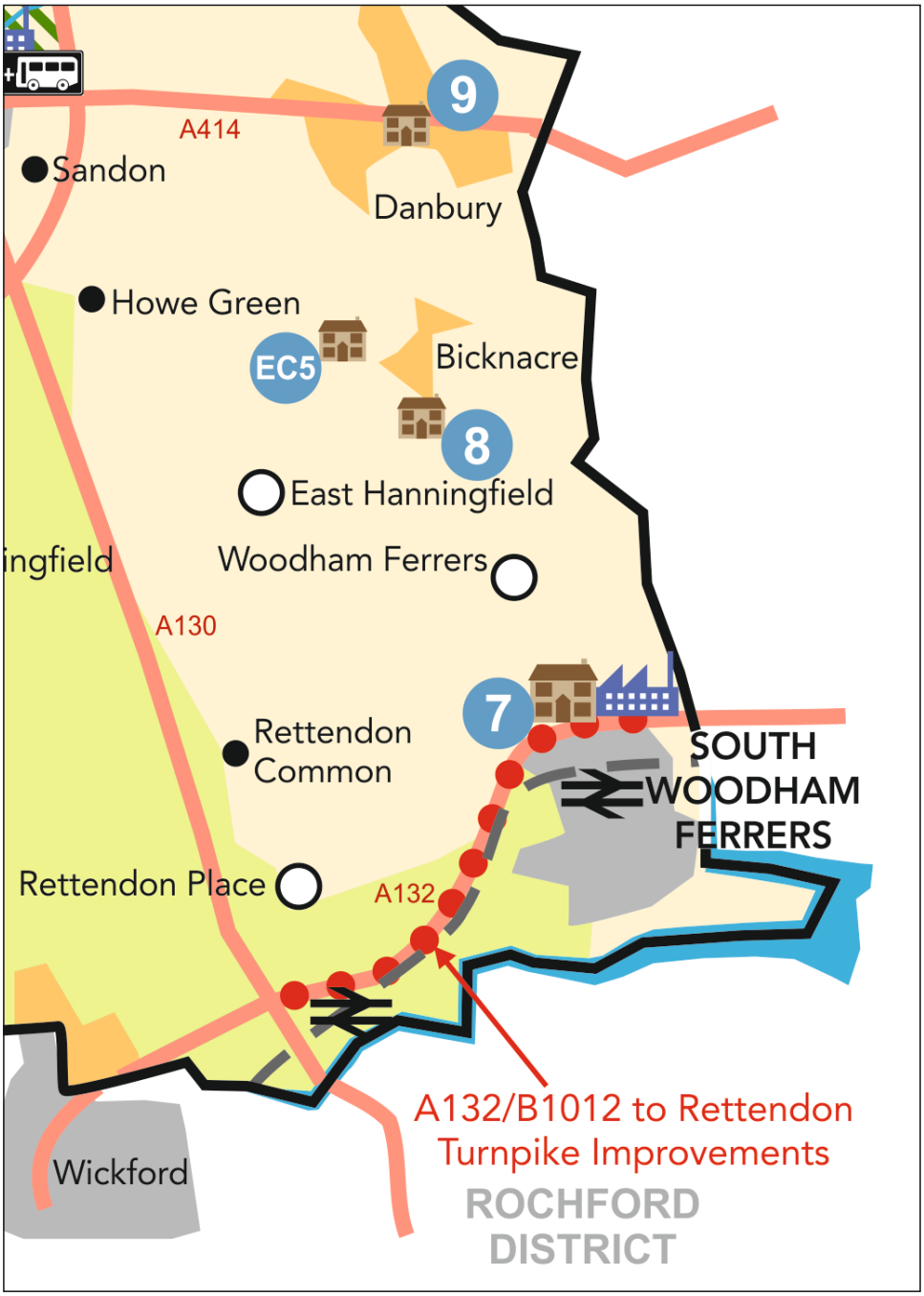


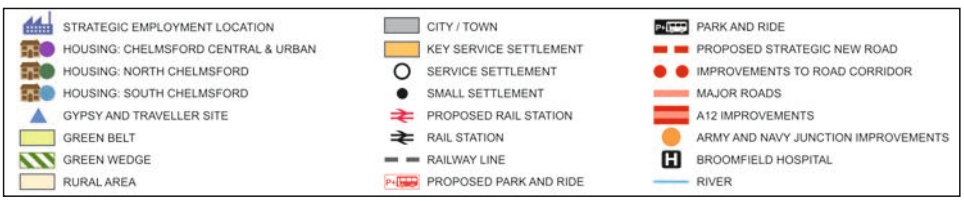
GROWTH AREA 2 **NORTH**





GROWTH AREA 3 SOUTH





Annex 4 - Section 10 - Monitoring and Implementation

Table #: Monitoring Framework

Please note that in respect to Key indicator 'Appeal Decisions', the Council will monitor appeal decisions from the Planning Inspectorate and use these to monitor the effectiveness of Local Plan policies in accordance with the relevant triggers for action. The Monitoring Framework makes reference to a Strategic Housing and Employment Availability Assessment (SHELAA). This will replace the existing Strategic Land Availability Assessment (SLAA).

Local Plan Policy	**Strategic Priority**	**Key Indicators**	**Target (if applicable)**	**Trigger for action**	**Contingency/Action**
Strategic Policy S1 – Spatial Principles	All	Covered by other indicators within the Monitoring Framework	-	-	-
Strategic Policy S3 – Addressing Climate Change and Flood Risk	1, 5	Covered by other indicators within the Monitoring Framework	-	-	-
Strategic Policy S5 – Conserving and Enhancing the Historic Environment	1, 7	Number of Conservation Area Appraisals and Management Plans completed Number of Parishes assessed for the Register of Buildings of Local Value Number of sites and buildings added to National Heritage at Risk Register Number of sites and buildings removed from the National Heritage at Risk Register Number of sites and buildings added to the local Buildings at Risk Register Number of sites and buildings removed from the local Buildings at Risk Register	Completion of two Conservation Area Appraisals and Management Plans per year. Completion of two Parish assessments for the Register of Buildings of Local Value per year. Production of the National Heritage at Risk Register annually. Production of a local Buildings at Risk Register annually. Removal of two sites or buildings per annum from the local Buildings at Risk Register.	(1) Failure to complete two Conservation Area Appraisals and Management Plans each year. (2) Failure to complete two Parish assessments for the Register of Buildings of Local Value each year. (3) Failure to remove two sites or buildings from the updated local Buildings at Risk Register each year.	(1-3) Consider how the Council can contribute to measures to improve the protection and enhancement of the character and setting of Listed Buildings, Conservation Areas, Scheduled Monuments and Registered Parks and Gardens. (1-3) Consider how the Council can contribute to measures to improve the protection of significant non-designated heritage assets. (3) Consider how the Council can contribute to measures to improve the condition of the "at risk" heritage assets. (1-3) Consider whether the Policy requirement itself needs to be reviewed as part of a full or focused formal review of the Local Plan set out in Policy S13.
Strategic Policy S6 – Conserving and Enhancing the Natural Environment	1, 6, 7	Covered by other indicators within the monitoring framework	-	-	-

Local Plan Policy	Strategic Priority	Key Indicators	Target (if applicable)	Trigger for action	Contingency/Action
Strategic Policy S7 – Protecting and Enhancing Community Assets	1, 6	Covered by other indicators within the monitoring framework	-	-	-
Strategic Policy S8 – Housing and Employment Requirements	1, 3	Number of net new dwellings Number of net new Gypsy and Traveller pitches Number of net new Travelling Show People Plots Net additional employment floorspace completed including by type	805 net new dwellings per annum 21,872 net new dwellings by 2036 9 net new Gypsy and Traveller pitches by 2036 24 net new Travelling Showpeople Plots by 2036 55,000 sqm of net new Employment floorspace by 2036 Up to 13,400 sqm of additional convenience retail floorspace by 2036.	(1) Failure to deliver 95% of the number of net new homes required over a 3-year rolling period as published annually by the Ministry for Housing, Communities and Local Government in the Housing Delivery Test. (2) Failure to deliver 85% of the number of net new homes required over a 3-year rolling period as published annually by the Ministry for Housing, Communities and Local Government in the Housing Delivery Test. (3) Failure to deliver 75% of the number of net new homes required over a 3-year rolling period (when the transitional arrangement has ended) as published annually by the Ministry for Housing, Communities and Local Government in the Housing Delivery Test. (4) Failure to deliver the 9 net new Gypsy and Traveller pitches in accordance with the Local Plan Trajectory. (5) Failure to deliver 24 net new Travelling Showpeople plots in accordance with the Local Plan Trajectory. (6) Failure to deliver 55,000 sqm of net new Employment floorspace in accordance with the Local Plan Trajectory. (7) Failure to deliver up to 11,500 sqm of additional convenience retail floorspace within the City Centre or Designated Centres within the Chelmsford Urban Area in accordance with the Local Plan Trajectory. (8) Failure to deliver 1,900 sqm of additional convenience retail floorspace at South Woodham Ferrers in accordance with the Local Plan Trajectory.	(1 & 2) Publish an action plan in the Housing Implementation Strategy setting out key reasons for the situation and actions the Council and other parties need to take. (2) Plan for a 20% buffer on the Council's five year housing land supply, if necessary by bringing additional sites forward into the supply. (3) Instigate a full or focused formal review of the Local Plan. (4) Refreshing the SHELAA to identify potentially suitable and available pitches for Gypsy and Travellers. (5) Refreshing the SHELAA to identify potentially suitable and available pitches for Travelling Showpeople. (6) Refreshing the SHELAA to identify potentially suitable and available employment floorspace. (7 & 8) Refreshing the SHELAA to identify potentially suitable and available convenience retail floorspace. (2-8) Consider whether the Policy requirement itself needs to be reviewed as part of a full or focused formal review of the Local Plan set out in Policy S13.

Local Plan Policy	Strategic Priority	Key Indicators	Target (if applicable)	Trigger for action	Contingency/Action
Strategic Policy S9 – The Spatial Strategy	1, 3, 4, 5, 6, 7, 8, 9	Number of Masterplans approved by the Council Planning permissions granted for strategic sites Planning permissions for windfall sites where part of the site is Grade 3a or above and is in agricultural use. Area of Grade 3a or above agricultural land lost to agricultural use as a result of all development.	Growth Area 1: Net new homes – 3619 Travelling Showpeople Plots – 5 Office and Business sqm – 9000 Food Retail sqm – up to 11,500 Growth Area 2: Net new homes – 4,793 Travelling Showpeople Plots - 14 Gypsy and Traveller Pitches – 10 Office and Business sqm – 85,000 40,000? Growth Area 3: Net new homes – 1,162 1,167 Travelling Showpeople Plots – 5 Office sqm – 1,000 Food retail sqm – 1,900 Growth Areas 1 – 3 Windfall Allowance 2021-2036 – 1,200	(1) Growth Area 1 is not delivering net new homes, Travelling Showpeople plots, office and business and food retail as set out in the Local Plan Trajectory. (2) Growth Area 2 is not delivering net new homes, Travelling Showpeople plots, office and business and food retail as set out in the Local Plan Trajectory. (3) Growth Area 3 is not delivering net new homes, Travelling Showpeople plots, office and business and food retail as set out in the Local Plan Trajectory. (4) Windfall allowance for years 1 – 5 in Local Plan Trajectory falls below 100 dwellings in any given year. (5) Area of Grade 3a or above agricultural land lost from windfall development exceeds 3% of the total Grade 3 land or above in Chelmsford as at the beginning of the Plan period (excluding allocated sites).	(1, 2 & 3) Consider the reasons for any imbalance in delivery compared to the targets and whether there are any obstacles to delivery affecting sites and / or particular forms of development on particular sites in particular locations. (1, 2 & 3) Consider whether the Policy requirement itself needs to be reviewed as part of a full or focused formal review of the Local Plan set out in Policy S13. (4) Review the Windfall Allowance from 2021 onwards. (5) Consider how the Council can contribute to measures to prevent the loss of Grade 3a or above land in agricultural use. (1-5) Consider whether the Policy requirement itself needs to be reviewed as part of a full or focused formal review of the Local Plan set out in Policy S13.
Strategic Policy S10 – Delivering Economic Growth	1, 3	Covered by other indicators within the monitoring framework	-	-	-
Strategic Policy S11 – Infrastructure Requirements	1, 5, 6	Covered by other indicators within the monitoring framework.	-	-	-
Strategic Policy S12 – Securing Infrastructure and Impact Mitigation	1, 3, 5, 6	Infrastructure phasing for the Strategic Growth Sites in the IDP Key infrastructure identified in adopted Masterplans on Strategic Growth Sites Planning permissions granted on Strategic Growth Sites	(1) Strategic Growth Sites 1 Chelmsford Urban Area Amount, type and phasing of key infrastructure in the IDP matches the requirements in the adopted Masterplans and planning obligations secured through section 106 agreements. (2) Strategic Growth Site 2 West Chelmsford Amount, type and phasing of key infrastructure in the IDP matches the requirements in the adopted Masterplans and planning obligations secured through section 106 agreements.	(1) Strategic Growth Sites 1 Chelmsford Urban Area Amount, type and phasing of key infrastructure in adopted Masterplans and planning obligations do not match the requirements in the IDP. (2) Strategic Growth Site 2 West Chelmsford Amount, type and phasing of key infrastructure in adopted Masterplans and	(1 -7) Consider the reasons for any imbalance in the type and timing of key infrastructure delivery and whether there are any obstacles to delivery of infrastructure requirement on particular sites / in particular locations. (1-7) Consider whether the Policy requirement itself needs to be reviewed as part of a full or focused formal review of the Local Plan set out in Policy S13.

Local Plan Policy	Strategic Priority	Key Indicators	Target (if applicable)	Trigger for action	Contingency/Action
		Key infrastructure secured through Planning Obligations on Strategic Growth sites	(3) Strategic Growth Site 3 East of Chelmsford Amount, type and phasing of key infrastructure in the IDP matches the requirements in the adopted Masterplans and planning obligations secured through section 106 agreements. (4) Strategic Growth Site 4 North East of Chelmsford Amount, type and phasing of key infrastructure in the IDP matches the requirements in the adopted Masterplans and planning obligations secured through section 106 agreements. (5) Strategic Growth Site 5 Great Leighs Amount, type and phasing of key infrastructure in the IDP matches the requirements in the adopted Masterplans and planning obligations secured through section 106 agreements. (6) Strategic Growth Site 6 North of Broomfield Amount, type and phasing of key infrastructure in the IDP matches the requirements in the adopted Masterplans and planning obligations secured through section 106 agreements. (7) Strategic Growth Site 7 North of South Woodham Ferrers Amount, type and phasing of key infrastructure in the IDP matches the requirements in the adopted Masterplans and planning obligations secured through section 106 agreements.	planning obligations do not match the requirements in the IDP. (3) Strategic Growth Sites 3 East of Chelmsford Amount, type and phasing of key infrastructure in adopted Masterplans and planning obligations do not match the requirements in the IDP. (4) Strategic Growth Site 4 North East Chelmsford Amount, type and phasing of key infrastructure in adopted Masterplans and planning obligations do not match the requirements in the IDP. (5) Strategic Growth Sites 5 Great Leighs Amount, type and phasing of key infrastructure in adopted Masterplans and planning obligations do not match the requirements in the IDP. (6) Strategic Growth Site 6 North of Broomfield Amount, type and phasing of key infrastructure in adopted Masterplans and planning obligations do not match the requirements in the IDP. (7) Strategic Growth Site 7 North of South Woodham Ferrers Amount, type and phasing of key infrastructure in adopted Masterplans and planning obligations do not match the requirements in the IDP.	
Strategic Policy S13 – The role of the Countryside	1, 7	Covered by other indicators within the monitoring framework	-	-	-
Strategic Policy S14 – Role of City, Town and Neighbourhood Centres	1, 8, 9	Covered by other indicators within the monitoring framework	-	-	-

Local Plan Policy	Strategic Priority	Key Indicators	Target (if applicable)	Trigger for action	Contingency/Action
Strategic Policy S15 – Monitoring and Review	1	Covered by other indicators within the monitoring framework		-	-
Policy HO1 – Size and Type of Housing	6	Net additional dwellings completed by size and type Number of new dwellings on developments of 10 or more not achieving M4(2) of the Building Regulations 2015 Number of new affordable dwellings on developments of 30 or more dwellings achieving M4(3) of the Building Regulations 2015 Number of self-build homes achieved on developments of more than 100 dwellings Number and type of Specialist Residential Accommodation achieved on developments of more than 100 dwellings	Within all developments of 10 or more dwellings provision of an appropriate mix of dwellings types and sizes that contribute to current and future housing needs and create mixed communities Within all developments of 10 or more dwellings, 50% of the dwellings to be constructed to meet requirement M4(2) On developments of 30 or more dwellings 5% of new affordable dwellings should be built to meet requirement M4(3) of the Building Regulations 2015 On developments of more than 100 dwellings 5% self-build homes to be delivered On developments of more than 100 dwellings an appropriate provisions of Specialist Residential Accommodation to be achieved	(1) Cumulative mix of dwellings types and sizes on development of 10 or more dwellings varies by more than 15% for each indicative size set out in the Reasoned Justification for Policy HO1. (2) 20% of all dwellings on developments of 10 or more dwellings do not meet requirement M4(2) (3) Less than 3% of new affordable dwellings on developments of 30 or more dwellings are being built to meet requirement M4(3) of the Building Regulations 2015. (4) Less than 3% of self-build homes are being delivered on developments of more than 100 dwellings. (5) On more than 5 (cumulative) developments of more than 100 dwellings there is no provision of Specialist Residential Accommodation.	(1 – 5) Consider the circumstances of the permissions that have led to the trigger. (1 - 5) Identify any consistent factors contributing towards triggers and consider if these can be overcome. (1-5) Consider whether the Policy requirements need to be reviewed as part of a full or focused formal review of the Local Plan set out in Policy S13.
Policy HO2 – Affordable Housing and Rural Exception Sites	6	Net affordable housing completions on threshold sites Appeal Decisions	To achieve 35% of affordable homes on threshold sites Not to exceed 50% of market housing on rural exception sites	(1) 20% of threshold sites are achieving less than 35% affordable homes. (2) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for Rural Exceptions sites containing more than 50% market housing.	(1 – 2) Consider the circumstances of the permissions that have led to the trigger. (1-2) Identify any consistent factors contributing towards triggers and consider if these can be overcome. (1 – 2) Consider whether the Policy requirements need to be reviewed as part of a full or focused formal review of the Local Plan set out in Policy S13.

Local Plan Policy	Strategic Priority	Key Indicators	Target (if applicable)	Trigger for action	Contingency/Action
Policy HO3 – Gypsy, Traveller and Travelling Showpeople Sites	6	Number of new Gypsy, Traveller and Travelling Showpeople pitches and plots approved and completed Number of existing Gypsy, Traveller and Travelling Showpeople pitches and plots approved for a change of use to other uses	To achieve 9 new Gypsy and Traveller pitches and 24 new Travelling Showpeople plots by 2036. No net loss of pitches or plots.	(1) Failure to deliver 9 net new Gypsy and traveller pitches in accordance with the Local Plan Trajectory. (2) Failure to deliver 24 net new Travelling Showpeople plots in accordance with the Local Plan Trajectory. (3) Net loss of pitches or plots.	(1) Refreshing the SHELAA to identify potentially suitable and available pitches for Gypsy and Travellers. (2) Refreshing the SHELAA to identify potentially suitable and available plots for Travelling Showpeople. (1 – 3) Consider whether the Policy requirements need to be reviewed as part of a full or focused formal review of the Local Plan set out in Policy S13.
Policy EM1 – Employment Areas and Rural Employment Areas	8	Employment land availability by type Loss of allocated employment areas for non-employment uses Loss of employment floorspace by type	No loss of allocated employment areas for non-employment uses	(1) 20% loss of Class B uses floorspace and failure to provide sui-generis uses of a similar employment nature within Employment Areas and Rural Employment Areas.	(1) Consider the circumstances of the permissions that have led to the trigger. (1) Refreshing the SHELAA to identify potentially replacement suitable and available employment floorspace. (1) Consider whether the Policy requirements need to be reviewed as part of a full or focused formal review of the Local Plan set out in Policy S13.
Policy EM2 – Primary and Secondary Frontages in Chelmsford City Centre and South Woodham Ferrers, Neighbourhood Centres and upper floors	4, 6, 8	Amount of different types of uses permitted on ground floors within primary frontages in Chelmsford City Centre and South Woodham Ferrers Town Centre as shown on the Policies Map Amount of different types of uses permitted on ground floors within secondary frontages in Chelmsford City Centre and South Woodham Ferrers Town Centre as shown on the Policies Map Amount of different types of uses permitted on ground floor within secondary shopping frontages outside of the Primary Shopping Area as shown on the Policies Map Amounts of different types of use permitted on ground floors within Neighbourhood Centres as shown on Policies Map	80% of ground floor primary retail frontage in Class A1 uses in Chelmsford City Centre and South Woodham Ferrers Town Centre. 60% of ground floor secondary retail frontage in Class A1 uses in Chelmsford City Centre and South Woodham Ferrers Town Centre. 60% of ground floor secondary retail frontage in Class A1 uses outside of the Primary Shopping Areas 80% of ground floor primary retail frontage in Class A1 uses in Neighbourhood Centres.	(1) 20% reduction in primary ground floor retail frontage in A1 uses (from the 2019 baseline) in Chelmsford City Centre or South Woodham Ferrers Town Centre. (2) 20% reduction in secondary ground floor retail frontage in Class A1 uses (from the 2019 baseline) in Chelmsford City Centre or South Woodham Ferrers Town Centre. (3) 20% reduction in secondary ground floor retail frontage in Class A1 uses (from the 2019 baseline) outside of the Primary Shopping Areas. (4) 20% reduction in primary ground floor retail frontage in Class A1 uses (from the 2019 baseline) in Neighbourhood Centres.	(1-4) Consider the circumstances of the permissions that have led to the trigger point being reached and carry out an annual survey and assessment of floorspace change within the retail area. (1-4) Refreshing the SHELAA to identify potentially replacement suitable and available retail floorspace. (1-4) Consider whether the Policy requirements need to be reviewed as part of a full or focused formal review of the Local Plan set out in Policy S13.

Local Plan Policy	Strategic Priority	Key Indicators	Target (if applicable)	Trigger for action	Contingency/Action
Policy CO2 – New Buildings and Structures in the Green Belt	1, 5, 7	Appeal Decisions	All permissions granted for new buildings in the Green Belt are in accordance with the Policy.	(1) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for new buildings in the Green Belt. (2) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for the redevelopment of previously developed land in the Green Belt. (3) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for the replacement of buildings in the Green Belt.	(1-3) Consider the circumstances of the permissions that have led to the trigger. (1-3) Consider whether the Policy requirements need to be reviewed as part of a full or focused formal review of the Local Plan set out in Policy S13.
Policy CO3 – New Buildings and Structures in the Green Wedge	1, 5, 7	Appeal Decisions	All permissions granted for new buildings in the Green Wedge are in accordance with the Policy.	(1) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for new buildings in the Green Wedge. (2) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for the redevelopment of previously developed land in the Green Wedge. (3) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for the replacement of buildings in the Green Wedge. (4) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for residential outbuildings in the Green Wedge.	(1-4) Consider the circumstances of the permissions that have led to the trigger. (1-4) Consider whether the Policy requirements need to be reviewed as part of a full or focused formal review of the Local Plan set out in Policy S13.

Local Plan Policy	Strategic Priority	Key Indicators	Target (if applicable)	Trigger for action	Contingency/Action
Policy CO4 – New Buildings in the Rural Area	1, 5, 7	Appeal Decisions	All permissions granted for new buildings in the Rural Area are in accordance with the Policy.	(1) 2 decisions allowed on appeal where the Council originally refused to grant planning permissions for new buildings and structures in the Rural Area. (2) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for the redevelopment of previously developed land in the Rural Area. (3) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for the replacement of buildings and structures in the Rural Area. (4) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for residential outbuildings in the Rural Area.	(1-4) Consider the circumstances of the permissions that have led to the trigger. (1-4) Consider whether the Policy requirements need to be reviewed as part of a full or focused formal review of the Local Plan set out in Policy S13.
Policy CO5 – Infilling in the Green Belt, Green Wedge and Rural Area	1, 5, 7	Appeal Decisions	All permissions granted for infill dwellings in the Green Belt, Green Wedge and Rural Area are in accordance with the Policy.	(1) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for infilling in the Green Belt. (2) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for infilling in the Green Wedge or Rural Area.	(1-2) Consider the circumstances of the permissions that have led to the trigger. (1-2) Consider whether the Policy requirements need to be reviewed as part of a full or focused formal review of the Local Plan set out in Policy S13.
Policy CO6 – Change of Use (Land and Buildings) and Engineering Operations	5, 7	Appeal Decisions	All permissions granted for extensions to existing buildings within the Green belt, Green Wedges and Rural Area are in accordance with the Policy.	(1) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for change of use and engineering operations in the Green Belt. (2) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for change of use and engineering operations in the Green Wedge. (3) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for change of use and engineering operations in the Rural Area.	(1-3) Consider the circumstances of the permissions that have led to the trigger. (1-3) Consider whether the Policy requirements need to be reviewed as part of a full or focused formal review of the Local Plan set out in Policy S13.

Local Plan Policy	Strategic Priority	Key Indicators	Target (if applicable)	Trigger for action	Contingency/Action
Policy CO7 – Extensions to Existing Buildings within the Green Belt, Green Wedge and Rural Area	5, 7	Appeal Decisions	All permissions granted for extensions to existing buildings within the Green Belt, Green Wedges and Rural Area are in accordance with the Policy.	(1) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for extensions to existing buildings within the Green Belt. (2) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for extensions to existing buildings within Green Wedges. (3) 2 decisions allowed on appeal where the Council originally refused to grant planning permissions for extensions to existing buildings within the Rural Area.	(1-3) Consider the circumstances of the permissions that have led to the trigger. (1-3) Consider whether the Policy requirements need to be reviewed as part of a full or focused formal review of the Local Plan set out in Policy S13.
Policy CO8 – Rural and Agricultural/Forestry Workers' dwellings	2, 5, 6	Appeal Decisions	All permissions granted for rural and Agricultural/Forestry Workers' dwellings are in accordance with the Policy.	(1) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for rural and agricultural/forestry worker's temporary accommodation. (2) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for rural and agricultural/forestry worker's permanent accommodation. (3) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for the removal of occupancy conditions on rural and agricultural/forestry worker's accommodation.	(1-3) Consider the circumstances of the permissions that have led to the trigger. (1-3) Consider whether the Policy requirements need to be reviewed as part of a full or focused formal review of the Local Plan set out in Policy S13.
Policy HE1 – Designated Heritage Assets	5, 6	Appeal Decisions	All permissions granted which affect a designated Heritage Asset are in accordance with the Policy.	(1) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for development that causes unacceptable harm to Listed Buildings. (2) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for development that is deemed to cause unacceptable harm in conservation areas. (3) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for development that is deemed to cause unacceptable harm to the character or setting of Registered Parks or Gardens.	(1-4) Consider the circumstances of the permissions that have led to the trigger. (1-4) Consider whether the Policy requirements need to be reviewed as part of a full or focused formal review of the Local Plan set out in Policy S13.

Local Plan Policy	Strategic Priority	Key Indicators	Target (if applicable)	Trigger for action	Contingency/Action
				(4) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for development that is deemed to adversely affect a Scheduled Monument.	
Policy HE2 – Non-Designated Heritage Assets	5, 6	Appeal Decisions	All permissions granted which affect a non-designated Heritage Asset are in accordance with the Policy.	(1) 2 decisions allowed on appeal where the Council originally refused to grant planning permissions for development that is deemed to cause unacceptable harm to non-designated heritage assets.	(1) Consider the circumstances of the permissions that have led to the trigger. (1) Consider whether the Policy requirements need to be reviewed as part of a full or focused formal review of the Local Plan set out in Policy S13.
Policy HE3 – Archaeology	5, 6	Appeal Decisions	All permissions granted affecting archaeological sites are in accordance with the Policy.	(1) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for development that is deemed not to provide adequate protection or preservation and does not enhance sites of archaeological interest and their settings.	(1) Consider the circumstances of the permissions that have led to the trigger. (1) Consider whether the Policy requirements need to be reviewed as part of a full or focused formal review of the Local Plan set out in Policy S13.
Policy NE1 – Ecology and Biodiversity	5, 6	Appeal Decisions	All permissions granted affecting ecology and biodiversity are in accordance with the Policy.	(1) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for development that that has an adverse impact on Internationally, Nationally or Locally Designated Sites. (2) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for development that does not adequately avoid or mitigate impacts on biodiversity and geodiversity.	(1-2) Consider the circumstances of the permissions that have led to the trigger. (1-2) Consider whether the Policy requirements need to be reviewed as part of a full or focused formal review of the Local Plan set out in Policy S13.
Policy NE2 – Trees, Woodland and Landscape Features	5, 6	Appeal Decisions	All permissions granted which affect protected trees and woodland, and non-protected landscape features are in accordance with the Policy.	(1) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for development that results in unacceptable harm to preserved trees or woodland. (2) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for development that results in	(1-2) Consider the circumstances of the permissions that have led to the trigger. (1-2) Consider whether the Policy requirements need to be reviewed as part of a full or focused formal review of the Local Plan set out in Policy S13.

Local Plan Policy	Strategic Priority	Key Indicators	Target (if applicable)	Trigger for action	Contingency/Action
				unacceptable harm to natural landscape features.	
Policy NE3 – Flooding/SUDS	1, 3, 5, 6	Appeal Decisions	All permissions granted are in accordance with the Policy.	(1) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for development that results in unacceptable flood risk or provide inadequate water management measures.	(1) Consider the circumstances of the permissions that have led to the trigger. (1) Consider whether the Policy requirements need to be reviewed as part of a full or focused formal review of the Local Plan set out in Policy S13.
Policy NE4 – Renewable and Low Carbon energy	1, 3, 5, 6	Appeal Decisions	All permissions granted for non-householder renewable and low carbon energy development are in accordance with the Policy.	(1) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for renewable and low carbon energy development.	(1) Consider the circumstances of the permissions that have led to the trigger. (1) Consider whether the Policy requirements need to be reviewed as part of a full or focused formal review of the Local Plan set out in Policy S13.
Policy CF1 – Delivering Community Facilities	4, 6	Appeal Decisions	All permissions granted for new Community Facilities are in accordance with the Policy.	(1) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for new or extended community facilities.	(1) Consider the circumstances of the permissions that have led to the trigger. (1) Consider whether the Policy requirements need to be reviewed as part of a full or focused formal review of the Local Plan set out in Policy S13.
Policy CF2 – Protecting Community Facilities	4, 6	Appeal Decisions	All permissions granted for the change of use of existing Community Facilities are in accordance with the Policy.	(1) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for the change of use of premises or redevelopment of sites that provide valued community facilities or services.	(1) Consider the circumstances of the permissions that have led to the trigger. (1) Consider whether the Policy requirements need to be reviewed as part of a full or focused formal review of the Local Plan set out in Policy S13.

Local Plan Policy	Strategic Priority	Key Indicators	Target (if applicable)	Trigger for action	Contingency/Action
Policy CF3 – Education Establishments	4, 6	Appeal Decisions	All permissions granted for new development are in accordance with the Policy.	(1) 2 decisions allowed on appeal where the Council originally refused to grant planning permissions for the change of use or redevelopment of educational facilities. (2) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for the extension or expansion of existing educational facilities.	(1-2) Consider the circumstances of the permissions that have led to the trigger. (1-2) Consider whether the Policy requirements need to be reviewed as part of a full or focused formal review of the Local Plan set out in Policy S13.
Policy MP1 – High Quality and Inclusive Design	1, 6	Appeal Decisions	All permissions granted for new development are in accordance with the Policy.	(1) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for developments that do not provide high quality and inclusive design.	(1) Consider the circumstances of the permissions that have led to the trigger. (1) Consider whether the Policy requirements need to be reviewed as part of a full or focused formal review of the Local Plan set out in Policy S13.
Policy MP2 – Design and Place Shaping Principles in major developments	1, 6	Appeal Decisions	All permissions granted for new development are in accordance with the Policy.	(1) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for major development that does not meet adequate design and place shaping principles.	(1) Consider the circumstances of the permissions that have led to the trigger. (1) Consider whether the Policy requirements need to be reviewed as part of a full or focused formal review of the Local Plan set out in Policy S13.
Policy MP3 – Sustainable Buildings	1, 6	Number of new non-residential buildings with a floor area in excess of 500sqm achieving a minimum BREEAM rating (or its successor) of 'Very Good'. Number of dwellings not achieving Building Regulations optional requirement for water efficiency of 110 litres/person/day. Number of EV charging points for new residential dwellings and the percentage of EV charging points for non-residential buildings.	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' All new dwellings meeting Building Regulations optional requirement for water efficiency of 110 litres/person/day. 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). Non-residential development should provide charging points equivalent to 10% of the total parking provision.	(1) 20% of new non-residential buildings with a floor area in excess of 500sqm are not achieving a BREEAM rating of 'Very Good'. (2) 20% of new dwellings are not meeting the Building Regulations options requirement for water efficiency of 110 litres/person/day. (3) 20% of new residential dwellings are not meeting the EV charging point requirements. (4) Cumulatively EV charging points are less than 5% of total parking provision on non-residential development.	(1-4) Consider the circumstances of the permissions that have led to the trigger. (1-4) Consider whether the Policy requirements need to be reviewed as part of a full or focused formal review of the Local Plan set out in Policy S13.

Local Plan Policy	Strategic Priority	Key Indicators	Target (if applicable)	Trigger for action	Contingency/Action
Policy MP4 – Design Specification for Dwellings and Houses in Multiple Occupation	1, 6	Number of dwellings achieving the Nationally Described Space Standards Appeal Decisions	All new dwellings achieve the Nationally Described Space Standards. All permissions for new development are in accordance with the Policy.	(1) 20% of all new dwellings do not achieve the Nationally Described Space standards. (2) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for new dwellings and houses in multiple occupation because they do not achieve suitable privacy. (3) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for new dwellings and houses in multiple occupation because they do not achieve suitable private amenity space. (4) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for new dwellings and houses in multiple occupation because they do not achieve suitable open space. (5) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for new dwellings and houses in multiple occupation because they do not achieve suitable refuse and recycling storage. (6) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for houses in multiple occupation because they do not provide sufficient cycle storage. (7) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for houses in multiple occupation because they do not provide sufficient off-street parking. (8) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for houses in multiple occupation because they do not provide sufficient sound proofing.	(1-8) Consider the circumstances of the permissions that have led to the trigger. (1-8) Consider whether the Policy requirements need to be reviewed as part of a full or focused formal review of the Local Plan set out in Policy S13.

Local Plan Policy	Strategic Priority	Key Indicators	Target (if applicable)	Trigger for action	Contingency/Action
Policy MP5 – Parking Standards	6	Appeal Decisions	All permissions granted for new development are in accordance with the Policy.	(1) 2 decisions allowed on appeal where the Council originally refused to grant planning permissions for all development that do not meet adequate parking standards.	(1) Consider the circumstances of the permissions that have led to the trigger. (1) Consider whether the Policy requirements need to be reviewed as part of a full or focused formal review of the Local Plan set out in Policy S13.
Policy MP6 – Tall Buildings	6	Appeal Decisions	All permissions granted for new buildings above 5 storeys or above 16m high are in accordance with the Policy.	(1) 2 decisions allowed on appeal where the Council originally refused to grant planning permissions for tall buildings that do not meet the tall buildings policy.	(1) Consider the circumstances of the permissions that have led to the trigger. (1) Consider whether the Policy requirements need to be reviewed as part of a full or focused formal review of the Local Plan set out in Policy S13.
Policy PA1 – Protecting Living and Working Environments	6	Appeal Decisions	All permissions granted for new development are in accordance with the Policy.	(1) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for development that does not safeguard the amenities of occupiers of nearby residential property or is not compatible with neighbouring uses.	(1) Consider the circumstances of the permissions that have led to the trigger. (1) Consider whether the Policy requirements need to be reviewed as part of a full or focused formal review of the Local Plan set out in Policy S13.
Policy PA2 – Contamination and Pollution	5	Appeal Decisions	All permissions granted for new development are in accordance with the Policy.	(1) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for hazardous substance sites or land which is considered a threat to the health or safety of future users and/or has an adverse impact on the quality of local groundwater or surface water. (2) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for development in an Air Quality Management area which has an unacceptable impact on air quality and wellbeing of people.	(1-2) Consider the circumstances of the permissions that have led to the trigger. (1-2) Consider whether the Policy requirements need to be reviewed as part of a full or focused formal review of the Local Plan set out in Policy S13.

Annex 5

Housing Site Schedule - June 2019

2019 Site Reference No.	Site Address	Easting	Northing	Postcode	Ward/Parish	Allocation Number	SHELAA/UCS Reference	Estimated Total Capacity	No of which AH	Total Outstanding Capacity	AH Outstanding Capacity	Status	Governing Planning Permission and approval date	Reserved Matters/Other approvals and decision dates	Work Started	PDL	Greenfield	Conversion	Demolition/Loss	Year 1 19/20		Year 2 20/21		Year 3 21/22		Year 4 22/23		Year 5 23/24		Year 6 24/25		Years 2025/26 - 2029/30	Years 2030/31 - 2034/35	Year 2035/36
																				Market	Affordable	Market	Affordable	Market	Affordable	Market	Affordable	Market	Affordable	Market	Affordable			
	Local Development Framework Sites																																
	Town Centre Area Action Plan Allocations																																
1	Land north west of Essex County Cricket Ground New Writtle Street Chelmsford	570616	206486	CM2 0PG	Chelmsford - Moulsham and Central	TCAAP14	N/A	**357**	**45**	**295**	**45**	Permission granted	13/00690/ETL approved 17/09/2013	15/00186/FUL approved 19/05/2015	Y	357																295		
2	24 Duke Street Chelmsford	570680	207001	CM1 1HL	Chelmsford - Moulsham and Central	TCAAP10 (part of)	N/A	**112**	**19**	**112**	**19**	Permission granted	17/01172/FUL approved 26/07/2018		Y, May 2018	112								93	19									
	SUB TOTAL																			**0**	**0**	**0**	**0**	**93**	**19**	**0**	**0**	**0**	**0**	**0**	**0**	**295**	**0**	**0**
	North Chelmsford Area Action Plan																																
3	Land north south and east of Belsteads Farm Lane Broomfield (Channels) - Phase 3c 3d and 5	572237	210769	CM3 3FU	Broomfield - Broomfield and the Walthams	NCAAP 6, 26-27	N/A	**240**	**91**	**207**	**87**	Permission granted	10/01976/OUT approved 31/10/2012	13/00191/REM approved 10/05/2013, 16/02194/REM approved 18/04/2017	Y		240			41	44	46	34	33	9									
4	Land north south and east of Belsteads Farm Lane Broomfield (Channels) - Phase 4	572237	210769	CM3 3FU	Broomfield - Broomfield and the Walthams	NCAAP 6, 26-27	N/A	**27**	**0**	**27**	**0**	Permission granted	10/01976/OUT approved 31/10/2012	13/00191/REM approved 10/05/2013, 14/01752/FUL approved 17/07/2015 18/00674/REM approved 16/08/2018	Y	27								27										
5	Land north south and east of Belsteads Farm Lane Broomfield (Channels) - Phase 6	572237	210769	CM3 3FU	Broomfield - Broomfield and the Walthams	NCAAP 6, 26-27	N/A	**128**	**28**	**128**	**28**	Permission granted	10/01976/OUT approved 31/10/2012	13/00191/REM approved 10/05/2013, 14/01752/FUL approved 17/07/2015 18/01056/REM approved 10/01/2019	Y	128								48		52	28							
6	Land east of North Court Road and north of Hospital Approach Broomfield	570537	211425	CM1 7FN	Broomfield - Broomfield and the Walthams	NCAAP1	N/A	**165**	**58**	**91**	**58**	Permission granted	13/00409/FUL approved 28/05/2014	13/00409/MAT/1 approved 06/03/2017	Y		165			51	40													
7	Land east of North Court Road and north of Hospital Approach Broomfield (Care Home)	570537	211425	CM1 7FN	Broomfield - Broomfield and the Walthams	NCAAP1	N/A	**48**	**0**	**48**	**0**	Permission granted	13/00409/FUL approved 28/05/2014	13/00409/MAT/2	N		48			48													
8	Land north of Copperfield Road (East portion) Chelmsford	569222	209373	CM1 4FL	Broomfield - Broomfield and the Walthams	NCAAP4	N/A	**198**	**70**	**198**	**70**	Permission granted	14/01672/OUT approved 8/11/2016	17/00189/REM approved 18/10/2017	Y, April 2018		198			26	20	28	28	54	22	20								
9	Greater Beaulieu Park White Hart Lane Springfield - Phase 1 - Zone E	572633	210088	CM1 6DF	Springfield - Springfield North	NCAAP 5,7-10,12	N/A	**199**	**59**	**170**	**43**	Permission granted	09/01314/EIA approved 07/03/2014	16/01015/REM approved 20/03/2017	Y, November 2014		199			69	17	38	21	20	5									
10	Greater Beaulieu Park White Hart Lane Springfield - Phase 1 - Zone C1	572633	210088	CM1 6BY	Springfield - Springfield North	NCAAP 5,7-10,12	N/A	**199**	**74**	**73**	**21**	Permission granted	09/01314/EIA approved 07/03/2014	15/02072/REM approved 10/03/2016	Y, November 2014		199			34	21	10		8										
11	Greater Beaulieu Park White Hart Lane Springfield - Phase 1 - Zone C2	572633	210088	CM1 6BY	Springfield - Springfield North	NCAAP 5,7-10,12	N/A	**122**	**18**	**122**	**18**	Permission granted	09/01314/EIA approved 07/03/2014	16/01471/REM approved 01/12/2016	Y, November 2014		122			17	5	47	12	35	1	5								
12	Greater Beaulieu Park White Hart Lane Springfield - Phase 2 - Zone F & I	571959	210018	CM1 6AR	Springfield - Springfield North	NCAAP 5,7-10,12	N/A	**254**	**76**	**206**	**43**	Permission granted	09/01314/EIA approved 07/03/2014	16/00892/REM approved 09/02/2016 and 16/00893/FUL approved 18/05/2017	Y, November 2014		254			58	29	51	6	48	8	6								
13	Greater Beaulieu Park White Hart Lane Springfield - Phase 2 - Zone K and L	572633	210088	CM1 6AR	Springfield - Springfield North	NCAAP 5,7-10,12	N/A	**300**	**81**	**300**	**81**	Permission granted	09/01314/EIA approved 07/03/2014		Y, November 2014		300					48	14	48	14	48	14	48	14	27	25			
14	Greater Beaulieu Park White Hart Lane Springfield - Phase 2 - Zone M, N & Q	572633	210088	CM1 6AR	Springfield - Springfield North	NCAAP 5,7-10,12	N/A	**271**	**73**	**271**	**73**	Permission granted	09/01314/EIA approved 07/03/2014		Y, November 2014		271						25	48	10	48	14	48	13	48	7	10		
15	Greater Beaulieu Park White Hart Lane Springfield - Phase 2- Zone J	572633	210088	CM1 6AR	Springfield - Springfield North	NCAAP 5,7-10,12	N/A	**82**	**22**	**82**	**22**	Permission granted	09/01314/EIA approved 07/03/2014		Y, November 2014		82							20	7	20	7	20	8					
16	Greater Beaulieu Park White Hart Lane Springfield - Remainder of phase 2-4	572714	210006	CM1 6AR	Springfield - Springfield North	NCAAP 5,7-10,12	N/A	**1764**		**1764**		Permission granted	09/01314/EIA approved 07/03/2014			1764																1220	544	
	SUB TOTAL																			**344**	**176**	**268**	**140**	**389**	**76**	**199**	**63**	**116**	**35**	**75**	**32**	**1230**	**544**	**0**
	Site Allocations Development Plan Document Allocations																																
17	Former Runwell Hospital (St Lukes) Runwell Chase Runwell - Phase 3	576223	195983	SS11 7XX	Rettendon - Rettendon & Runwell	SAD17	N/A	**102**	**35**	**102**	**35**	Permission granted	12/01480/OUT approved 21/11/2013	17/01320/REM approved 09/04/2018	Y	102				59	19	8	16											
18	Former Runwell Hospital (St Lukes) Runwell Chase Runwell - Phase 4	576223	195983	SS11 7XX	Rettendon - Rettendon & Runwell	SAD17	N/A	**134**	**47**	**134**	**47**	Permission granted	12/01480/OUT approved 21/11/2013			134						54	24	33	23									
19	Former Runwell Hospital (St Lukes) Runwell Chase Runwell - Phase 5	576223	195983	SS11 7XX	Rettendon - Rettendon & Runwell	SAD17	N/A	**71**	**25**	**71**	**25**	Permission granted	12/01480/OUT approved 21/11/2013			71								42	22	4	3							
20	Morelands Industrial Estate, Tileworks Lane, Rettendon	575433	198261	CM3 8HB	Rettendon - Rettendon & Runwell	SAD16	N/A	**24**	**0**	**24**	**0**	Permission granted	14/01657/OUT approved 26/05/2015		N	24															24		
21	Land between Back Lane and Old Church Road East Hanningfield	576794	200829	CM3 8BG	East Hanningfield - Bicknacre and West Hanningfield	SAD20	N/A	**20**	**10**	**20**	**10**	Permission granted	16/00215/OUT approved 06/12/2016		N		20													10	10			
	SUB TOTAL																			**59**	**19**	**62**	**40**	**75**	**45**	**4**	**3**	**0**	**0**	**10**	**10**	**24**	**0**	**0**
	Large Sites (Unallocated)																																
22	Burrows Electrical Wholesalers Railway Street Chelmsford	570414	207170	CM1 1QS	Chelmsford - Marconi	TCAAP	N/A	**14**	**0**	**14**	**0**	Permission granted	17/00142/FUL approved 28/06/2017	N/A	N	14				14														
23	47 Broomfield Road Chelmsford	570317	207315	CM1 1SY	Chelmsford - Marconi	TCAAP	N/A	**14**	**0**	**14**	**0**	Permission granted	16/01145/FUL approved 30/09/2016	N/A	Y, Building Demolished Dec 2016	14						14												
24	50 Rainsford Road Chelmsford	570177	207256	CM1 2XB	Chelmsford - Marconi	TCAAP	N/A	**27**	**0**	**27**	**0**	Prior approval required - approved	18/00536/CUPAO approved 17/05/2018	N/A	N			27				27												
25	Ashby House Brook Street Chelmsford	571048	207535	CM1 1UH	Chelmsford - Marconi	TCAAP	N/A	**63**	**0**	**63**	**0**	Prior approval required - approved	16/00587/COUPA approved 10/06/2016	N/A	N			63				63												
26	Site rear of 30-34 Broomfield Road	570415	207239	CM1 1SW	Chelmsford - Marconi	TCAAP	N/A	**24**	**0**	**24**	**0**	Permission granted	18/01544/FUL approved 28/02/2019	N/A	Y, September 2017. Works Stalled	24						24												
27	Central House Parkway Chelmsford	570888	206475	CM2 0NF	Chelmsford Town - Moulsham and Central	TCAAP	N/A	**37**	**0**	**37**	**0**	Prior approval required - approved	18/00136/CUPAQ approved 03/05/2018 and 18/01928/CUPAO approved 25/01/2019	N/A	Y			37		37														
28	51A to 54A High Street Chelmsford	570978	206563	CM1 1EY	Chelmsford - Moulsham and Central	TCAAP	N/A	**12**	**0**	**12**	**0**	Prior approval not required	17/00769/CUPAO approved 28/06/2017	N/A	N			12				12												
29	41 Springfield Road Chelmsford	571148	206718	CM2 6JE	Chelmsford - Moulsham and Central	TCAAP	N/A	**48**	**0**	**48**	**0**	Prior approval required - approved	18/01426/CUPAO approved 01/10/2018	N/A	Y			48		48														

Housing Site Schedule - June 2019

2019 Site Reference No.	Site Address	Easting	Northing	Postcode	Ward/Parish	Allocation Number	SHELAA/UCS Reference	Estimated Total Capacity	No of which AH	Total Outstanding Capacity	AH Outstanding Capacity	Status	Governing Planning Permission and approval date	Reserved Matters/Other approvals and decision dates	Work Started	PDL	Greenfield	Conversion	Demolition/Loss	Year 1 19/20		Year 2 20/21		Year 3 21/22		Year 4 22/23		Year 5 23/24		Year 6 24/25		Years 2025/26 - 2029/30	Years 2030/31 - 2034/35	Year 2035/36
																				Market	Affordable	Market	Affordable	Market	Affordable	Market	Affordable	Market	Affordable	Market	Affordable			
30	Royal & Sunalliance Parkview House Victoria Road South	570582	206803	CM1 1NG	Chelmsford - Moulsham and Central	TCAAP	N/A	**45**	**0**	**45**	**0**	Permission granted	15/01651/MAT/1 approved 19/08/2016	N/A	Y (See 17/01984/CLEUD)			45													45		
31	Royal & Sunalliance Parkview House Victoria Road South	570582	206803	CM1 1NG	Chelmsford - Moulsham and Central	TCAAP	N/A	**15**	**0**	**15**	**0**	Permission granted	15/01590/MAT/1 approved 19/08/2016	N/A	Y			15													15		
32	St Marks Centre Cottage Place Chelmsford	570755	207025	CM1 1NL	Chelmsford - Moulsham and Central	TCAAP	N/A	**10**	**0**	**10**	**0**	Permission granted	17/01191/FUL approved 11/01/2018	N/A	N	10						10											
33	101 New London Road Chelmsford	570720	206392	CM2 0PP	Chelmsford - Moulsham and Central	TCAAP	N/A	**44**	**0**	**44**	**0**	Permission granted	18/01052/CUPAO approved 06/08/2018	N/A	N			44								44							
34	Site at 636-638 and 640 Galleywood Road Chelmsford	570310	203980	CM2 8BX	Chelmsford Town Area - Goat Hall	SAD	N/A	**14**	**0**	**14**	**0**	Permission granted	18/00824/FUL approved 18/02/2019	N/A	N	14										14							
35	Moulsham Lodge Community Centre Waltham Glen Chelmsford	571235	205408	CM2 9EL	Chelmsford Town Area - Moulsham Lodge	SAD	CFS275	**26**	**0**	**26**	**0**	Permission granted	17/00625/FUL approved 23/09/2017	N/A	Y, December 2017	26				26													
36	Rosehart Properties Ltd Block B Chelmsford Office and Technology Park (BAE)	572947	204010	CM2 8HN	Great Baddow - Great Baddow East	SAD	N/A	**65**	**0**	**65**	**0**	Prior approval not required	18/00500/CUPAO approved 09/05/2018	N/A	N	65										65							
37	Land South of Runnymede Cottage Blasford Hill Little Waltham	570700	211607	CM3 3PG	Little Waltham - Broomfield and the Walthams	NCAAP	N/A	**10**	**0**	**10**	**0**	Permission granted	18/01349/OUT approved 11/02/2019		N		10													10		
38	Garages rear of 24 Cherry Garden Road Great Waltham	569387	213242	CM3 1DJ	Great Waltham - Broomfield and The Walthams	NCAAP	N/A	**10**	**10**	**10**	**10**	Permission granted	15/00838/FUL approved 11/11/2015	N/A	Y	10							10										
39	Brook Farm Riding Stables Stock Road Stock Billericay	568701	197445	CM4 9PH	Stock - South Hanningfield, Stock & Margaretting	SAD	N/A	**10**	**0**	**10**	**0**	Permission granted	17/02001/FUL approved 01/03/2018	N/A	N	10						10											
40	Writtle Community Association 12-14 Redwood Drive Writtle	566922	206121	CM1 3LY	Writtle	SAD	MON/00279/14	**13**	**0**	**13**	**0**	Permission granted	17/00780/FUL approved 15/03/2018	N/A	N	3		10				13											
	SUBTOTAL																			**125**	**0**	**173**	**10**	**0**	**0**	**123**	**0**	**0**	**0**	**10**	**0**	**60**	**0**	**0**
	Small Sites (Unallocated)																																
41	Workshop Main Road Woodham Ferrers Chelmsford	579868	199001	CM3 8RN	Bicknacre - Bicknacre and East and West Hanningfield	SAD	N/A	**2**	**0**	**2**	**0**	Permission granted	16/01563/FUL approved 25/10/2016	N/A	Y, Jan 2018	2				2													
42	Boreham Village Store Main Road Boreham	575314	210039	CM3 3JG	Boreham - Boreham and the Leighs	SAD	N/A	**5**	**0**	**5**	**0**	Permission granted	17/00240/FUL approved 05/05/2017	N/A	N	5						5											
43	Land adjacent 1 Janes Cottages Main Road Boreham	575031	209886	CM3 3HG	Boreham - Boreham and the Leighs	SAD	N/A	**1**	**0**	**1**	**0**	Permission granted	16/00224/FUL approved 26/04/16	N/A	N		1			1													
44	126 Main Road Broomfield Chelmsford	570832	209714	CM1 7AG	Broomfield - Broomfield and the Walthams	SAD	N/A	**-1**	**0**	**-1**	**0**	Permission granted	18/01290/FUL approved 12/09/2018	N/A	N				1			1											
45	Land Between 137 and 141 Main Road Great Leighs	572922	217601	CM3 1NP	Great and Little Leighs - Borehams and the Leighs	SAD	N/A	**1**	**0**	**1**	**0**	Permission granted	16/00271/FUL approved 25/05/2016	N/A	Y, May 2018		1			1													
46	Helvellyn Moulsham Hall Lane Great leighs	572910	218891	CM3 1LZ	Great and Little Leighs - Borehams and the Leighs	SAD	CFS204 (part of)	**9**	**0**	**9**	**0**	Permission granted	16/00520/FUL approved 21/09/2016	N/A	Y			10	1	9													
47	Land at 51 Main Road Great Leighs	572509	216648	CM3 1ND	Great and Little Leighs - Borehams and the Leighs	SAD	N/A	**1**	**0**	**1**	**0**	Permission granted	15/01589/FUL approved 26/11/2015	N/A	Y, November 2018		1			1													
48	Site at 215 Linnet Drive Chelmsford	570907	204589	CM2 8AZ	Chelmsford Town Area - Goat Hall	SAD	N/A	**1**	**0**	**1**	**0**	Permission granted	18/00265/FUL approved 30/04/2018	N/A	N		1					1											
49	89 Widford Road Chelmsford	569537	205106	CM2 8SY	Chelmsford - Goat Hall	SAD	N/A	**8**	**0**	**8**	**0**	Permission granted	17/01549/FUL approved 26/10/2017	N/A	Y, July 2018		9		1	8													
50	Haven Orchard Goat Hall Lane Chelmsford	569706	202926	CM2 8PH	Chelmsford - Goat Hall	SAD	N/A	**2**	**0**	**2**	**0**	Permission granted	15/01989/FUL approved 15/07/2016	N/A	IN March 2019	3			1	2													
51	Land North West of 12 Widford Close Chelmsford	569643	205393	CM3 8TA	Chelmsford - Goat Hall	SAD	N/A	**1**	**0**	**1**	**0**	Permission granted	16/00139/FUL approved 24/03/2016	N/A	Y, December 2018		1			1													
52	Site at 89 Rectory Lane Chelmsford	570675	207558	CM1 1RF	Chelmsford Town Area - Marconi	TCAAP	N/A	**3**	**0**	**3**	**0**	Permission granted	17/01223/FUL approved 29/09/2017	N/A	N			4	1			3											
53	25 Townfield Street Chelmsford	570554	207238	CM1 1QJ	Chelmsford Town Area - Marconi	TCAAP	N/A	**4**	**0**	**4**	**0**	Permission granted	17/00146/FUL approved 21/04/2017	N/A	N			4				4											
54	90B Broomfield Road Chelmsford	570430	207483	CM1 1SS	Chelmsford Town Area - Marconi	TCAAP	N/A	**3**	**0**	**3**	**0**	Prior approval not required	17/00378/CUPAO approved 21/04/2017	N/A	N			3		3													
55	Land Rear of 43-43A Broomfield Road Chelmsford	570345	207286	CM1 1SY	Chelmsford - Marconi	TCAAP	N/A	**4**	**0**	**4**	**0**	Permission granted	16/01482/FUL approved 10/11/2016	N/A	Y, April 2018	4				4													
56	Block 32-37 Glebe Road Chelmsford	570489	207362	CM1 1QG	Chelmsford - Marconi	TCAAP	N/A	**2**	**0**	**2**	**0**	Permission granted	16/01590/FUL approved 31/10/2016	N/A	N	2				2													
57	7-13 Rainsford Road Chelmsford	570262	207149	CM1 2PZ	Chelmsford - Marconi	TCAAP	N/A	**1**	**0**	**1**	**0**	Permission granted	15/01715/FUL approved 04/03/2016	N/A	IN August 2018			1		1													
58	22 Rainsford Road Chelmsford	570256	207185	CM1 2QD	Chelmsford - Marconi	TCAAP	N/A	**4**	**0**	**4**	**0**	Permission granted	15/01512/FUL approved 11/11/2015	N/A	Y, Nov 2018	3		1		4													
59	Flair Recruitment First and Second Floors 54A High Street Chelmsford	570987	206586	CM1 1DH	Chelmsford Town Area - Moulsham and Central	TCAAP	N/A	**2**	**0**	**2**	**0**	Permission granted	18/01465/FUL approved 19/12/2018	N/A	N			2				2											
60	Site at 25 St Johns Road Chelmsford	570711	205965	CM2 9PD	Chelmsford Town Area - Moulsham and Central	SAD	N/A	**2**	**0**	**2**	**0**	Permission granted	18/01949/FUL approved 14/01/2019	N/A	N			2				2											
61	Site at 27 St Johns Road Chelmsford	570715	205961	CM2 9PD	Chelmsford Town Area - Moulsham and Central	SAD	N/A	**2**	**0**	**2**	**0**	Permission granted	18/01032/FUL approved 08/08/2018	N/A	N			2				2											
62	19 Van Diemans Road Chelmsford	571421	205872	CM2 9QH	Chelmsford Town Area - Moulsham and Central	SAD	N/A	**2**	**0**	**2**	**0**	Permission granted	17/01212/FUL approved 01/03/2018	N/A	Y, January 2019		2			2													

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2019 Site Reference No.	Site Address	Easting	Northing	Postcode	Ward/Parish	Allocation Number	SHELAA/UCS Reference	Estimated Total Capacity	No of which AH	Total Outstanding Capacity	AH Outstanding Capacity	Status	Governing Planning Permission and approval date	Reserved Matters/Other approvals and decision dates	Work Started	PDL	Greenfield	Conversion	Demolition/Loss	Year 1 19/20		Year 2 20/21		Year 3 21/22		Year 4 22/23		Year 5 23/24		Year 6 24/25		Years 2025/26 - 2029/30	Years 2030/31 - 2034/35	Year 2035/36
																				Market	Affordable	Market	Affordable	Market	Affordable	Market	Affordable	Market	Affordable	Market	Affordable	Market	Affordable			
63	15 Van Diemans Lane Chelmsford	571477	205791	CM2 9QJ	Chelmsford Town Area - Moulsham and Central	SAD	N/A	1	0	1	0	Permission granted	17/00316/FUL approved 13/04/2017	N/A	N		1			1														
64	Rivers House 129 Springfield Road Chelmsford	571384	206965	CM2 6JL	Chelmsford - Moulsham and Central	TCAAP	N/A	4	0	4	0	Permission granted	16/02281/FUL approved 08/03/2017	N/A	N	4						4												
65	Site at 18-20 Springfield Road Chelmsford	571066	206642	CM2 6FA	Chelmsford - Moulsham and Central	TCAAP	N/A	6	0	6	0	Prior approval not required	15/02046/COUPA approved 08/07/2016	N/A	N			6		6														
66	Site rear of 139 to 141 Springfield Road Chelmsford	571410	206999	CM2 6JW	Chelmsford - Moulsham and Central	TCAAP	N/A	1	0	1	0	Permission granted	16/02157/FUL approved 01/02/2017	N/A	N	1						1												
67	Moulsham Home 116-117 Moulsham Street Chelmsford	570364	205853	CM2 0JN	Chelmsford - Moulsham and Central	SAD	N/A	7	0	7	0	Permission granted	18/00047/FUL approved 05/03/2018	N/A	N	7						7												
68	101A Moulsham Street Chelmsford	570462	205886	CM2 0JG	Chelmsford - Moulsham and Central	TCAAP	N/A	9	0	9	0	Permission granted	17/01476/FUL approved 23/11/2017	N/A	N	10			1			9												
69	Site at 190 Moulsham Street Chelmsford	570798	206337	CM2 0LG	Chelmsford - Moulsham and Central	TCAAP	N/A	2	0	2	0	Permission granted	16/01565/FUL approved 14/02/2017	N/A	N	2						2												
70	181 Moulsham Street Chelmsford	570738	206294	CM2 0LD	Chelmsford - Moulsham and Central	TCAAP	N/A	5	0	5	0	Permission granted	17/02102/FUL approved 09/03/2018	N/A	Y, Jan 2019	1		4		5														
71	Site rear of 50A - 50B Moulsham Street Chelmsford	570784	206263	CM2 0HY	Chelmsford - Moulsham and Central	TCAAP	N/A	1	0	1	0	Permission granted	17/00719/FUL approved 03/07/2017	N/A	Y, September 2018			1		1														
72	42 Moulsham Street Chelmsford	570814	206321	CM2 0HY	Chelmsford - Moulsham and Central	TCAAP	N/A	1	0	1	0	Permission granted	17/00401/FUL approved 10/05/2017	N/A	N			1				1												
73	23-27 Moulsham Street, Chelmsford	570904	206397	CM2 0XQ	Chelmsford - Moulsham and Central	TCAAP	N/A	9	0	9	0	Prior approval required - approved	16/01603/COUPA approved 07/11/2016	N/A	N			9				9												
74	Site at 5 Baddow Road Chelmsford	570998	206450	CM2 0BX	Chelmsford - Moulsham and Central	TCAAP	N/A	1	0	1	0	Permission granted	18/00411/FUL approved 11/06/2018	N/A	N			1		1														
75	Site at 73 Lady Lane Chelmsford	571148	205900	CM2 0TH	Chelmsford - Moulsham and Central	TCAAP	N/A	3	0	3	0	Permission granted	18/00290/FUL approved 08/06/2018	N/A	N	4			1			3												
76	Land Adjacent 44 Mildmay Road Chelmsford Essex	570962	206232	CM2 0DZ	Chelmsford - Moulsham and Central	TCAAP	N/A	1	0	1	0	Permission granted	15/01094/FUL approved 30/09/2015	N/A	Y, December 2018	1				1														
77	37 Shrublands Close Chelmsford	571308	207002	CM2 6LR	Chelmsford - Moulsham and Central	TCAAP	N/A	3	0	3	0	Permission granted	17/00351/FUL approved 04/07/2017	N/A	N		4		1			3												
78	Land South East of Riverbank Court Shrublands Close Chelmsford	571250	206918	CM2 6WY	Chelmsford - Moulsham and Central	TCAAP	N/A	3	0	3	0	Permission granted	12/00917/FUL approved 25/07/2012	N/A	Y, (works stalled)	3								3										
79	Dukesmead House 39 High Street Chelmsford	571019	206629	CM1 1BE	Chelmsford - Moulsham and Central	TCAAP	N/A	5	0	5	0	Prior approval not required	15/02045/COUPA approved 08/07/2016	N/A	N			5				5												
80	Chelmsford Club 108 New London Road	570583	206338	CM2 0RG	Chelmsford - Moulsham and Central	TCAAP	N/A	5	0	3	0	Permission granted	14/01406/FUL approved 28/11/2014	N/A	Y	1		4		3														
81	Roadstar Tyre and Exhaust Centre New Writtle Street Chelmsford	570714	206334	CM2 0SB	Chelmsford - Moulsham and Central	TCAAP	N/A	5	0	5	0	Permission granted	17/00207/FUL approved 16/06/2017	N/A	N	5						5												
82	Site at 10 amd 10A Duke Street Chelmsford	570768	206934	CM1 1HL	Chelmsford Town Area - Moulsham and Central	TCAAP	N/A	4	0	4	0	Permission granted	18/01845/FUL approved 29/03/2019	N/A	N			4				4												
83	4 Duke Street Chelmsford	570795	206902	CM1 1HL	Chelmsford Town Area - Moulsham and Central	TCAAP	N/A	1	0	1	0	Permission granted	18/00154/FUL approved 04/04/2018	N/A	BR submitted			1		1														
84	22A Duke Street, Chelmsford	570720	206997	CM1 1HS	Chelmsford - Moulsham and Central	TCAAP	N/A	5	0	5	0	Permission granted	15/01231/FUL approved 03/11/2015	N/A	Y	5				5														
85	1 & 2 Anchor Street Chelmsford	570509	206182	CM2 0JY	Chelmsford - Moulsham and Central	TCAAP	N/A	2	0	2	0	Permission granted	15/00439/FUL approved 19/05/2015	N/A	Y, November 2018			2		2														
86	Land East of 2 St Mildreds Road Chelmsford	570626	205643	CM2 9PU	Chelmsford - Moulsham and Central	SAD	N/A	1	0	1	0	Permission granted	16/01686/FUL approved 20/12/2016	N/A	N		1					1												
87	Site at 34 Waterson Vale Chelmsford	571323	205485	CM2 9PB	Chelmsford Town Area - Moulsham Lodge	SAD	N/A	1	0	1	0	Permission granted	18/00962/FUL approved 16/08/2018	N/A	N			1				1												
88	Land to the east of Lucas Avenue Chelmsford	571479	204852	CM2 9JN	Chelmsford Town Area - Moulsham Lodge	SAD	N/A	5	0	5	0	Permission granted	18/01311/OUT approved 12/10/2018		N	5						5												
89	7 Alder Drive Chelmsford	570578	204902	CM2 9EY	Chelmsford Town Area - Moulsham Lodge	SAD	N/A	1	0	1	0	Permission granted	18/00346/FUL approved 16/04/2018	N/A	Y Aug 2018		1			1														
90	Land Adjacent 214 Gloucester Avenue Chelmsford	571198	205042	CM2 9LG	Chelmsford Town Area - Moulsham Lodge	SAD	N/A	1	0	1	0	Permission granted	18/01749/FUL approved 28/02/2019	N/A	Y, March 2019		1			1														
91	Land at 64 Cypress Drive Chelmsford	571228	204841	CM2 9LU	Chelmsford - Moulsham Lodge	SAD	N/A	1	0	1	0	Permission granted	16/00717/FUL approved 20/06/2016	N/A	Y, March 2019		1			1														
92	28-30 Third Avenue Chelmsford CM1 4EY	570596	208341	CM1 4EY	Chelmsford Town Area - Patching Hall	SAD	N/A	2	0	2	0	Permission granted	18/00049/FUL approved 16/04/2018	N/A	Y, March 2019			4	2	2														
93	Land Adjacent 19 Darrell Close Chelmsford	570539	208939	CM1 4EL	Chelmsford - Patching Hall	SAD	N/A	2	0	2	0	Permission granted	18/00630/FUL approved 31/05/2018	N/A	Y, June 2018		2			2														
94	299 Broomfield Road Chelmsford	570634	208958	CM1 4DU	Chelmsford - Patching Hall	SAD	N/A	8	0	8	0	Permission granted	16/01622/FUL approved 15/12/2016	N/A	N	8						8												
95	76A Kings Road Chelmsford	570018	208056	CM1 4HP	Chelmsford - Patching Hall	SAD	N/A	1	0	1	0	Permission granted	17/01355/FUL approved 04/12/17	N/A	N		1					1												
96	Land at 45 Eves Crescent Chelmsford	570198	208209	CM1 4HS	Chelmsford - Patching Hall	SAD	N/A	2	0	2	0	Permission granted	16/00035/FUL approved 08/02/2016	N/A	Y, April 2018		2			2														

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2019 Site Reference No.	Site Address	Easting	Northing	Postcode	Ward/Parish	Allocation Number	SHELAA/UCS Reference	Estimated Total Capacity	No of which AH	Total Outstanding Capacity	AH Outstanding Capacity	Status	Governing Planning Permission and approval date	Reserved Matters/Other approvals and decision dates	Work Started	PDL	Greenfield	Conversion	Demolition/Loss	Year 1 19/20		Year 2 20/21		Year 3 21/22		Year 4 22/23		Year 5 23/24		Year 6 24/25		Years 2025/26 - 2029/30	Years 2030/31 - 2034/35	Year 2035/36
																				Market	Affordable	Market	Affordable	Market	Affordable	Market	Affordable	Market	Affordable	Market	Affordable	Market	Affordable			
97	Site at 150 Broomfield Road Chelmsford	570432	208167	CM1 1RN	Chelmsford - Patching Hall	SAD	N/A	2	0	2	0	Permission granted	17/00810/FUL approved 29/06/2017	N/A	Y			2		2														
98	Land rear of 269A and 269B Broomfield Road Chelmsford	570513	208764	CM1 4DP	Chelmsford - Patching Hall	SAD	N/A	2	0	2	0	Permission granted	17/00777/FUL approved 29/06/2017	N/A	Y	2				2														
99	Land at 64 Corporation Road Chelmsford	570293	207894	CM1 2AR	Chelmsford Town Area - Chelmsford Rural West	SAD	N/A	2	0	2	0	Permission granted	18/01526/FUL approved 20/03/2019	N/A	N		2					2												
100	Site at 14 Arnhem Road Chelmsford	569386	208543	CM1 2EN	Chelmsford Town Area - St Andrews	SAD	N/A	1	0	1	0	Permission granted	18/00985/FUL approved 24/08/2018	N/A	IN March 2019		1			1														
101	Site at 2 Medway Close Chelmsford	568842	207663	CM1 2LH	Chelmsford Town Area - St Andrews	SAD	N/A	1	0	1	0	Permission granted	17/01349/FUL approved 21/09/2017	N/A	N		1					1												
102	61 Queensland Crescent Chelmsford	569008	208340	CM1 2DZ	Chelmsford Town Area - St Andrews	SAD	N/A	4	0	4	0	Permission granted	18/01404/FUL approved 26/10/2018	N/A	Y, March 2019		2	2		4														
103	Land rear of 111 Arbour Lane Chelmsford	571519	207786	CM1 1SB	Chelmsford Town Area - The Lawns	SAD	N/A	1	0	1	0	Permission granted	18/01357/FUL approved 27/09/2018	N/A	Y, March 2019		1			1														
104	Site at 89 Humber Road, Chelmsford	571360	208257	CM1 7PF	Chelmsford Town Area - The Lawns	SAD	N/A	1	0	1	0	Permission granted	17/00976/FUL approved 16/08/2017	N/A	N		1					1												
105	21 Seven Ash Green Chelmsford	571440	208043	CM1 7SE	Chelmsford - The Lawns	SAD	N/A	2	0	2	0	Permission granted	12/01499/FUL approved 30/11/2012	N/A	Y, (stalled)		3		1					2										
106	The Red Lion 249 Springfield Road Chelmsford	571692	207261	CM1 7RA	Chelmsford Town Area - Trinity	SAD	N/A	1	0	1	0	Permission granted	18/01945/FUL approved 11/03/2019	N/A	N				1			1												
107	Block 1 to 11 Abbotts Place Chelmsford	571549	207125	CM2 6RD	Chelmsford - Trinity	SAD	N/A	2	0	2	0	Permission granted	18/00761/FUL approved 09/08/2018	N/A	N			2				2												
108	Land rear of 270 to 272 Springfield Road Chelmsford	572334	207721	CM2 6AS	Chelmsford - Trinity	TCAAP	N/A	2	0	1	0	Permission granted	13/00996/FUL approved 11/09/2013	N/A	Y		2			1														
109	Land South West of 213 Chignal Road Chelmsford	568451	208785	CM1 4SS	Chignal - Chelmsford Rural West	SAD	N/A	3	0	3	0	Appeal allowed	16/01093/OUT approved 15/03/2019		N		3							3										
110	Riceen Chignal Road Chignal Smealy Chelmsford	568028	210989	CM1 4SY	Chignal - Chelmsford Rural West	SAD	N/A	1	0	1	0	Permission granted	15/01748/FUL approved 11/05/2016	N/A	Y, March 2019		1			1														
111	Land at the Bell 126 Main Road Danbury Chelmsford	577343	205336	CM3 4DT	Danbury - Little Baddow Danbury and Sandon	SAD	N/A	1	0	1	0	Permission granted	18/01171/FUL approved 16/01/2019	N/A	N	1						1												
112	Site at 74 Mill Lane Danbury Chelmsford	578873	205029	CM3 4HX	Danbury - Little Baddow Danbury and Sandon	SAD	N/A	2	0	2	0	Permission granted	18/00191/FUL approved 03/04/2018	N/A	N		3		1			2												
113	Poplar Farm Bicknacre Road Danbury Chelmsford	578276	203754	CM3 4EP	Danbury - Little Baddow Danbury and Sandon	SAD	N/A	1	0	1	0	Permission granted	17/00403/FUL approved 28/04/2017	N/A	N			1				1												
114	Land Between 83 and 87 Mill Lane Danbury Chelmsford	579033	204918	CM3 4HY	Danbury - Little Baddow Danbury and Sandon	SAD	N/A	1	0	1	0	Permission granted	17/01930/FUL approved 05/01/2018	N/A	N		1					1												
115	Site at Hyde Farm Nursery Hyde Lane Danbury	579880	203593	CM3 4LN	Danbury - Little Baddow, Danbury and Sandon	SAD	N/A	2	0	2	0	Permission granted	18/01092/FUL approved 28/08/2018		Y, November 2018	2				2														
116	Woodend Cat Hotel 77 Hopping Jacks Lane Danbury Chelmsford	578969	205616	CM3 4PD	Danbury, Little Baddow, Danbury & Sandon	SAD	N/A	1	0	1	0	Permission granted	18/00627/FUL approved 20/06/2018	N/A	N	1						1												
117	24 Main Road Danbury Chelmsford CM3 4NQ	578190	205223	CM3 4NQ	Danbury, Little Baddow, Danbury & Sandon	SAD	N/A	1	0	1	0	Permission granted	15/01722/FUL approved 23/12/2015	N/A	Y, June 2017		2		1	1														
118	Barn 2 Land Rear of the Gables Bicknacre Road East Hanningfield	577121	201514	CM3 8AN	East Hanningfield - Bicknacre and West Hanningfield	SAD	N/A	1	0	1	0	Prior approval required - approved	18/00210/CUPAQ approved 27/03/2018	N/A	Y, November 2018			1		1														
119	Land rear of the Gables Bicknacre Road East Hanningfied	577108	201536	CM3 8AN	East Hanningfield - Bicknacre and West Hanningfield	SAD	N/A	1	0	1	0	Prior approval required - approved	17/01087/CUPAQ approved 30/08/2017	N/A	N			1				1												
120	Little Claydons Old Southend Road Howe Green Chelmsford	574962	201656	CM2 7TB	East Hanningfield - Bicknacre and West Hanningfield	SAD	N/A	1	0	1	0	Prior approval required - approved	18/00400/CUPAQ approved 27/07/2018	N/A	N			1				1												
121	Former Piggery Building Highfields Farm Highfields Mead East Hanningfield	576914	201760	CM3 8AW	East Hanningfield - Bicknacre and West Hanningfield	SAD	N/A	3	0	3	0	Prior approval required - approved	16/00015/COUPA approved 02/03/2016	N/A	IN Submitted			3		3														
122	Galleywood Medical Centre 7 Bekeswell Medical Centre Barnard Road Galleywood	571192	202851	CM2 8SP	Galleywood - Galleywood	SAD	N/A	2	2	2	2	Permission granted	18/00570/FUL approved 07/06/2018	N/A	N			2					2											
123	Site at 13 Roughtons Galleywood	571322	203164	CM2 8PE	Galleywood - Galleywood	SAD	N/A	1	0	1	0	Permission granted	18/00311/FUL approved 01/06/2018	N/A	N		1					1												
124	Site at 45 Pyms Road Galleywood Chelmsford	570703	203110	CM2 8PY	Galleywood - Galleywood	SAD	N/A	1	0	1	0	Permission granted	17/01518/FUL approved 06/11/2017	N/A	Y, May 2018		1			1														
125	Barn at Little Mascalls West Hanningfield Road Great Baddow	573147	202504	CM2 7SY	Galleywood - Galleywood	SAD	N/A	1	0	1	0	Permission granted	18/00081/FUL approved 16/03/2018	N/A	Y, March 2018	1				1														
126	Site at Mapletree Works Brook Lane Galleywood Chelmsford	570497	203316	CM2 7SX	Galleywood - Galleywood	SAD	N/A	2	0	2	0	Permission granted	17/00290/FUL approved 25/07/2018	N/A	N	2						2												
127	Land South of 17 Galleywood Road Great Baddow Chelmsford	572276	204716	CM2 8DH	Great Baddow - Great Baddow West	SAD	N/A	1	0	1	0	Permission granted	17/00017/OUT approved 01/03/2018	18/01106/REM approved 17/08/2018	Y, December 2018		1			1														
128	Land Rear of 138 Beehive Lane Great Baddow Chelmsford	571495	204707	CM2 9SP	Great Baddow - Great Baddow West	SAD	N/A	1	0	1	0	Permission granted	18/00777/FUL approved 26/06/2018	N/A	N		1					1												
129	Land Adjacent 35 Vicarage Lane Great Baddow Chelmsford	572927	204448	CM2 8HY	Great Baddow - Great Baddow East	SAD	N/A	1	0	1	0	Permission granted	18/02001/FUL approved 29/01/2019	N/A	N		1					1												
130	Land at 62 Longfield Road Great Baddow Chelmsford	572493	205663	CM2 7QH	Great Baddow - Great Baddow East	SAD	N/A	1	0	1	0	Permission granted	18/00100/FUL approved 11/05/2018	N/A	Y, March 2019		1			1														
131	1 Crescent Road Great Baddow Chelmsford	573079	205092	CM2 7DB	Great Baddow - Great Baddow East	SAD	N/A	1	0	1	0	Permission granted	18/00339/FUL approved 16/04/2018	N/A	Y March 2019		1			1														
132	Bell House, Bell Street Great Baddow Chelmsford	572898	204873	CM2 7JS	Great Baddow - Great Baddow East	SAD	N/A	1	0	1	0	Permission granted	17/00662/FUL approved 01/06/2017	N/A	N			1		1														

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																			Year 1 19/20		Year 2 20/21		Year 3 21/22		Year 4 22/23		Year 5 23/24		Year 6 24/25		Years 2025/26 - 2029/30	Years 2030/31 - 2034/35	Year 2035/36
2019 Site Reference No.	Site Address	Easting	Northing	Postcode	Ward/Parish	Allocation Number	SHELAA/UCS Reference	Estimated Total Capacity	No of which AH	Total Outstanding Capacity	AH Outstanding Capacity	Status	Governing Planning Permission and approval date	Reserved Matters/Other approvals and decision dates	Work Started	PDL	Greenfield	Conversion	Demolition/Loss	Market	Affordable	Market	Affordable	Market	Affordable	Market	Affordable	Market	Affordable	Market	Affordable			
133	Land at Elmwood House The Bringey Great Baddow Chelmsford	573250	204753	CM2 7QY	Great Baddow - Great Baddow East	SAD	N/A	1	0	1	0	Permission granted	16/00201/FUL approved 13/04/2016	N/A	N		1			1													
134	Land Adjacent and rear of 188 Main Road Great Leighs	573142	217893	CM3 1NR	Great and Little Leighs - Boreham and the Leighs	SAD	N/A	2	0	2	0	Permission granted	18/01799/FUL approved 07/03/2019	N/A	N		2					2											
135	Helvellyn Moulsham Hall Lane Great Leighs	572915	218892	CM3 1LZ	Great and Little Leighs - Boreham and the Leighs	SAD	CFS204 (part of)	2	0	2	0	Permission granted	18/00801/FUL approved 20/07/2018	N/A	Y, Oct 2018	2				2													
136	Barns at Coach Cottage Moulsham Hall Lane Great Leighs Chelmsford	572894	218541	CM3 1QP	Great and Little Leighs - Boreham and the Leighs	SAD	N/A	2	0	2	0	Permission granted	17/01213/FUL approved 02/05/2018	N/A	N			2				2											
137	Buildings at Wakerings Farm Leighs Farm Great Leighs	573426	214476	CM3 3NH	Great and Little Leighs - Boreham and the Leighs	SAD	N/A	3	0	3	0	Permission granted	17/00208/FUL approved 08/11/2017	N/A	N			3				3											
138	Land West of Gubbions Hall Farm Banters Lane Great Leighs	573578	217819	CM3 1PS	Great and Little Leighs - Boreham and the Leighs	SAD	N/A	1	0	1	0	Permission granted	16/01961/FUL approved 29/03/2017	N/A	Y Aug 2017		1			1													
139	Land at 37 Main Road Great Leighs Chelmsford	572362	216536	CM3 1NB	Great and Little Leighs - Boreham and the Leighs	SAD	N/A	1	0	1	0	Permission granted	17/01365/FUL approved 16/10/2017	N/A	N		1					1											
140	Land South West of 203 Main Road Great Leighs Chelmsford	573129	218062	CM3 1NS	Great and Little Leighs - Boreham and the Leighs	SAD	CFS76	1	0	1	0	Permission granted	17/00111/OUT approved 11/05/2017	18/00017/REM approved 11/05/2018	Y, June 2018		1			1													
141	Land at Sunnyside Margarets Woods Road Great Waltham Chelmsford	569192	212429	CM3 1OS	Great Waltham - Broomfield and the Walthams	SAD	N/A	1	0	1	0	Permission granted	18/01487/FUL approved 11/02/2019	N/A	N		1					1											
142	Barns North West of Littley Park Littley Park Lane Great Waltham	569304	217594	CM3 1LB	Great Waltham - Broomfield and the Walthams	SAD	N/A	1	0	1	0	Permission granted	18/00680/FUL approved 22/10/2018	N/A	IN February 2019			1		1													
143	Site at 52 Cherry Garden Road Great Waltham Chelmsford	569373	213397	CM3 1DJ	Great Waltham - Broomfield and the Walthams	SAD	N/A	1	0	1	0	Permission granted	18/01249/FUL approved 01/10/2018	N/A	IN October 2018			1		1													
144	Barn North East of Appletree Farm Hartford End Great Waltham Chelmsford	568618	216521	CM3 1LE	Great Waltham - Broomfield and the Walthams	SAD	N/A	1	0	1	0	Prior Approval Required - Approved	18/01480/CUPAQ approved 11/10/2018	N/A	Y, December 2018			1		1													
145	Land North of Well House Farm Littley Green Road Great Waltham Chelmsford	570037	215621	CM3 1BT	Great Waltham - Broomfield and The Walthams	SAD	N/A	2	0	1	0	Prior approval required - approved	17/01858/CUPAPA approved 18/12/2017	N/A	Y, March 2018			2		1													
146	Greenend Farm Dunmow Road North End	565810	218388	CM6 3PS	Great Waltham - Broomfield and The Walthams	SAD	N/A	1	0	1	0	Permission granted	17/00601/FUL approved 19/06/2017	N/A	Y Aug 2017			1		1													
147	Greenend Farm Dunmow Road North End	565829	218378	CM6 3PS	Great Waltham - Broomfield and The Walthams	SAD	N/A	1	0	1	0	Permission granted	17/00604/FUL approved 19/06/2017	N/A	N			1				1											
148	Barn South of Poulters Farm Ringtail Green Ford End Chelmsford	568048	216210	CM3 1LP	Great Waltham - Broomfield and The Walthams	SAD	N/A	1	0	1	0	Permission granted	16/02013/FUL approved 17/01/2017	N/A	N			1				1											
149	2 4 & 8 Barrack Lane Great Waltham	569350	213556	CM3 1ES	Great Waltham - Broomfield and The Walthams	NCAAP	N/A	5	5	1	1	Permission granted	12/00733/FUL approved 11/01/2013	N/A	Y, March 15	8			3					1									
150	Buildings rear of Spread Eagle Church Lane Ford End	567951	216705	CM3 1LH	Great Waltham - Broomfield and The Walthams	SAD	N/A	1	0	1	0	Permission granted	18/01508/OUT approved 19/12/2018		N	1						1											
151	Black Barn Shepherds Hey North End	566455	219455	CM6 3PD	Great Waltham - Broomfield and The Walthams	SAD	N/A	1	0	1	0	Permission granted	16/01107/FUL approved 30/09/2016	N/A	N			1				1											
152	Site North West of Round Roblets Bedfords Farm Road Good Easter	563018	213474	CM1 4RL	Good Easter - Chelmsford Rural West	SAD	N/A	3	0	3	0	Permission granted	18/01559/FUL approved 02/11/2018	N/A	N			3				3											
153	Barn at Round Roblets Bedfords Farm Road Good Easter	563035	213423	CM1 4RL	Good Easter - Chelmsford Rural West	SAD	N/A	1	0	1	0	Permission granted	18/00604/FUL approved 08/06/2018	N/A	N			1		1													
154	Awes Farm Ingatestone Road Highwood	563536	203588	CM1 3QS	Highwood - Chelmsford Rural West	SAD	N/A	1	0	1	0	Permission granted	12/01679/FUL approved 23/01/2013	N/A	Y, Jan 16 (works stalled)			1					1										
155	Phillips Farm Highwood Road Edney Common	565298	204697	CM1 3PX	Highwood - Chelmsford Rural West	SAD	N/A	2	0	2	0	Permission granted	14/00756/FUL approved 07/07/2014	N/A	Y, May 2017 (phased development)			2		2													
156	Barn South East of The Brew House Graces Lane Little Baddow	576625	206300	CM3 4AY	Little Baddow - Little Baddow, Danbury and Sandon	SAD	N/A	1	0	1	0	Permission granted	18/01456/CUPAQ approved 23/10/2018	N/A	N			1				1											
157	Site at Robjohns Colam Lane Little Baddow Chelmsford	577824	207411	CM3 4SZ	Little Baddow - Little Baddow, Danbury and Sandon	SAD	N/A	1	0	1	0	Permission granted	18/01543/OUT approved 13/03/2019		N		2		1			2											
158	Site at Saplings Darcy Rise Little Baddow	578303	206341	CM3 4SN	Little Baddow - Little Baddow, Danbury and Sandon	SAD	N/A	1	0	1	0	Permission granted	17/01386/FUL approved 21/09/2017	N/A	N		1					1											
159	Barn at Little Graces Graces Lane Little Baddow Chelmsford	576862	206376	CM3 4AX	Little Baddow - Little Baddow, Danbury and Sandon	SAD	N/A	1	0	1	0	Permission granted	16/02049/FUL approved 08/02/2017	N/A	N			1				1											
160	The Hideaway The Ridge Little Baddow Chelmsford	578249	206051	CM3 4RT	Little Baddow - Little Baddow, Danbury and Sandon	SAD	N/A	1	0	1	0	Permission granted	16/00578/FUL approved 15/06/2016	N/A	Y, February 2019		1			1													
161	Barn at Little Baddow Hall Farm Church Road Little Baddow	576422	207922	CM3 4BE	Little Baddow - Little Baddow, Danbury and Sandon	SAD	N/A	1	0	1	0	Prior approval required - approved	16/01831/COUPA approved 02/12/2016	N/A	N			1				1											
162	Kaeden Place Blind Lane Sandon Chelmsford	575441	203800	CM2 7FA	Little Baddow - Little Baddow, Danbury and Sandon	SAD	N/A	1	0	1	0	Permission granted	18/00531/FUL approved 13/06/2018	N/A	N	1						1											
163	34 Condor Gate Little Waltham Chelmsford	572237	210850	CM3 3PY	Little Waltham - Broomfield and the Walthams	NCAAP	N/A	1	0	1	0	Permission granted	17/01934/FUL approved 02/01/2018	N/A	Y, September 2018		2		1	1													
164	Site at Rolphs Farm Blasford Hill Little Waltham	570738	212039	CM3 3PF	Little Waltham - Broomfield and the Walthams	SAD	N/A	1	0	1	0	Permission granted	18/01754/CUPAQ approved 07/12/2018	N/A	N			1				1											

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																			Year 1 19/20		Year 2 20/21		Year 3 21/22		Year 4 22/23		Year 5 23/24		Year 6 24/25				
2019 Site Reference No.	Site Address	Easting	Northing	Postcode	Ward/Parish	Allocation Number	SHELAA/UCS Reference	Estimated Total Capacity	No of which AH	Total Outstanding Capacity	AH Outstanding Capacity	Status	Governing Planning Permission and approval date	Reserved Matters/Other approvals and decision dates	Work Started	PDL	Greenfield	Conversion	Demolition/Loss	Market	Affordable	Market	Affordable	Market	Affordable	Market	Affordable	Market	Affordable	Market	Affordable	Years 2025/26 - 2029/30	Years 2030/31 - 2034/35	Year 2035/36
165	Land South of Broadfield Main Road Little Waltham	570779	211496	CM3 3PH	Little Waltham - Broomfield and the Walthams	SAD	N/A	1	0	1	0	Permission granted	18/00878/FUL approved 10/08/2018	N/A	Y, December 2018		1			1													
166	Land South of Wilderness Leighs Road Little Waltham	572650	213157	CM3 3NA	Little Waltham - Broomfield and the Walthams	SAD	N/A	1	0	1	0	Permission granted	18/00712/FUL approved 18/07/2018	N/A	N			1				1											
167	Croxtons Mill Blasford Hill Little Waltham Chelmsford	571140	211521	CM3 3PJ	Little Waltham - Broomfield and the Walthams	SAD	N/A	1	0	1	0	Permission granted	17/01269/FUL approved 03/11/2017	N/A	N			1		1													
168	Site at 44 The Street Little Waltham Chelmsford	570750	212655	CM3 3NS	Little Waltham - Broomfield and the Walthams	SAD	N/A	1	0	1	0	Permission granted	17/00252/FUL approved 20/10/2017	N/A	BR submitted October 2018			1		1													
169	Walnelter Belsteads Farm Lane Little Waltham Chelmsford	572237	210850	CM3 3PY	Little Waltham - Broomfield and the Walthams	NCAAP	N/A	2	0	2	0	Permission granted	16/01501/OUT approved 21/12/2016		N		3		1			2											
170	Central Diamond Drilling ltd Store Rear of 26 The Street Little Waltham	570670	212586	CM3 3NS	Little Waltham - Broomfield and the Walthams	NCAAP	N/A	1	0	1	0	Permission granted	14/01458/FUL approved 11/11/2014	N/A	Y, March 2018	1				1													
171	Barn adjacent The Old Off Licence Blasford Hill Little Waltham	570765	211640	CM3 3PF	Little Waltham - Broomfield and the Walthams	NCAAP	N/A	1	0	1	0	Permission granted	14/01444/FUL approved 27/11/2014	N/A	Y			1		1													
172	Barns South West of Little Tressells Farm The Tye Margaretting	568205	200870	CM4 9JX	Margaretting - South Hanningfield, Stock and Margaretting	SAD	N/A	1	0	1	0	Permission granted	18/02094/FUL approved 27/03/2019	N/A	N			1				1											
173	Site at Handley Green Lane Margaretting Ingatestone	565973	201939	CM4 0QB	Margaretting - South Hanningfield, Stock and Margaretting	SAD	N/A	1	0	1	0	Permission granted	18/01584/FUL approved 28/02/2019	N/A	N		1					1											
174	Bearmans Farmhouse Writtle Road Margaretting Chelmsford	566855	202429	CM4 0EH	Margaretting - South Hanningfield, Stock and Margaretting	SAD	N/A	2	0	2	0	Permission granted	17/00711/FUL approved 23/10/2017	N/A	N			2				2											
175	Land at Longcroft Maldon Road Margaretting, Ingatestone	567898	201709	CM4 9JR	Margaretting - South Hanningfield, Stock and Margaretting	SAD`	N/A	1	0	1	0	Permission granted	18/00359/FUL approved 01/05/2018	N/A	N		1					1											
176	Barn North of Bury Farm Bury Road Pleshey Chelmsford	565711	214379	CM3 1HB	Pleshey - Chelmsford Rural West	SAD	N/A	2	0	2	0	Permission granted	18/00297/CUPAQ approved 06/04/2018	N/A	N			2				2											
177	New Barn Hawk Hill Rettendon Wickford	577843	194740	SS11 7RJ	Rettendon - Rettendon & Runwell	SAD	N/A	1	0	1	0	Permission granted	18/01870/FUL approved 22/03/2019	N/A	N			1				1											
178	Site at The Warehouse Hawk Lane Rettendon Wickford	577555	194434	SS11 7RL	Rettendon - Rettendon & Runwell	SAD	N/A	4	0	4	0	Permission granted	18/01067/FUL approved 23/11/2018	N/A	N							4											
179	Land South of 2 Hayes Chase Battlesbridge Wickford	578540	196294	SS11 7QT	Rettendon - Rettendon & Runwell	SAD	N/A	1	0	1	0	Permission granted	18/01798/FUL approved 07/02/2019		N	1						1											
180	Site at Sorata Boarding Kennels Woodham Road Rettendon Wickford	578557	196579	SS11 7QU	Rettendon - Rettendon & Runwell	SAD	N/A	3	0	3	0	Permission granted	17/01999/FUL approved 11/05/2018	N/A	N	4			1			3											
181	Equestrian Centre Mill Hill Farm Chalk Street Rettendon Common Chelmsford	575790	197079	CM3 8DE	Rettendon - Rettendon & Runwell	SAD	N/A	5	0	5	0	Permission Granted	16/01916/FUL approved 11/05/2018	N/A	N	5						5											
182	4 The Old Nursery Rettendon Wickford	578377	196283	SS11 7HH	Rettendon - Rettendon & Runwell	SAD	N/A	1	0	1	0	Permission granted	18/00375/FUL approved 02/05/2018	N/A	N	1						1											
183	Land South West of Willowbrook Coalhill Rettendon Chelmsford	575332	197653	CM3 8HG	Rettendon - Rettendon & Runwell	SAD	N/A	1	0	1	0	Permission granted	18/00369/FUL approved 04/05/2018	N/A	N			1				1											
184	Barn at Koenigfeld Farm Hoe Lane Rettendon Chelmsford	576354	197134	CM3 8DH	Rettendon - Rettendon & Runwell	SAD	CFS64	2	0	2	0	Permission granted	18/00376/FUL approved 27/04/2018	N/A	IN July 2018			2				2											
185	Granary Rettendon Place Main Road Rettendon Common	577042	195971	CM3 8DR	Rettendon - Rettendon & Runwell	SAD	N/A	1	0	1	0	Permission granted	16/01021/FUL approved 03/08/2016	N/A	N			1				1											
186	Land at Green Lane Roxwell Chelmsford	564634	208174	CM1 4NA	Roxwell - Chelmsford Rural West	SAD	N/A	7	7	7	7	Permission granted	18/00996/FUL approved 13/03/2019	N/A	Y, March 2019		7				7											
187	Lanivet Bishops Stortford Road Roxwell	565835	208290	CM1 4LU	Roxwell - Chelmsford Rural West	SAD	N/A	1	0	1	0	Permission granted	18/01441/FUL approved 05/10/2018	N/A	IN March 2019			1		1													
188	Site at 14 St Michaels Drive Roxwell	564251	208225	CM1 4NU	Roxwell - Chelmsford Rural West	SAD	N/A	1	0	1	0	Permission granted	18/00607/FUL approved 08/06/2018	N/A	Y, September 2018		1			1													
189	Eleys Farm Fambridge End Road Roxwell	562946	210744	CM1 4LQ	Roxwell - Chelmsford Rural West	SAD	N/A	1	0	1	0	Permission granted	17/01358/FUL approved 23/10/2017	N/A	IN June 2018			1		1													
190	Machinery Store Chalk End Farm Fambridge End Road Roxwell	563096	210547	CM1 4LG	Roxwell - Chelmsford Rural West	SAD	N/A	1	0	1	0	Permission granted	17/00867/FUL approved 05/07/2017	N/A	Y, January 2019			1		1													
191	Barn 2 Eleys Farm Fambridge End Road Roxwell	562928	210737	CM1 4LQ	Roxwell - Chelmsford Rural West	SAD	N/A	1	0	1	0	Permission granted	16/02095/FUL approved 16/02/2017	N/A	Y, Aug 2017			1		1													
192	Land at Tiffanys Bishops Stortford Road Roxwell Chelmsford	565169	208977	CM1 4LP	Roxwell - Chelmsford Rural West	SAD	N/A	3	0	3	0	Permission granted	17/02060/FUL approved 07/02/2018	N/A	Y July 2018	3				3													
193	Grain Store Chalk End Farm Fambridge End Road Roxwell	563057	210578	CM1 4LG	Roxwell - Chelmsford Rural West	SAD	N/A	2	0	2	0	Permission granted	18/00512/FUL approved 19/12/2018	N/A	Y, March 2019			2		2													
194	Pooty Pools Farm Radley Green Road Roxwell	562283	206701	CM1 4NW	Roxwell - Chelmsford Rural West	SAD	N/A	3	0	2	0	Permission granted	14/01069/FUL approved 10/11/2014	N/A	Y, March 2015			3		2													
195	Barn at Skreens Park Road Roxwell Chelmsford	562688	208496	CM1 4NN	Roxwell - Chelmsford Rural West	SAD	N/A	1	0	1	0	Permission granted	18/01843/CUPAQ approved 18/12/2018	N/A	N			1				1											
196	Unit 1 Willow Acre Rectory Lane Battlesbridge Wickford	578202	196271	SS11 7QR	Runwell, Rettendon and Runwell	SAD	N/A	2	0	2	0	Permission granted	18/01957/FUL approved 21/02/2019	N/A	N	2						2											
197	Site at 11 Athelstan Gardens Runwell Wickford	574708	194156	SS11 7EE	Runwell, Rettendon and Runwell	SAD	N/A	2	0	2	0	Permission granted	18/00979/FUL approved 30/08/2018	N/A	N		3		1			2											
198	96 Church End Lane Runwell Wickford	575058	194846	SS11 7DP	Runwell, Rettendon and Runwell	SAD	N/A	1	0	1	0	Permission granted	18/00947/FUL approved 28/08/2018	N/A	IN January 2019			1		1													
199	Land adjacent 88 Ethelred Gardens Runwell Wickford	575212	194372	SS11 7ET	Runwell, Rettendon and Runwell	SAD	N/A	1	0	1	0	Permission granted	18/00111/FUL approved 22/03/2018	N/A	N		1					1											

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2019 Site Reference No.	Site Address	Easting	Northing	Postcode	Ward/Parish	Allocation Number	SHELAA/UCS Reference	Estimated Total Capacity	No of which AH	Total Outstanding Capacity	AH Outstanding Capacity	Status	Governing Planning Permission and approval date	Reserved Matters/Other approvals and decision dates	Work Started	PDL	Greenfield	Conversion	Demolition/Loss	Year 1 19/20		Year 2 20/21		Year 3 21/22		Year 4 22/23		Year 5 23/24		Year 6 24/25		Years 2025/26 - 2029/30	Years 2030/31 - 2034/35	Year 2035/36
																				Market	Affordable	Market	Affordable	Market	Affordable	Market	Affordable	Market	Affordable	Market	Affordable			
200	63 and 65 Brock Hill Runwell Wickford	574385	195187	SS11 7NS	Runwell, Rettendon and Runwell	SAD	N/A	3	0	3	0	Permission granted	17/00335/FUL approved 11/07/2017	N/A	Y, July 2018	4			1	3													
201	Land Rear of 132 Brock Hill Runwell	574238	195600	SS11 7NX	Runwell, Rettendon and Runwell	SAD	N/A	3	0	3	0	Permission granted	17/00905/FUL approved 10/08/2017	N/A	N	3						3											
202	Barns at Mill Hill Farm East Hanningfield Road Sandon	576194	202544	CM2 7TF	Sandon - Little Baddow, Danbury and Sandon	SAD	N/A	1	0	1	0	Permission granted	18/02065/FUL approved 13/03/2019	N/A	N			1						1									
203	Land rear of 7 Chalklands Sandon	574760	203061	CM2 7TH	Sandon - Little Baddow, Danbury and Sandon	SAD	N/A	1	0	1	0	Permission granted	18/01432/FUL approved 11/10/2018	N/A	N		1					1											
204	Land at Walnut Tree Cottage Woodhill Road Sandon	574549	204896	CM3 4DY	Sandon - Little Baddow, Danbury and Sandon	SAD	N/A	1	0	1	0	Permission granted	18/00854/FUL approved 20/09/2018	N/A	N		1					1											
205	Site at Rosewood Southend Road Sandon Chelmsford	575721	202945	CM2 7TE	Sandon - Little Baddow, Danbury and Sandon	SAD	N/A	1	0	1	0	Permission granted	18/00434/OUT approved 09/05/2018		N		2		1			1										
206	Chamberlains Farm Sporhams Lane Sandon	576127	203968	CM3 4AJ	Sandon - Little Baddow, Danbury and Sandon	SAD	N/A	4	0	4	0	Permission granted	15/01900/OUT approved 15/06/2016	N/A	N	4						4											
207	Land East of Howe Green Cottage Southend Road Howe Green	574542	203277	CM2 7TE	Sandon - Little Baddow, Danbury and Sandon	SAD	N/A	1	0	1	0	Permission granted	16/00172/OUT approved 01/07/2016	18/01019/REM approved 06/08/2018	Y, March 2019		1			1												
208	Smithfield Hawkswood Road Downham Billericay	573051	196872	CM11 1JZ	South Hanningfield - South Hanningfield Stock and Margaretting	SAD	N/A	1	0	1	0	Permission granted	18/00044/FUL approved 10/08/2018	N/A	IN December 2018				1	1												
209	De Beauvoir Farm Equestrian Centre Church Road Ramsden Heath	571736	194992	CM11 1PW	South Hanningfield - South Hanningfield Stock and Margaretting	SAD	N/A	6	0	6	0	Permission granted	18/00582/FUL approved 13/07/2018	N/A	N	6						6											
210	Site at 111 Downham Road Ramsden Heath Billericay	572113	196248	CM11 1QQ	South Hanningfield - South Hanningfield Stock and Margaretting	SAD	N/A	1	0	1	0	Permission granted	18/00216/FUL approved 27/04/2018	N/A	Y, February 2019				1	1												
211	Site at Crowsheath Farm Hawkswood Road Downham	571794	197011	CM11 1JT	South Hanningfield, Stock & Margaretting - South Hanningfield	SAD	N/A	7	0	7	0	Permission granted	17/01074/FUL approved 02/11/2017	N/A	N	4		4	1			7											
212	Land at Nightingale Lodge, Brock Hill South Hanningfield	573615	196624	SS11 7PD	South Hanningfield, Stock & Margaretting - South Hanningfield	SAD	N/A	2	0	2	0	Permission granted	18/01423/FUL approved 12/10/2018	N/A	N			2		2												
213	Garages at Nightingale Lodge Brock Hill South Hanningfield	573554	196582	SS11 7PD	South Hanningfield, Stock & Margaretting - South Hanningfield	SAD	N/A	1	0	1	0	Permission granted	17/01448/FUL approved 23/10/2017	N/A	Y, April 2018			1		1												
214	Water Pumping Station Castledon Road Downham	573356	194709	CM11 1LH	South Hanningfield, Stock & Margaretting - South Hanningfield	SAD	N/A	1	0	1	0	Permission granted	17/00064/FUL approved 19/05/2017	N/A	N			1				1											
215	Land and Garages at 71 School Road Downham	572525	196128	CM11 1QN	South Hanningfield, Stock & Margaretting - South Hanningfield	SAD	CFS33	1	0	1	0	Permission granted	17/00722/FUL approved 07/06/2017	N/A	Y, May 2018. BR	1				1												
216	Land North of Woodview Heath Road Ramsden Heath Billericay	570753	195843	CM11 1HS	South Hanningfield, Stock & Margaretting - South Hanningfield	SAD	N/A	2	0	2	0	Permission granted	17/01909/FUL approved 22/01/2018	N/A	Y, Aug 2018		2			2												
217	Site at Park Lane Riding School Park Lane Ramsden Heath	571152	195226	CM11 1NN	South Hanningfield, Stock & Margaretting - South Hanningfield	SAD	N/A	6	0	6	0	Permission granted	17/00079/FUL approved 12/07/2017	N/A	N	6						6											
218	20 Church Road Ramsden Heath	571342	195766	CM11 1PA	South Hanningfield, Stock & Margaretting - South Hanningfield	SAD	N/A	1	0	1	0	Permission granted	12/01256/OUT approved 04/10/2013		N		2		1							1						
219	Agricultural Building at Park Lodge Ramsden Heath	571011	195197	CM11 1NN	South Hanningfield, Stock & Margaretting - South Hanningfield	SAD	N/A	3	0	3	0	Prior approval not required	18/01490/CUPAQ approved 15/10/2018	N/A	N			3		3												
220	Land west 119 Downham Road Ramsden Heath	572210	196260	CM11 1QH	South Hanningfield, Stock & Margaretting - South Hanningfield	SAD	N/A	1	0	1	0	Permission granted	17/00727/FUL approved 04/07/2017	N/A	N		1					1											
221	Land at 115 Downham Road Downham	572159	196250	CM11 1QH	South Hanningfield, Stock & Margaretting - South Hanningfield	SAD	N/A	1	0	1	0	Permission granted	17/00696/FUL approved 16/06/2017	N/A	Y, February 2019		1			1												
222	Oaklings Dowsett Lane Ramsden Heath	570982	196935	CM11 1JL	South Hanningfield, Stock & Margaretting - South Hanningfield	SAD	N/A	1	0	1	0	Permission granted	18/00896/FUL approved 16/07/2018	N/A	N	1						1											
223	Windmill Pasture Little Waltham Road Springfield Chelmsford	571715	210239	CM1 7TG	Springfield - Springfield North	SAD	N/A	1	0	1	0	Permission granted	18/00886/FUL approved 16/11/2018	N/A	N			1		1												
224	Land at 77 Rushleydale Chelmsford	572410	208626	CM1 6JX	Springfield - Springfield North	SAD	N/A	1	0	1	0	Permission granted	17/01379/FUL approved 11/10/2017	N/A	N		1			1												

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2019 Site Reference No.	Site Address	Easting	Northing	Postcode	Ward/Parish	Allocation Number	SHELAA/UCS Reference	Estimated Total Capacity	No of which AH	Total Outstanding Capacity	AH Outstanding Capacity	Status	Governing Planning Permission and approval date	Reserved Matters/Other approvals and decision dates	Work Started	PDL	Greenfield	Conversion	Demolition/Loss	Year 1 19/20		Year 2 20/21		Year 3 21/22		Year 4 22/23		Year 5 23/24		Year 6 24/25		Years 2025/26 - 2029/30	Years 2030/31 - 2034/35	Year 2035/36
																				Market	Affordable	Market	Affordable	Market	Affordable	Market	Affordable	Market	Affordable	Market	Affordable	Market	Affordable			
225	2 Kingsford Drive Springfield Chelmsford	573486	207426	CM2 6YR	Springfield - Chelmer Village and Beaulieu Park	SAD	N/A	1	0	1	0	Permission granted	16/01433/FUL approved 30/11/2016	N/A	N			1				1												
226	Site at 140 Mill Road Stock Ingatestone Chelmsford	569628	198702	CM4 9LR	Stock - South Hanningfield Stock and Margaretting	SAD	N/A	8	0	8	0	Permission granted	18/01631/FUL approved 17/01/2019	N/A	N		9		1			8												
227	Site at 22 Common Road Stock	569525	199008	CM4 9LY	Stock - South Hanningfield Stock and Margaretting	SAD	N/A	2	0	2	0	Permission granted	18/00719/FUL approved 05/12/2018	N/A	N		4		2			2												
228	Site at Mill Lane Stock Ingatestone Chelmsford	569768	198829	CM4 9RY	Stock - South Hanningfield Stock and Margaretting	SAD	N/A	1	0	1	0	Permission granted	18/01138/FUL approved 15/10/2018	N/A	Y, January 2019		2		1	2														
229	27 The Square Stock Billericay	569107	198957	CM4 9LH	Stock - South Hanningfield Stock and Margaretting	SAD	N/A	1	0	1	0	Permission granted	18/01058/FUL approved 09/08/2018	N/A	N	1						1												
230	Land East of 10 Mill Lane Stock Chelmsford	569818	198761	CM4 9RY	Stock - South Hanningfield Stock and Margaretting	SAD	N/A	1	0	1	0	Permission granted	18/00676/FUL approved 07/06/2018	N/A	BR submitted December 2018		1			1														
231	Site at Lammas Cottage High Street Stock Chelmsford	568678	198698	CM4 9BS	Stock - South Hanningfield Stock and Margaretting	SAD	N/A	2	0	2	0	Permission granted	18/00538/FUL approved 29/05/2018	N/A	N		2					2												
232	Hippodrome Farm Goatsmoor Lane Stock Chelmsford	569870	197243	CM4 9RS	Stock - South Hanningfield Stock and Margaretting	SAD	N/A	1	0	1	0	Prior Approval Required - Approved	18/00296/CUPAQ approved 09/04/2018	N/A	N			1				1												
233	Brock Farm Ingatestone Road Stock Ingatestone	567428	198123	CM4 9PD	Stock - South Hanningfield, Stock & Margaretting	SAD	N/A	2	0	2	0	Permission granted	17/00736/FUL approved 31/01/2018	N/A	N	2						2												
234	ACIT Solutions Ltd Barn One Brock Farm Ingatestone Road Stock	567450	198165	CM4 9PD	Stock - South Hanningfield, Stock & Margaretting	SAD	N/A	1	0	1	0	Prior approval required - approved	18/01028/CUPAO approved 07/08/2018	N/A	N			1				1												
235	Site at 2 The Paddock Stock Billericay	569339	199010	CM4 9BG	Stock - South Hanningfield, Stock & Margaretting	SAD	N/A	2	0	2	0	Permission granted	18/00205/FUL approved 28/3/2018	N/A	Y, May 2018		3		1	2														
236	Agricultural Buildings at Farrows Farm Stock Road Stock	570081	199852	CM4 9QX	Stock - South Hanningfield, Stock & Margaretting	SAD	N/A	3	0	3	0	Permission granted	17/01520/FUL approved 08/12/2017	N/A	N			3				3												
237	Units 3 & 4 adjacent Heathfield Dowsett Lane Ramsden Heath	570986	197243	CM11 1JH	Stock - South Hanningfield, Stock & Margaretting	SAD	N/A	1	0	1	0	Permission granted	17/01263/FUL approved 07/09/2017	N/A	N			1				1												
238	Barn at Stock Farm Goatsmoor Lane Stock	569771	197672	CM4 9RS	Stock - South Hanningfield, Stock & Margaretting	SAD	N/A	1	0	1	0	Permission granted	17/00014/FUL approved 03/08/2017	N/A	Y, February 2019			1		1														
239	Land at the Grange Stock Road Stock	568744	197485	CM4 9PH	Stock - South Hanningfield, Stock & Margaretting	SAD	N/A	2	0	2	0	Permission granted	17/02148/FUL approved 14/02/2018	N/A	N							2												
240	The Grange Stock Road Stock	568768	197453	CM4 9PH	Stock - South Hanningfield, Stock & Margaretting	SAD	N/A	3	0	3	0	Permission granted	17/00987/FUL approved 09/08/2017	N/A	N	3						3												
241	Land North East of 34 High Street Stock Ingatestone	569093	198978	CM4 9BA	Stock - South Hanningfield, Stock & Margaretting	SAD	N/A	1	0	1	0	Permission granted	17/01356/FUL approved 05/02/2018	N/A	N		1					1												
242	36 High Street Stock Ingatestone	569061	198961	CM4 9BA	Stock - South Hanningfield, Stock & Margaretting	SAD	N/A	2	0	2	0	Permission granted	18/00702/FUL approved 14/06/2018	N/A	N			2				2												
243	Land North of 2 Myln Meadow Stock Ingatestone	569570	199003	CM4 9NE	Stock - South Hanningfield, Stock & Margaretting	SAD	N/A	1	0	1	0	Permission granted	16/01156/OUT approved 24/08/2016		N		1					1												
244	Land Adjacent 6 Southern Drive South Woodham Ferrers	580481	197213	CM3 5NY	South Woodham Ferrers - South Woodham, Elmwood & Woodville	SAD	N/A	1	0	1	0	Permission granted	18/01728/FUL approved 30/01/2019	N/A	N		1					1												
245	Flat 6 Guild Way South Woodham Ferrers	581156	197170	CM3 5TG	South Woodham Ferrers - South Woodham, Elmwood & Woodville	SAD	N/A	1	0	1	0	Permission granted	18/01158/FUL approved 06/12/2018	N/A	N			1				1												
246	Land Between 22 and 23 Forrest Close South Woodham Ferrers	580368	197391	CM3 5NR	South Woodham Ferrers - South Woodham, Elmwood & Woodville	SAD	N/A	1	0	1	0	Appeal allowed	17/00038FUL allowed at appeal 23/01/2018	N/A	N		1					1												
247	14 King Edwards Road South Woodham Ferrers Chelmsford	580559	197899	CM3 5PQ	South Woodham Ferrers - South Woodham, Elmwood & Woodville	SAD	N/A	1	0	1	0	Permission granted	17/01576/FUL approved 31/10/2017	N/A	N			1				1												
248	46 Reeves Way South Woodham Ferrers Chelmsford	581284	197261	CM3 5XF	South Woodham Ferrers - South Woodham, Elmwood & Woodville	SAD	N/A	1	0	1	0	Permission granted	17/01966/FUL approved 10/01/2018	N/A	N			1				1												
249	38 to 50 Reeves Way South Woodham Ferrers Chelmsford	581271	197258	CM3 5XF	South Woodham Ferrers - South Woodham, Elmwood & Woodville	SAD	N/A	2	0	2	0	Permission granted	13/01874/FUL approved 28/05/2014	N/A	Y			2		2														
250	213 Hullbridge Road South Woodham Ferrers	580881	196625	CM3 5LW	South Woodham Ferrers - South Woodham, Elmwood & Woodville	SAD	N/A	1	0	1	0	Permission granted	17/01745/FUL approved 14/03/2018	N/A	N		1					1												
251	Site at 74 Hullbridge Road South Woodham Ferrers Chelmsford	580615	197576	CM3 5LJ	South Woodham Ferrers - South Woodham, Elmwood & Woodville	SAD	N/A	1	0	1	0	Permission granted	16/01845/FUL approved 10/03/2017	N/A	N		2		1			1												

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																		Year 1 19/20		Year 2 20/21		Year 3 21/22		Year 4 22/23		Year 5 23/24		Year 6 24/25				
2019 Site Reference No.	**Site Address**	**Easting**	**Northing**	**Postcode**	**Ward/Parish**	**Allocation Number**	**SHELAA/UCS Reference**	**Estimated Total Capacity**	**No of which AH**	**Total Outstanding Capacity**	**AH Outstanding Capacity**	**Status**	**Governing Planning Permission and approval date**	**Reserved Matters/Other approvals and decision dates**	**Work Started**	**PDL**	**Greenfield**	**Conversion**	**Demolition/Loss**	**Market**	**Affordable**	**Market**	**Affordable**	**Market**	**Affordable**	**Market**	**Affordable**	**Market**	**Affordable**	**Market**	**Affordable**	**Years 2025/26 - 2029/30**	**Years 2030/31 - 2034/35**	**Year 2035/36**
252	Land at 171 Hullbridge Road South Woodham Ferrers Chelmsford	580852	197002	CM3 5LN	South Woodham Ferrers - South Woodham, Elmwood & Woodville	SAD	N/A	**7**	**0**	**7**	**0**	Permission granted	15/01349/FUL approved 11/08/2016	N/A	N		8		1			7											
253	Land North of 5 to 7 Baron Road South Woodham Ferrers	581193	197347	CM3 5XQ	South Woodham Ferrers - South Woodham, Elmwood & Woodville	SAD	N/A	**3**	**0**	**3**	**0**	Permission granted	18/01895/FUL approved 29/01/2019	N/A	N	3						3										
254	Chase Farm Cattery Stock Road Stock	570483	200343	CM4 9QZ	West Hanningfield - Bicknacre and East and West Hanningfield	SAD	N/A	**1**	**0**	**1**	**0**	Permission granted	15/01560/FUL approved 13/11/2015	N/A	N			1				1										
255	Land Between 59 and 67 Priory Road Bicknacre	578264	202371	CM3 4HY	Woodham Ferrers and Bicknacre - Bicknacre and East and West Hanningfield	SAD	N/A	**4**	**0**	**4**	**0**	Permission granted	18/00563/OUT approved 03/08/2018	18/01554/REM approved 30/01/2019	Y, February 2019		4			4													
256	Site at Town Farm Main Road Woodham Ferrers	579822	199336	CM3 8RF	Woodham Ferrers and Bicknacre - Bicknacre and East and West Hanningfield	SAD	N/A	**2**	**0**	**2**	**0**	Permission granted	17/00037/FUL approved 31/05/2018	N/A	N			2				2										
257	Grain Store Woodham Hall Main Road Bicknacre	579157	201543	CM3 4HW	Woodham Ferrers and Bicknacre - Bicknacre and East and West Hanningfield	SAD	N/A	**1**	**0**	**1**	**0**	Prior approval required - approved	17/00069/CUPAQ approved 06/03/2017	N/A	N			1				1										
258	Site at Wantz Cottage Crows Lane Woodham Ferrers	579450	200598	CM3 8RR	Woodham Ferrers and Bicknacre - Bicknacre and East and West Hanningfield	SAD	N/A	**1**	**0**	**1**	**0**	Permission granted	17/02219/FUL approved 26/02/2018	N/A	N		1					1										
259	Oak House Main Road Bicknacre	579044	201590	CM3 4HW	Woodham Ferrers and Bicknacre - Bicknacre and East and West Hanningfield	SAD	N/A	**1**	**0**	**1**	**0**	Permission granted	18/01302/FUL approved 16/10/2018	N/A	Y, November 2018		1			1													
260	The Brewers Arms Main Road Bicknacre Chelmsford	578791	202065	CM3 4HD	Woodham Ferrers and Bicknacre - Bicknacre and East and West Hanningfield	SAD	N/A	**1**	**0**	**1**	**0**	Permission granted	17/00052/FUL approved 24/03/2017	N/A	N		1					1										
261	Site at 2 Tower Road Writtle Chelmsford	566620	206156	CM1 3NR	Writtle	SAD	N/A	**1**	**0**	**1**	**0**	Permission granted	18/01977/FUL approved 19/03/2019	N/A	N		1					1										
262	Site at 8 Lordship Road Writtle Chelmsford	567658	206515	CM1 3EH	Writtle	SAD	N/A	**1**	**0**	**1**	**0**	Permission granted	17/02031/FUL approved 25/01/2018	N/A	Y, November 2018		2		1	1													
263	30 The Green Writtle Chelmsford	567749	206360	CM1 3DU	Writtle	SAD	N/A	**1**	**0**	**1**	**0**	Permission granted	18/01100/FUL approved 24/08/2018	N/A	N			1				1										
264	Land North of Southwoods Farmhouse Margaretting Road Writtle	567072	203911	CM1 3PN	Writtle	SAD	N/A	**1**	**0**	**1**	**0**	Permission granted	18/00307/FUL approved 11/04/2018	N/A	N			1				1										
265	Buildings rear of Oxney Grove Ongar Road West Writtle	566093	205893	CM1 3NT	Writtle	SAD	N/A	**1**	**0**	**1**	**0**	Permission granted	17/01049/FUL approved 24/10/2017	N/A	N	1						1										
266	Writtle Mill Chelmsford Road Writtle	568668	206114	CM1 3BP	Writtle	SAD	N/A	**1**	**0**	**1**	**0**	Permission granted	16/01609/FUL approved 07/04/2017	N/A	N		1					1										
267	Land at 24 Hunts Drive Writtle	567685	205672	CM1 3HH	Writtle	SAD	N/A	**2**	**0**	**2**	**0**	Permission granted	16/01569/FUL approved 27/10/2016	N/A	N		2					2										
268	Land West of 18 St Johns Road Writtle	567709	206416	CM1 3EB	Writtle	SAD	N/A	**1**	**0**	**1**	**0**	Permission granted	18/01000/FUL approved 27/07/2018	N/A	N		1					1										
269	Cart Lodge at Ropers Farm Margaretting Road Writtle	566870	205228	CM1 3PH	Writtle	SAD	N/A	**1**	**0**	**1**	**0**	Permission granted	16/00842/FUL approved 07/07/2016	N/A	N			1				1										
270	Land to the rear of Britleys Margaretting Road Writtle	567332	205164	CM1 3PJ	Writtle	SAD	N/A	**1**	**0**	**1**	**0**	Permission granted	16/00529/FUL approved 19/05/2016	N/A	N			1				1										
271	Land East of 1 Purcell Cole Writtle	567292	206309	CM1 3NB	Writtle	SAD	N/A	**1**	**0**	**1**	**0**	Permission granted	16/00205/FUL approved 12/08/2016	N/A	Y, January 2019		1			1													
272	Site South West of 238 Ongar Road Writtle Chelmsford	566472	206054	CM1 3NZ	Writtle	SAD	N/A	**1**	**0**	**1**	**0**	Permission granted	15/01787/FUL approved 25/01/2016	N/A	Y			1		1													
273	Land East of 26 The Coverts Writtle	567568	206083	CM1 3LL	Writtle	SAD	N/A	**1**	**0**	**1**	**0**	Permission granted	16/01678/FUL approved 21/11/2016	N/A	N		1					1										
	SUBTOTAL																			**163**	**7**	**269**	**2**	**10**	**1**	**1**	**0**	**0**	**0**	**0**	**0**	**0**
	New Local Plan Sites																															
	Growth Area 1 - Central and Urban Chelmsford																															
274	Former Gas Works Wharf Road Chelmsford	571312	206518	CM2 6LU	Chelmsford Town Area - Moulsham and Central	CW1a	CFS264	**250**	**88**	**250**	**88**	No application			N	Y														50	200	
275	Peninsula Site Chelmer Waterside Development Wharf Road Chelmsford	571628	206292	CM2 6LU	Chelmsford Town Area - Moulsham and Central	CW1b	N/A	**423**	**106**	**423**	**106**	Permission granted	16/01630/FUL approved 15/03/2017	16/01630/MAT/1 approved 08/05/2018 (increase units by 2)	Y	423				45		100	35	90	35	82	36						
276	Lockside Navigation Road Chelmsford	571590	206486	CM2 6HE	Chelmsford Town Area - Moulsham and Central	CW1c	CFS262	**130**	**46**	**130**	**46**	No application			N	Y													32	18	80		
277	Baddow Road Car Park and Land to the East	571277	206335	CM2 0DD	Chelmsford Town Area - Moulsham and Central	CW1d	CFS263 CUA28	**190**	**67**	**190**	**67**	No application			N	Y																190

Housing Site Schedule - June 2019

																			Year 1 19/20		Year 2 20/21		Year 3 21/22		Year 4 22/23		Year 5 23/24		Year 6 24/25		Years 2025/26 - 2029/30	Years 2030/31 - 2034/35	Year 2035/36
2019 Site Reference No.	Site Address	Easting	Northing	Postcode	Ward/Parish	Allocation Number	SHELAA/UCS Reference	Estimated Total Capacity	No of which AH	Total Outstanding Capacity	AH Outstanding Capacity	Status	Governing Planning Permission and approval date	Reserved Matters/Other approvals and decision dates	Work Started	PDL	Greenfield	Conversion	Demolition/Loss	Market	Affordable	Market	Affordable	Market	Affordable	Market	Affordable	Market	Affordable	Market	Affordable			
278	Travis Perkins Navigation Road Chelmsford	571536	206614	CM2 6NE	Chelmsford Town Area - Moulsham and Central	CW1e	CAU20	**75**	**26**	**75**	**26**	No application			N	Y																75		
279	Navigation Road sites Chelmsford	571345	206838	CM2 6JZ	Chelmsford Town Area - Moulsham and Central	CW1f	CAU17	**35**	**12**	**35**	**12**	No application			N	Y																	35	
281	Former St Peter's College Fox Crescent	569357	207981	CM1 2BL	Chelmsford Town Area - St Andrews	SGS1d	CFS276	**185**	**65**	**185**	**65**	No application			N	Y								18	5	34	20	34	20	34	20			
282	Former Royal Mail Premises Victoria Road Chelmsford	571034	207180	CM1 1AA	Chelmsford Town Area - Moulsham and Central	SGS1e		**203**	**55**	**203**	**55**	Permission granted	18/00840/FUL approved 18/02/2019		Y, March 2019	Y						74	28	74	27								
283	Riverside Ice and Leisure Land Victoria Road Chelmsford	571133	207016	CM1 1FG	Chelmsford Town Area - Moulsham and Central	SGS1f		**125**	**44**	**125**	**44**	No application			N	Y																	125	
284	Civic Centre Land Fairfield Road Chelmsford	570340	206938	CM1 1JE	Chelmsford Town Area - Marconi	SGS1g	CUA1	**100**	**35**	**100**	**35**	No application			N	Y																	100	
285	Eastwood House Car Park Glebe Road Chelmsford	570648	207330	CM1 1QW	Chelmsford - Marconi	SGS1h	CUA1	**100**	**35**	**100**	**35**	No application			N	Y																100		
286	Chelmsford Social Club and Private Car Park 55 Springfield Road	571212	206898	CM2 6JG	Chelmsford Town Area - Moulsham and Central	GS1i	CUA16	**90**	**32**	**90**	**32**	No application			N	Y														58	32			
287	Ashby House Car Parks New Street Chelmsford	571048	207535	CM1 1UE	Chelmsford Town Area - Marconi	GS1j	CUA8	**80**	**28**	**80**	**28**	No application			N	Y																	80	
288	Rectory Lane Car Park West Rectory Lane Chelmsford	570428	207596	CM1 1RN	Chelmsford Town Area - All Saints	GS1k		**75**	**26**	**75**	**26**	No application			N	Y														48	27			
289	Car Park to the West of County Hotel Rainsford Road	570164	207216	CM1 2PZ	Chelmsford Town Area - Marconi	GS1l		**45**	**16**	**45**	**16**	Application submitted 17/01899/FUL			N	Y														29	16			
290	Former Chelmsford Electrical and Car Wash Brook Street	570950	207420	CM1 1SU	Chelmsford Town Area - Marconi	GS1m	CUA9	**40**	**14**	**40**	**14**	No application			N	Y														26	14			
291	BT Telephone Exchange Cottage Place Chelmsford	570764	207070	CM1 1NP	Chelmsford Town Area - Moulsham and Central	GS1n	CUA11	**30**	**11**	**30**	**11**	No application			N	Y																	30	
292	Rectory Lane Car Park East Rectory Lane Chelmsford	570589	207586	CM1 1RF	Chelmsford Town Area - Marconi	GS1o		**25**	**9**	**25**	**9**	No application			N	Y																25		
293	Church Hall Site Woodhall Road Chelmsford	570459	209259	CM1 4AA	Chelmsford Town Area - Patching Hall	GS1q	CFS252	**19**	**7**	**19**	**7**	No application			N	Y														12	7			
294	British Legion New London Road Chelmsford	570249	206029	CM2 0AR	Chelmsford Town Area - Moulsham and Central	GS1r	CUA40	**15**	**5**	**15**	**5**	No application			N	Y																15		
295	Land rear Of 17-37 Beach's Drive Chelmsford	569056	207340	CM1 2NJ	Chelmsford Town Area - St Andrews	GS1s		**14**	**5**	**14**	**5**	No application			N	Y																14		
296	Garage Site St Nazaire Road Chelmsford	569498	208720	CM1 2EQ	Chelmsford Town Area - St Andrews	GS1t	CFS256	**12**	**4**	**12**	**4**	No application			N	Y														7	5			
297	Garage Site and Land Medway Close Chelmsford	568748	207624	CM1 2LH	Chelmsford Town Area - St Andrews	GS1u	CFS257	**10**	**0**	**10**	**0**	No application			N	Y														10				
298	Car Park R/O Bellamy Court Broomfield Road Chelmsford	570307	207203	CM1 2QF	Chelmsford Town Area - Marconi	GS1v	CUA32	**10**	**0**	**10**	**0**	No application			N	Y																10		
299	Rivermead Bishop Hall Lane Chelmsford	570884	207829	CM1 1PD	Chelmsford Town Area - The Lawns	OS1a	CUA3	**80**	**28**	**80**	**28**	Application submitted 18/01326/FUL			N	Y														52	28			
300	Waterhouse Lane Depot and Nursery Chelmsford	569558	206570	CM1 2RY	Chelmsford Town Area - Waterhouse Farm	GS1p	CFS266	**20**	**7**	**20**	**7**	No application			N	Y																20		
301	Land Surrounding Telephone Exchange Ongar Road Writtle	567557	206381	CM1 3NA	Writtle	EC2		**25**	**9**	**25**	**9**	No application			N	Y																	25	
302	West Chelmsford	568061	207735	CM1 3RU	Writtle	SGS2	MON/00165/14	**800**	**280**	**800**	**280**	PPA			N		Y							78	42	78	42	78	42	78	42	320		
303	East Chelmsford - Manor Farm	573578	205591	CM2 7DG	Great Baddow - Great Baddow East	SGS3a	MON/00208/14	**250**	**88**	**250**	**88**	PPA			N		Y							32	18	32	18	32	18	32	18	50		
304	East Chelmsford - Land South of Maldon Road	574067	205323	CM2 7AG	Sandon - Little Baddow Danbury and Sandon	SGS3c	MON/00100/14 (part of)	**100**	**35**	**100**	**35**	PPA			N		Y							32	18	32	18						
305	East Chelmsford - Land North of Maldon Road	574315	205599	CM2 7RU	Great Baddow - Great Baddow East	SGS3d	MON/00100/14 (part of)	**50**	**18**	**50**	**18**	PPA			N		Y							32	18								
306	Land north of Galleywood Reservoir Beehive Lane Galleywood	570557	203053	CM2 8PZ	Galleywood - Galleywood	EC1	CFS260	**13**	**4**	**13**	**4**	Permission granted	16/01012/OUT approved 13/12/2017		N	13														9	4			
	SUBTOTAL																			**45**	**0**	**174**	**63**	**356**	**163**	**258**	**134**	**144**	**80**	**427**	**231**	**759**	**595**	**190**
	TOTAL GROWTH AREA 1																			**3619**													

Housing Site Schedule - June 2019

2019 Site Reference No.	Site Address	Easting	Northing	Postcode	Ward/Parish	Allocation Number	SHELAA/UCS Reference	Estimated Total Capacity	No of which AH	Total Outstanding Capacity	AH Outstanding Capacity	Status	Governing Planning Permission and approval date	Reserved Matters/Other approvals and decision dates	Work Started	PDL	Greenfield	Conversion	Demolition/Loss	Year 1 19/20		Year 2 20/21		Year 3 21/22		Year 4 22/23		Year 5 23/24		Year 6 24/25		Years 2025/26 - 2029/30	Years 2030/31 - 2034/35	Year 2035/36
																				Market	Affordable	Market	Affordable	Market	Affordable	Market	Affordable	Market	Affordable	Market	Affordable			
	Growth Area 2 - North Chelmsford																																
307	North East Chelmsford	572140	212363	CM3 3LZ	Little Waltham - Broomfield and the Walthams	SGS4	MON/00139/14 (part) MON/00094/14 (part) + subsequent masterplan submission	**3000**	**1050**	**3000**	**1050**	PPA			N		Y								65	35	60	30	60	30	760	1552	408
308	Great Leighs - Land at Moulsham Hall	573091	218377	CM3 1PZ	Great and Little Leighs - Borehams and the Leighs	SGS5a	MON/00204/14 (part)	**750**	**263**	**750**	**263**	PPA			N		Y										20	9	20	9	227	381	84
309	Great Leighs - Land East of London Road	573496	218450	CM3 1QX	Great and Little Leighs - Borehams and the Leighs	SGS5b	MON/00204/14 (part)	**250**	**88**	**250**	**88**	PPA			N		Y							45	25	65	35	52	28				
310	Great Leighs - Land North and South of Banters Lane	573476	218174	CM3 1TN	Great and Little Leighs - Borehams and the Leighs	SGS5c	MON/00025/15 MON/00016/15 MON/00019/14	**100**	**35**	**100**	**35**	PPA			N		Y										32	18	32	18				
311	North of Broomfield	570332	211817	CM3 3PG	Broomfield - Broomfield and the Walthams	SGS6	MON/00181/14 (part) MON/00001/15 MON/001845/14 MON/00036/14	**450**	**158**	**450**	**158**	PPA			N		Y												26	14	250	160	
312	Great Leighs - Land East of Main Road	573181	217762	CM3 1NP	Great and Little Leighs - Borehams and the Leighs	EC3	CFS105	**100**	**35**	**94**	**35**	Appeal allowed	14/01791/OUT appeal allowed 26/09/2016	17/01949/REM approved 15/03/2018	Y, June 2018		100			29	25	30	10											
313	East of Boreham	575968	209900	CM3 3EA	Boreham - Boreham and the Leighs	EC4	CFS145	**143**	**51**	**143**	**51**	Appeal allowed	14/01552/OUT appeal allowed 26/05/2016	18/00682/REM approved 10/08/2018	Y, September 2018		145		2	31	11	30	29	31	11									
	SUBTOTAL																			**60**	**36**	**60**	**39**	**76**	**36**	**130**	**70**	**164**	**85**	**138**	**71**	**1237**	**2093**	**492**
	TOTAL GROWTH AREA 2																			**4787**													
	Growth Area 3 - South and East Chelmsford																																
314	North of South Woodham Ferrers	580407	198662	CM3 5QN	South Woodham Ferrers - South Woodham, Elmwood & Woodville	SGS7	MON/00282/14 (part), MON/00023/15 (part), MON/00167/14, MON/00280/14 (part), MON/00088/14	**1000**	**350**	**1000**	**350**	PPA			N		Y							32	18	97	53	97	53	97	53	250	250	
315	South of Bicknacre	578726	202024	CM3 4HD	Woodham Ferrers and Bicknacre - Bicknacre and East and West Hanningfield	SGS8	MON/00060/14	**35**	**13**	**35**	**13**	Outline application approved 20/08/2018. Local Plan SOCG	16/02021/OUT approved 20/08/2018		N		Y							9	7	13	6						
316	Danbury	580407	198662	CM3 4FH	Danbury - Little Baddow Danbury and Sandon	SGS9		**100**	**35**	**100**	**35**	No application			N		Y														50	50	
317	St Giles Moor Hall Lane	577927	202675	CM3 8AR	Woodham Ferrers and Bicknacre - Bicknacre and East and West Hanningfield	EC5	MON/00043/15	**32**	**12**	**32**	**12**	No application			N	Y															32		
	SUBTOTAL																			**0**	**0**	**0**	**0**	**41**	**25**	**110**	**59**	**97**	**53**	**97**	**53**	**332**	**300**	**0**
	TOTAL GROWTH AREA 3																			**1167**													
	Windfall Allowance																									**97**		**220**		**100**		**500**	**500**	**100**
	TOTAL																			**796**	**238**	**1006**	**294**	**1040**	**365**	**922**	**329**	**741**	**253**	**857**	**397**	**4437**	**4032**	**782**
																				1034		**1300**		**1405**		**1251**		**994**		**1254**				

5 YEAR TOTAL UNITS																				**5984**													
Of which AH units																				**1479**													
Local Development Framework sites																				691	202	772	192	567	141	327	66	116	35	95	42	1609	544	0
																				893		964		708		393		151		137		1609	544	0
																				3109										2290			
																				5399													
New Local Plan Allocations																				105	36	234	102	473	224	498	263	405	218	662	355	2328	2988	682
																				141		336		697		761		623		1017		2328	2988	682
																				2558										7015			
																				9573													

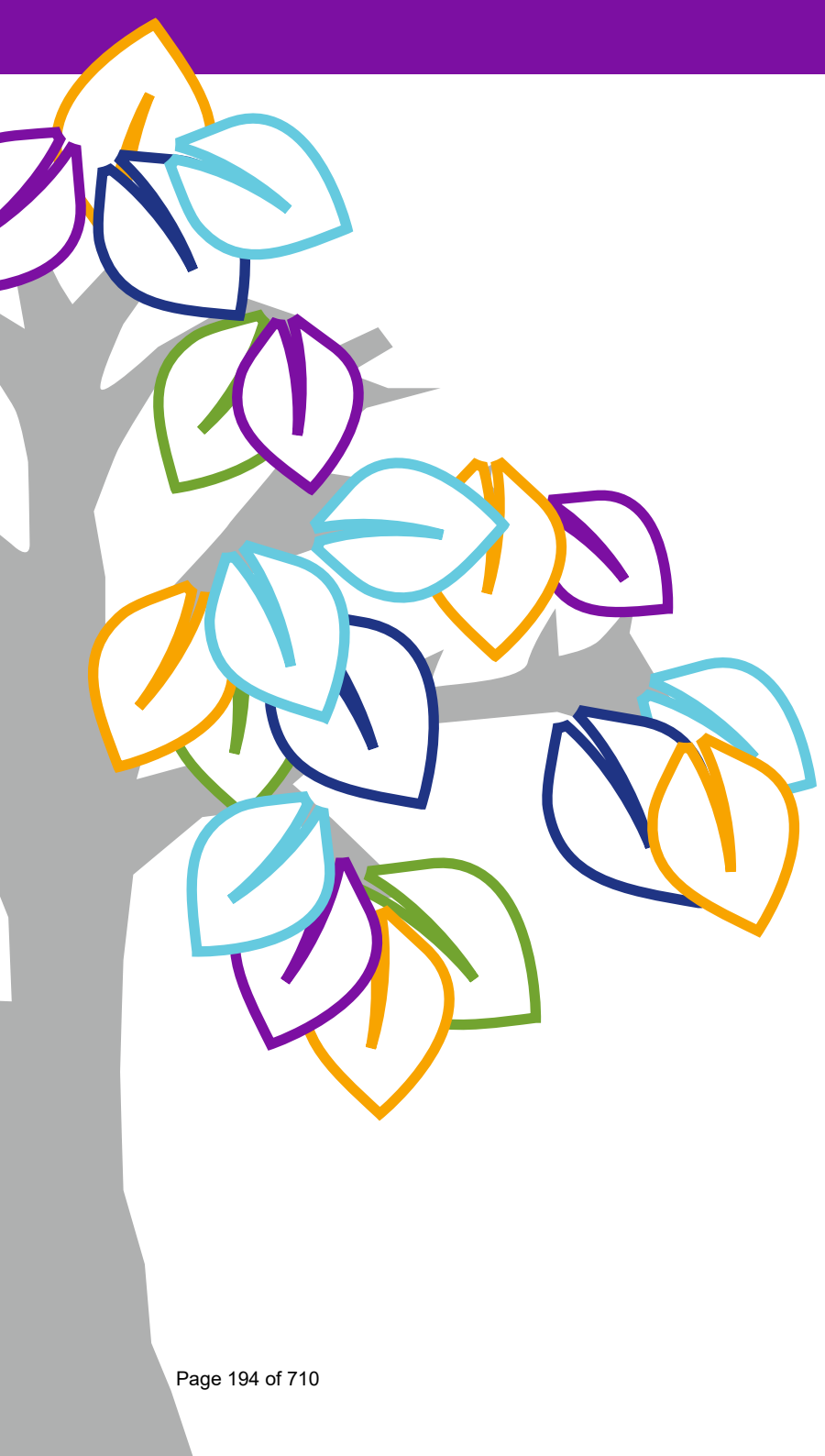
Local Plan Employment Trajectory 2019 - 2036

	Net New Employment Floorspace (sqm)	Type of Use	SLAA/UCS Reference	PO Policy Reference	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36
LDF Commitments to 2024																					
Outstanding Commitments 2019-2024																					
Channels Business Park, Essex Regiment Way	**13935**						**13935**														
Springfield Business Park, Winsford Way	**17072**						**17072**														
NE Chelmsford - Beaulieu	**40,000**						**10000**					**20000**					**10000**				
Outstanding Commitments TOTAL	**71007**						**41007**					**20000**					**10000**				
New Local Plan Allocations to 2036																					
Growth Area 1 - Central and Urban Chelmsford																					
Opportunity Sites																					
Rivermead	**7000**			OS1a			1250					2750					3000				
Railway Sidings, Brook Street	**7000**			OS1b			1250					2750					3000				
SUB-TOTAL	**14000**						**2500**					**5500**					**6000**				
Strategic Sites																					
East of Chelmsford - Land North of Maldon Road	**5000**	**Office/High-Tech**	MON/00101/14 (part)	3b			2500					2500									
SUB-TOTAL	**5000**						**2500**					**2500**					**0**				
Growth Area 1 TOTAL	**19,000**						**5000**					**8000**					**6000**				
Growth Area 2 - North Chelmsford																					
Strategic Sites																					
North East Chelmsford	**45000**	**Office/High-Tech**	MON/00139/14 (part), MON/00094/14 (part) + subsequent	4			5000					15500					17500				7000
SUB-TOTAL	**45000**						**5000**					**15500**					**17500**				**7000**
Growth Area 2 TOTAL	**45,000**						**5000**					**15500**					**17500**				**7000**
Growth Area 3 - South and East Chelmsford																					
Strategic Sites																					
North of South Woodham Ferrers	**1000**	**1000 Business Space**	(part), MON 00023/15 (part), MON/00167/14 ,	7								1000									
SUB-TOTAL	**1000**											**1000**									
Growth Area 3 TOTAL	**1000**											**1000**									

	Net New Employment Floorspace (sqm)	Type of Use	SLAA/UCS Reference	PO Policy Reference	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36
New Local Plan Allocations 2021-2036 TOTAL	65,000				10000					24500					23500					7000	
Existing sites with planning permission TOTAL	71,007				41007					20000					10000					0	
TOTAL	136,007				51007					44500					33500					7000	
ALL Existing Commitments (Five year periods average per annum)					10201.4					8900					6700					3500	

Local Plan Gypsy and Travellers Trajectory 2019 - 2036

	Net new Gypsy & Traveller Pitches	Net Travelling Showpeople Plots	SLAA/UCS Reference	PO Policy Reference	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36
New Local Plan Allocations to 2036																					
Growth Area 1 - Central and Urban Chelmsford																					
Strategic Sites																					
West Chelmsford		**5**	MON/00165/14	2							5										
Growth Area 1 TOTAL	**0**	**5**			**0**						**5**				**0**					**0**	
Growth Area 2 - North Chelmsford																					
Strategic Sites																					
North East Chelmsford		**9**	MON/00139/14 (part), MON/00094/14 (part) + subsequent masterplan submission	4											9						
Great Leighs - Land at Moulsham Hall		**5**	MON/00204/14 (part)	5a							5										
SUB-TOTAL	**0**	**14**			**0**						**5**				**9**					**0**	
Outstanding Commitments with Planning Permission 2021-2036																					
Drakes Lane	10			GT1			10														
SUB-TOTAL	**10**				**10**						**0**				**0**					**0**	
Growth Area 2 TOTAL	**10**	**14**			**10**						**5**				**9**					**0**	
Growth Area 3 - South and East Chelmsford																					
Strategic Sites																					
North of South Woodham Ferrers		**5**	(part), MON 00023/15 (part), MON/00167/14 ,	7							5										
Growth Area 3 TOTAL	**0**	**5**			**0**						**5**				**0**					**0**	
TOTALS	**10**	**24**			**10**						**15**				**9**					**0**	



Chelmsford Local Plan

Schedule of Additional Changes for Adoption of Local Plan

May 2020

Our Planning Strategy to 2036

Chelmsford Local Plan

Schedule of Additional Changes for Adoption of Local Plan

This schedule sets out the changes made to the Pre-Submission Local Plan (January 2018) as part of the Examination and modification process in order to produce the adopted Local Plan.

All changes outlined in the Inspectors Schedule of Main Modifications (February 2020) and Schedule of Proposed Additional Modifications (EX048) (August 2019) and Schedule of Proposed Policies Map Changes (EX049) (August 2019) have been made.

Table 1 below outlines changes which further amend the Inspectors Schedule of Main Modifications, these are minor changes for reasons of consistency and do not go towards the soundness of the plan.

Table 2 below notes further additional changes made when preparing the document for adoption, some of which make further changes to those published in EX048.

These changes should be read in combination with the Inspectors Report, EX048 and EX049.

Table 1: Further changes to the published MMs

Main Modification Reference Number	Paragraph/ Policy	Notes/Actions and additional team changes
MM1	1.5	*Further amendment of para 1.5:* The ~~This~~ ~~new~~ Local Plan ~~will outline~~ outlines the strategic priorities and long-term vision for Chelmsford and ~~identify~~ identifies 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~~ The Local Plan sets out the amount and location of new development, and how places will change and be shaped throughout the Local Plan period and beyond. The Local Plan together with the adopted Minerals and Waste Local Plan, South East (Inshore) Marine Plan (once adopted) and any made (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~~ Development Plan policies should be read as a whole and alongside the National Planning Policy Framework (NPPF).

Main Modification Reference Number	Paragraph/ Policy	Notes/Actions and additional team changes
		Further amendments to new Schedule of Superseded Documents and Policies: • *Left Column CP2 – add hyphen between Borough and Wide* • *Left Column CP18 – change Features to Facilities* • *Left Column DC39 – in associated right column under DM20 change to DM21* • *Left Column DC53 – add Uses after Employment*
MM3	Strategic Priority 7	*Not removing second comma*
MM4	Policy S1 and paras 4.4 - 4.18	*Capitalise Spatial Principles in first sentence*
MM7	Policy S5 5.18-5.25	*Changed John Keene Alms Houses to 'John Keene Memorial Homes'* *Capitalised 'Buildings at Risk Register'* *Added 'Register of', in front of Buildings of Local Value in para 5.22* *Changed 'fourteenth-seventeenth centuries' to 14th-17th centuries*
MM8	Policy S6 and para 5.27, 5.31 and 5.33	*End of new para after 5.33 changed Zone of Influence to 'Zone of Influences'* *Further amendment to new para after 5.27:* New development should minimise pollution ~~on~~ of the natural environment including potential light pollution from glare and spillage on intrinsically dark landscapes and nature conservation. *Further amendments to new paras after 5.33:* *Change to singular 'zone of influence' for Hatfield Forest and amend last sentence:* None of the residential site allocations allocated within ~~this~~ the Local Plan are within ~~these~~ this Zone~~s~~ of Influence. 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~~ natural resource for the future...
MM9	Policy S8	*Further amendment to last para of Policy:* **In order to meet future convenience retail growth, the Local P~~p~~lan makes provision for 11,500sqm of floorspace either within the City…**

Main Modification Reference Number	Paragraph/ Policy	Notes/Actions and additional team changes
MM12	6.25	*Further amendment to new para:* The Council is planning for total job growth of 725 net additional jobs ~~p.a.~~ per year over the Local P~~p~~lan period 2013-36, based on the growth forecasts. This translates into an identified need for employment land to accommodate 64,407sqm of net additional floorspace over the period. To meet this need, the Local Plan makes new allocations to accommodate 55,000sqm of net additional business floorspace. This new supply is additional to the existing net supply provided by completions between the base date of the Local Plan (2013) and ~~2018~~2019, and planning permissions outstanding at ~~2018~~2019.
MM13	Policy S9 and Key Diagram (Figure 8) Figure 9 Figure 10 Figure 11 and paras 6.29, 6.35, 6.36, 6.37 and site policies 1a, 1d, 1e, 1f, 1g, 1h, 8, EC1, EC2, EC3, EC4 and EC5, 7.9, 7.322 and 7.323	*Site numbering changed in table of S9* *Key Diagram and Growth diagrams (figures 9-11) replaced* *Upper case changed for 'Strategic Growth Site Policies' throughout plan* *Further amendment of new para after 6.35:* For the avoidance of doubt the use of the words 'area total' and 'total' contained within the tables in Strategic Policy S7 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 S6 makes it clear that the overall housing provision is a minimum number. *Further amendment to new para after 6.36:* Strategic Growth Sites and other types of sites allocated for development are defined at Table ~~3~~4 in the Local Plan. *Further amended 1st sentence of para 7.322:* This Growth Area (see Figure 11) will accommodate around 1,160 new homes, 1,000sqm of ~~flexible~~ business floorspace and, 1,900sqm of convenience retail. *Further amended para 7.323:* In addition, development is promoted at the two sustainable Key Service Settlements of Bicknacre (Location 11) and Danbury (Location 12). Location 11 will provide around 35 and 32 homes on two separate sites. Location 12 will deliver ~~and~~ around 100 new homes within Danbury. ~~respectively, alongside~~ These developments will also provide opportunities to contribute towards and enhance …

Main Modification Reference Number	Paragraph/ Policy	Notes/Actions and additional team changes
		Note: Numbers in Annex 2 for consultation version of MM Schedule not correct, have been amended in Inspectors Report and reflect correctly in Local Plan.
MM14	6.39	*Further amendment to para 6.39:* The Council's previously adopted Local Development Framework allocated a minimum of 3,200 new homes and 64,000sqm of commercial floorspace at North East Chelmsford known as Beaulieu and Channels. Outline planning permission has been granted for 4,350 new homes, 40,000sqm floorspace business park and a new rail station. Construction work commenced on the scheme in 2014. The phased delivery of this allocation will continue into the late 2020s and future detailed planning applications will be considered in accordance with the approved Masterplan and Landscape and Design Management Plan which ~~are~~ were informed by the relevant sections of the North Chelmsford Area Action Plan (NCAAP). This includes the approved heritage compensatory measures for the protection of the Grade I listed New Hall School and Registered Park and Garden. As the site has outline planning permission and development has commenced, it will continue to be delivered in accordance with the approved Masterplan and therefore does not require a new site allocation policy within ~~this~~ the Local Plan. The ~~new~~ Local Plan ~~will~~ supersedes the NCAAP document. Some of the provisions in NCAAP have already been delivered. Other provisions within the NCAAP that are not yet fully implemented and that will continue to be relied on into the next Local Plan period and beyond, have been approved as separate planning guidance by the Council.
MM15	Policy S10, 6.48 and 6.52	*Further amendment to last sentence of para 6.52:* Other policies ~~will~~ also ensure that new employment developments will be of high quality design and incorporate sustainable design features.
MM16	Policy S11 and 6.56, 6.57, 6.60	*Further amendment to replacement para 6.57:* The preferred route for the Chelmsford North East Bypass and the new ~~Beaulieu~~ r~~R~~ail s~~S~~tation are allocated…
MM17	Policy S13, 6.76 to 6.81, Policy CO1, 8.40 to 8.44	*Further amendment to new paras:* 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 as having distinctive landscape qualities and an important multifunctional role. These areas are locally designated as the Green Wedge.

Main Modification Reference Number	Paragraph/ Policy	Notes/Actions and additional team changes
		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 designation within the river valleys reflects this multi-faceted green network. *Further amendment to last sentence of para 6.81:* 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~~ are within the countryside.
MM18	Policy S14 and para 6.87	*Further amendments to new para after 6.87:* …it is nevertheless important to the overall health and function of these centres and therefore a 500sqm gross threshold should apply across the whole of the ~~City~~ Council's administrative area (for proposals in edge and out of centre locations). 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~~ designated centres, particularly…
MM19	Strategic Growth Site 1a – 1h Growth Site 1i – 1v Travellers Site GT1	*Also added 'Policy' in title to all sites not listed*
MM22	SGS1a to SGS1h, SGS2, SGS4, SGS5a-c, SGS6, Policy GR1, Opportunity Sites OS1a and OS1b, Existing Commitments EC1	*RAMS – lower case 'd' for Recreational disturbance Avoidance and Mitigation Strategy through out plan*

Main Modification Reference Number	Paragraph/ Policy	Notes/Actions and additional team changes
	and EC2	
MM26	Strategic Growth Site 1g – Civic Centre Land, Fairfield Road, 7.74, 7.78	*Further amendment to 1st sentence of para 7.78:* Development on ~~a~~ the wider site should preserve the setting of the Grade II listed War Memorial on Duke Street, conserve…
MM28	Policy GR1 – Growth Sites in Chelmsford Urban Area	*Amended 1st sentence of policy:* **Growth Sites ~~1i~~ *1g* to 1v will be required …**
MM29	Growth Site 1i – Chelmsford Social Club and Private Car Park	*Remove '55' from policy title*
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	*These now feature in the content page as growth sites.* *Further amendment to 2nd sentence of para 7.10:* Location 1 (as shown in Figure 9) is made up of ~~all~~ allocations in the Urban Area which comprises sites 1a-1v.
MM41	Strategic Growth Site 2 West Chelmsford, 7.111, 7.113, 7.119 and 7.121	*Changed SUDS to 'SuDS'*
MM46	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,	*Para 6.11 has already been changed under MM11* *Para 6.14 – already deleted under MM11* *Further amendment of para 7.208:* Development at Great Leighs (Location 7) will deliver around 1,200 new homes and North of Broomfield (Location 8) will deliver around ~~1,100 and~~ 450 new homes ~~respectively~~, along with supporting infrastructure and in the case of Location 8 will provide a secondary access into Broomfield Hospital. ~~In addition, two further~~ The allocation~~s~~ at

Main Modification Reference Number	Paragraph/ Policy	Notes/Actions and additional team changes
	7.240, 7.303, 7.304, 7.363	~~Great Leighs (Location 7) and~~ East of Boreham (Location 9) will deliver around 143 new homes. These allocations will ~~also~~ provide opportunities to contribute towards and enhance existing facilities and services in these villages.
MM49	Strategic Growth Site Policy 4 North East Chelmsford, 7.209, 7.214, 7.216, 7.228, 7.229, 7.238	*Amend 8th bullet under site infrastructure requirements:* • **Financial contributions to the delivery of the Chelmsford North East Bypass (CNEB) beyond the site boundary, ~~Beaulieu~~ rRail s~~S~~tation and community space and facilities** *Further amendment to 4th sentence of para 7.214:* Easy and convenient access to the site for heavy goods vehicles is essential. *Further amendments to new paras after 7.238:* North East Chelmsford is already an area of change arising from major new development allocated in the Council's previously adopted Local Development Framework which was subject of a detailed masterplan… As part of the conditions of the outline permission for 3,600 of the total of 4,350 new homes (known as Beaulieu and Channels)…
MM50	Strategic Growth Site 5a – Great Leighs, Land at Moulsham Hall, 7.242, 2.244, 7.252, 7.253, 7.254	*Changed SUDS to 'SuDS'*
MM52	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	*Note: This MM in consultation version included para 2.264 which was incorrect as this was covered in the MM51.* *Additional 'is' not needed in para 2.273* *Capitalised 'Site'* *Amend 1st sentence of para 7.277:* Layout should incorporate compensation measures for landscape impact from the development including lower dwelling densities, and appropriate tree and hedge planting along countryside edges.

Main Modification Reference Number	Paragraph/ Policy	Notes/Actions and additional team changes
MM55	Existing Commitment EC4 – East of Boreham	*Changed upper case for 'Conservation Areas' within 3rd bullet under site development principles*
MM56	Strategic Growth Site Policy SGS7, 7.330, 7.339, 7.341, 7.342	*Change ha to hectares within policy* *Further amendment to new para after 7.339:* …The road network to the south of ~~Chelmsford City~~ the Council's area…
MM59	Policy SPA1	*Further amendment to last sentence of Policy SPA1:* **New development proposals at Strategic Growth Site 8 - North of Broomfield, to the north of the Hospital, will incorporate a new vehicular access road from…**
MM68	Policy EM1 and para 8.28	*Further amendment of para 8.28:* The protection of the City Centre and other designated centres for their retail function is a key objective of ~~this~~ the Local Plan…
MM70	Policy CO2, 8.48, 8.49	*Change 'Section' to 'Part' within Policy – criteria viii. and ix.* *Remove quotation marks in para 8.46* *Further amendment to 1st sentence of para 8.49:* 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.~~ such as a new village hall, or new ancillary buildings related to an existing school.
MM71	Policy CO3, 8.53, 8.55, 8.56, 8.57, 8.59, 8.58	*Change 'Section' to 'Part' within Policy – criteria x., xi and xii.* *Change e.g. to 'such as' within para 8.55* *Further amendment to 1st sentence of para 8.58:* Economic growth in the Green Wedge is encouraged…
MM72	Policy CO4, 8.64, 8.65, 8.66, 8.68	*Change 'Section' to 'Part' within Policy – criteria xii., xiii and xiv.* *Change e.g. to 'such as' within para 8.65*

Main Modification Reference Number	Paragraph/ Policy	Notes/Actions and additional team changes
MM75	Policy CO7, 8.84	*Note: 'and preventing settlement coalescence' in first sentence is not underlined as new text in MM*
MM76	Policy CO8	*Change '~~Criteria~~' to 'Part' for consistency with other changes*
MM77	Policy HE1	*Change '~~Criteria~~' to 'Part' for consistency with other changes*
MM81	Policy NE3	*Change 'Criteria' to 'Part' in Part B of policy*
MM93	Tables 5-8 Monitoring Framework	*Further amendments made to Inspectors Report – see Appendix 1*
MM96	Appendix C – Housing Trajectory	*Changes to delivery timescales reflected in RJs* *Changes made to C2.* *Revised housing trajectory and graph added*
MM98	11.2	*Inspector removed as MM in Report, but Council have made changes to this section*

Table 2: Additional changes further to EX048 made to the Local Plan following consultation of the modifications

Paragraph/Policy /Map Pre-Submission (Jan 2018) Reference Point	EX048 Reference	Additional Change
Throughout the Plan		Check when referring to the 'Essex Coast Recreational disturbance Avoidance & Mitigation Strategy (RAMS)', that lower case 'd' for disturbance is used throughout.
1.6	AM4	*Further amendments to box:* **Section 1** - introduces the Local Plan, its purpose, the Local ~~p~~Plan period, the Sustainability Appraisal and community-led planning. **Section 5** – sets out how the Local Plan will deliver sustainable development to meet development needs throughout ~~this~~ the Local Plan period.

Paragraph/Policy /Map Pre-Submission (Jan 2018) Reference Point	EX048 Reference	Additional Change
		Section 6 – sets out how much development is needed and how it will be accommodated through a Spatial Strategy. In addition it presents a number of strategic policies including ~~these~~ those related to securing infrastructure and delivering growth. **Section 7** – sets out the key features of ~~this~~ the Local Plan and the focus on place shaping and provision of supporting infrastructure based on development within three Growth Areas – (1) ~~Chelmsford Urban and~~ Central and Urban Chelmsford, (2) North Chelmsford ~~North~~ and (3) ~~Chelmsford~~ South and East Chelmsford. It continues with site-specific polices related to specific allocations. **Section 10** – sets out how ~~this~~ the Local Plan will be monitored in delivering its objectives. **Section 11** – the Policies Map and inset maps, identify the spatial proposals of ~~this~~ the Local Plan including ~~preferred~~ site allocations and areas for protection. It also identifies sites in the Minerals and Waste Local Plans and Mineral Safeguarding Areas.
1.7 to 1.35, 1.40 to 1.45 and 1.46, 1.47 and 1.48	AM5	*Amend section 1 as follows:* - *Deleted heading 'what stage are we at?' and paragraphs 1.7 to 1.12, and 1.15* - *Amended paragraphs 1.13 and 1.14 to reflect current position and move to 'About this document' to re-order section after para 1.5* - *Amended 'What else needs to be considered?' section* - *Deleted 'How to comment section' and 'What happens next'* *Delete para 1.17 and 1.18 and amended heading*
1.36		*Amend para 1.36:* The supporting documents which the Council can require to validate an application include a Design and Access Statement, ~~Affordable Housing Statement/ Viability Statement~~, Health Impact Assessment, Biodiversity Survey and Report, Heritage Statement, Land Compliance Studies, Transport Assessment and Travel Plan and Education Land Compliance Assessments.
2.1		*Amend 2nd sentence of para 2.1:* These are set out in the E~~e~~vidence B~~b~~ase documents supporting ~~this consultation document~~ the Local Plan and summarised below. More detailed information is set out within the ~~accompanying~~ Sustainability Appraisal/Strategic Environmental Assessments.

Paragraph/Policy /Map Pre-Submission (Jan 2018) Reference Point	EX048 Reference	Additional Change
2.4		*Amend last sentence of para 2.4:* Demographic changes will shape the type and size of accommodation necessary over the Local Plan period.
2.7		*Amend 2nd bullet under para 2.7:* The A120 Haven Gateway Corridor (Harwich-Colchester-Braintree-Stansted)
2.13		*Amend last sentence of para 2.13:* This uses the ~~existing~~ 2012 NPPF methodology for calculating housing need which will need to be reviewed in light of the Government's ~~emerging~~ standard methodology at key plan making points in the future.
2.14		*Amend 2nd sentence of para 2.14:* This will form a joint Part 1 of their relevant Local Plans for the period to 2033.
2.15		*Amend last sentence of para 2.15:* Further evidence ~~is being prepared in partnership~~ on future infrastructure requirements is provided in the ~~through an~~ Infrastructure Delivery Plan (IDP).
2.17		*Amend 1st sentence of para 2.17:* The authorities ~~together with~~ and Essex County Council, are working together to promote sustainable growth with the necessary…
2.18		*Amend second para of 2.18:* In addition to the context above, these key issues ~~help~~ have helped to shape the Strategic Priorities of the Local Plan.
2.19		*Amend para 2.19:* Chelmsford's economy and employment base is strong and continues to grow in line with its role as a regional administrative and commercial centre. Chelmsford supports around 8~~5~~7,000 jobs, the second highest of any local authority area in Essex, and there are around ~~9~~8,000 businesses.
2.20		*Amend 3rd and last sentence of para 2.20:* Around 36% of Chelmsford's workforce lives outside the area with significant commuting across North Essex, with over 13,000 people ~~commute~~ commuting from Braintree, Colchester and Maldon each day to work in Chelmsford. This ~~reflecting~~ reflects the functional economic geography which Chelmsford shares with Braintree, Maldon and Colchester districts. Inward and outward commuting flows are shown in Figure 3.
2.22		*Move text 'Inward and outward commuting flows are shown in Figure 3' and figure 3 to end of para 2.20*

Paragraph/Policy /Map Pre-Submission (Jan 2018) Reference Point	EX048 Reference	Additional Change
2.24	AM7	*Further amendment to 3rd and 4th sentences of para 2.24:* The Elizabeth Line (Crossrail) is expected to start operating in the first part of ~~this~~ the Local P~~p~~lan period with services commencing just south of Chelmsford in Shenfield. The opportunities that the Elizabeth Line will bring in terms of additional capacity and quicker journeys to a wider choice of destinations will be a contributor to the continued attractiveness of Chelmsford as a place to live and to do business.
2.25		*Amend to 1st and 2nd sentences of para 2.25:* …, complemented by an extensive network of the Green Wedge, gardens~~,~~ and nature reserves. The Green Wedge covers 3% of the land in the whole of the Chelmsford area. *Amend to 5th sentence para of 2.25:* The Green Belt in Chelmsford is part of London's Green Belt often referred to as the Metropolitan Green Belt.
2.26		*Amend 7th sentence and delete last sentence of para 2.26:* Figure 6 ~~below~~ represents a generalised pattern of agricultural land classification grades and does not show the subdivisions of Grade 3 which are normally mapped in more detail. ~~In the main, the higher grade agricultural land lies to the north west of Chelmsford.~~
2.28	AM8	*Made 'Schedule Monuments' upper case*
2.30		*Amend 1st sentence of para 2.30:* Anglia Ruskin University is one of the largest and fastest growing universities in the UK which ~~will~~ includes a new School of Medicine which open~~ing~~ed in 2018.
2.31		*Amend para 2.31:* As well as extensive community services at a neighbourhood level, such as places of worship, community centres, local shopping parades, health and social care, Chelmsford provides ~~for~~ many county-wide services. These include Broomfield Hospital, Chelmsford Diocese, key educational institutions, Essex County Council ~~and~~, Essex Police Headquarters and Magistrates, Crown and County Courts.
2.36		*Amend 1st sentence of para 2.36:* The strategy of the Council's previously adopted Local Plan (the Local Development Framework) ~~is~~ was to focus development

Paragraph/Policy /Map Pre-Submission (Jan 2018) Reference Point	EX048 Reference	Additional Change
		Amend last sentence of para 2.36: The previously developed sites included the development of the former St John's Hospital site, former University Central Campus site and former Marconi Works, all of which are now ~~being~~ built.
2.37		*Remove 2nd sentence of para 2.37:* ~~It has grown substantially since 1945 and will continue to grow in the future.~~
2.41		*Amend 1st sentence of para 2.41:* The Council ~~will~~ wants to ensure that development plans post-2036…
2.42		*Amend 2nd sentence of para 2.42:* Our growth agenda beyond 2036 to the period to 2050 is likely to at least replicate the housing and job numbers in the Local Plan period to 2036.
3.1		*Amend para 3.1:* This Section sets out the Strategic Priorities for Chelmsford which are aligned to the strategic objectives of the other north and central Essex authorities that will be addressed through the ~~new~~ Local Plan. In particular, it looks at what Chelmsford is like today, how things are changing, what issues need to be addressed and what opportunities will be created. This will ensure that the ~~new~~ Local Plan recognises Chelmsford's spatial characteristics in planning for its future development.
3.5		*Amend para 3.5:* The Local Plan will need to ensure the provision of sufficient and appropriate housing to meet objectively-assessed housing needs (OAHN ~~for short~~) and the requirements of the Gypsy and Traveller Accommodation Assessment (GTAA ~~for short~~). The ageing population also means that the Local Plan needs to…
3.8		*Amend 1st sentence of para 3.8:* The Local Plan will seek to ensure a flexible rolling supply of employment land over the Local *P*~~p~~lan period.
3.9		*Amend para 3.9:* The Council will also continue to support local businesses outside the Local Plan process through its business support services and by delivering the ~~emerging~~ Chelmsford Economic Strategy.
3.10		*Amend 1st sentence of para 3.10:* Jobs in retail are focused in Chelmsford City Centre, South Woodham Ferrers Town Centre and Principal Neighbourhood Centres. Chelmsford City Centre attracts shoppers and visitors from well beyond the Council's

Paragraph/Policy /Map Pre-Submission (Jan 2018) Reference Point	EX048 Reference	Additional Change
		area boundary.
3.11		*Amend last sentence of para 3.11:* These include a wide range of sports and recreation facilities, including two cinemas, Chelmsford City Racecourse, multiple and wide ranging sports facilities and extensive improvements to the Riverside Ice and Leisure Centre ~~which is currently underway.~~ completed in 2019.
3.15	AM10	*Further amendment to para 3.15:* Independent consultant~~s~~, Ringway Jacobs, through Essex County Council has undertaken transport modelling to help support the proposals in the ~~new~~ Local Plan. The Local Plan evidence base comprises a series of traffic modelling reports…
3.16		*Amend para 3.16:* ~~This~~ The Local Plan has been subject to a Strategic …
3.18		*Amend para 3.18:* Throughout the Local P~~p~~lan~~s evolution~~ period the Council will work with stakeholders to help promote upgraded broadband communications in all new developments, where it is viable to do so.
3.20		*Amend 3rd sentence of para 3.20:* A range of infrastructure types will be needed within the Local Plan including transport, utilities (including sewage and electricity) and flood alleviation. *Amend last sentence of para 3.20:* The Infrastructure Delivery Plan (IDP) identifies the infrastructure needed to support the planned development and contains details regarding its phasing and costing
3.21		*Amend para 3.21:* The Council will use Community Infrastructure Levy (CIL) (and/or its successor) receipts and planning conditions or legal agreements to ensure the provision of infrastructure. The Council will also work with infrastructure providers to facilitate the timely provision of infrastructure needed to support development. Where necessary this will involve suitable phasing of development and forward funding of its supporting infrastructure. Working in partnership with other Councils in ~~N~~north and ~~Mid~~ central Essex with strategic levels of growth, there are opportunities to maximise future investment for strategic infrastructure funding.

Paragraph/Policy /Map Pre-Submission (Jan 2018) Reference Point	EX048 Reference	Additional Change
3.23	AM11	Capitalised Evidence Base
3.25		*Amend 3rd sentence of para 3.25:* A range of local infrastructure types will be needed within the Local Plan including social and community facilities, education, primary healthcare, recycling facilities and appropriate drainage. The Sstrategic Ggrowth Ssite policies within the Local Plan will set out the local infrastructure required to support the identified growth. *Amend last sentence of para 3.25:* The Infrastructure Delivery Plan (IDP) identifies the infrastructure needed to support the planned development and contains details regarding its phasing and costing
3.27	AM12	*Further amendment to 1st sentence of para 3.27:* 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.
3.33	AM15	*Further amendment of para 3.33:* The new Local Plan will also seek to ensure that all new development meets the highest standards of design. The Local Plan will further encourage require the use of masterplans and encourage design codes where appropriate for strategic scale developments.
3.36		*Amend 1st sentence of para 3.36:* Existing Ddevelopments such as the new Bond Street development, Bus Station, former Marconi Site, Anglian Anglia Ruskin University
3.37	AM16	*Further amendment to 2nd and 4th of para 3.37:* To this end the Council is has also developing developed a strategy vision to promote integrated enhancement of the West End quarter of Chelmsford City Centre. This area has a diverse mix of uses, acts as an important transport interchange and includes important civic functions, yet parts of the area have a rundown appearance and feel severed from the City Centre. The strategy will create a vision for the West End and makes recommendations for enhancements in the future to provide an attractive and distinctive quarter.
4.2		*Change 'Financial Services' to lower case in 2nd bullet* *Change high-performing Schools to lower case in 11th bullet*

Paragraph/Policy /Map Pre-Submission (Jan 2018) Reference Point	EX048 Reference	Additional Change
		Change facilitating to facilitate in 16th bullet
4.5		*Amend para 4.5:* In order to make the best use of land and to ensure that new development is located in sustainable locations, there is a need to make the most of ~~land (~~previously developed land~~)~~, provided that it is not of high environmental value and represents a sustainable location.
4.11		*Amend 3rd sentence of para 4.11:* New development will be focused in areas where there is no or low risk of flooding. Where this is not possible, then the Sequential Test will be applied as outlined in the NPPF, followed if necessary by the Exception Test. *Amend 6th sentence of para 4.11:* It should ~~also seek betterment and~~ demonstrate it will be safe for its lifetime.
4.12		*Amend para 4.12:* The extent of the Green Belt in Chelmsford is already established in the Council's previously adopted Local Plan (Local Development Framework) and therefore national planning policy is clear that the boundaries should only be altered in exceptional circumstances.
5.1		*Amend para 5.1:* This Section sets out the Strategic Policies that ~~will~~ underpin and guide the Council's Spatial Strategy by addressing climate change, promoting social inclusion, conserving and enhancing the historic and natural environment and safeguarding community assets.
5.2		*Amend para 5.2:* The achievement of sustainable development is at the heart of the planning system. Through its policies and proposals, the Council will secure new development that fulfils the three dimensions ~~to~~ of sustainable development: economic, social and environmental.
5.7		*Amend 1st sentence of para 5.7:* The global climate is changing and the NPPF makes it clear that climate change is a core planning principle ~~and~~ to the achievement of sustainable development.
5.8		*Amend 2nd sentence of para 5.8:* Given that the southern part of the East of England has been earmarked for extensive development, this will

Paragraph/Policy /Map Pre-Submission (Jan 2018) Reference Point	EX048 Reference	Additional Change
		generate increased demand for water resources adding pressure on an already dry area.
5.9		*Amend last sentence of para 5.9:* …and energy efficiency such as insulation, living walls/roofs, passive solar design, tree planting and Sustainable Drainage Systems (SuDS), ~~and~~ providing resilient ecological networks.
5.13		*Amend 1st sentence of para 5.13:* Climate change including sea level rise ~~are~~ is likely to increase pressure on the management of coastal habitats and coastal…
5.14		*Amend last sentence of para 5.14:* Once adopted, ~~The Local Plan will be integrated with~~ the South East (Inshore) Marine Plan, will be considered alongside the Local Plan ~~once it is complete~~, to provide a consistent approach for planning on land, and within the ~~Borough's~~ inter-tidal and marine environment.
5.18	AM18	*No changes made as changes made under MM7 which supersede this change*
5.31		*Amend last sentence of para 5.31:* Appropriate mitigation measures will be required on sites where protected species are impacted ~~upon~~ by development.
5.33		*Amend 3rd sentence of para 5.33:* Following consultation with Natural England, an Essex-wide RAMS is being prepared to cover the Essex Estuaries SAC and Crouch together with the Roach Estuaries SPA and the Colne and Blackwater Estuaries SPAs and Ramsar sites, with a view to ~~their~~ its subsequent adoption as a Supplementary Planning Document (SPD).
5.36		*Amend para 5.36:* As community assets are not immune from development pressures, the Council will seek to protect its existing community assets through ~~other~~ relevant Local Plan policies.
6.1		*Amend 3rd sentence of para 6.1:* Strategic Growth Sites, those providing over 100 or more new homes, have an accompanying policy which sets ~~what~~ out the expectations for their delivery.
6.3		*Amend 1st sentence of para 6.3:* The OAHN report published in November 2016 uses the 2014 based national population and household projections together with an update to the Strategic Housing Market Assessment (SHMA) undertaken in December

Paragraph/Policy /Map Pre-Submission (Jan 2018) Reference Point	EX048 Reference	Additional Change
		2015.
6.5		*Amend para 6.5:* ~~Therefore, t~~Taking into account all the stages set out above, the full OAHN for Chelmsford is 805 net new homes per year equating to a total housing requirement of 18,515 new homes for the period 2013-2036.
6.10		*Amend last sentence of para 6.10:* This same approach was implemented by the Council's previously adopted LDF covering the period 2001-2021.
6.12		*Amend 1st and 2nd sentences of para 6.12:* Based on past delivery records, windfall sites will also make an important contribution to the S~~s~~patial S~~s~~trategy. These are sites expected to come forward throughout the Local Plan period and…
6.17		*Upper case of National and Local in 1st sentence of para 6.17*
6.22		*Amend last sentence of para 6.22:* Chelmsford's economy and employment base is strong and continues to grow in line with its role as a regional administrative and commercial centre. Chelmsford supports around ~~83~~87,000 jobs – the second highest of any district in Essex and there are around 8,~~5~~000 businesses.
6.23		*Amend 2nd sentence of para 6.23:* The Chelmsford Economic Strategy, 2016-2036 identifies growing employment sectors that are set to create new jobs over the next 20 years ~~include~~ including advanced manufacturing, low carbon and renewables, life sciences and healthcare, digital and creative services, financial and business services and logistics.
6.27		*Amend last sentence of para 6.27:* As ~~When~~ this permission ~~is~~ has been implemented there is no need to allocate any further sites in South Woodham Ferrers for food retail.
6.30		*Amend para 6.30:* The Local Plan ~~will~~ focuses new development, including housing and employment growth, leisure, office, cultural and tourist facilities, retail and mixed use development at the most sustainable locations that meet the Local Plan Vision and Spatial Principles. It does this first through making the best use of previously developed land within Chelmsford Urban Area. As this area is unable to accommodate all of the new development needed, the Local Plan ~~will~~ also allocates land for development in the following areas:
6.31		*Change ha to hectares in para 6.31*

Paragraph/Policy /Map Pre-Submission (Jan 2018) Reference Point	EX048 Reference	Additional Change
6.32	AM20	*Capitalise City and Town in 2nd sentence*
6.35		*Amend 1st sentence of para 6.35:* ~~Development~~ Settlement boundaries are drawn around settlements identified in the Settlement Hierarchy on the Policies Map.
6.36		*Amend 1st sentence of para 6.36:* Taking the above considerations into account, the…
6.37		*Amend 1st sentence of para 6.37:* The objective for development in the Chelmsford ~~Urban~~ Central and ~~Central~~ Urban Growth Area is to focus on the regeneration of previously developed
6.40		*Amend para 6.40:* Following on from that, development at North East Chelmsford (Location 6) will provide a new sustainable neighbourhood of 3,000 new homes to be delivered in the Local Plan period. The wider allocation at north east Chelmsford has the capacity for a further 2,500 new homes to be developed post-2036. Due to the nature and configuration of the site with areas subject to mineral extraction affecting its phasing and other masterplanning matters such as the location of green infrastructure, the wider site is being allocated within ~~this~~ the Local Plan for 3,000 new homes. This development will be underpinned by Garden City principles developed by the Town and Country Planning Association (e.g. comprehensively planned, enhance the natural environment and provide high quality homes). The timing and delivery of further development would need to be considered as part of a review ~~to~~ of the Local Plan.
6.41		*Amend last sentence of para 6.41:* Development at Land north of Broomfield (Location 8) will deliver a new vehicular access road into Broomfield Hospital.
6.43		*Amend last sentence of para 6.43:* The new Local Plan allocations will deliver the majority of new development from 2022 onwards with a five-year land supply maintained from ~~2017/18-2021/22~~ 2018/19 – 2022/23 through existing commitments.
6.44		*Amend para 6.44:* Housing delivered on windfall sites will also make an important contribution to the S~~s~~patial S~~s~~trategy. These are sites expected to come forward throughout the Local Plan period…

Paragraph/Policy /Map Pre-Submission (Jan 2018) Reference Point	EX048 Reference	Additional Change
6.45		*Amend 2nd sentence of para 6.45:* The Local Plan ~~will~~ also includes policies to support the rural economy including tourism related development and farm diversification schemes whilst protecting the countryside.
6.47		*Amend first bullet for para 6.47:* Chelmsford City Racecourse is being developed as a major new racecourse and equestrian centre with supporting entertainment facilities. *Create new bullet for last sentence of previous bullet*
6.49		*Amend last sentence of para 6.49:* The Council's Economic Strategy~~,~~ and Employment Land Review~~s~~ provides the local evidence to support the relevant Local Plan policies.
6.53		*Amend last sentence of para 6.53:* This assesses the current status of infrastructure across Chelmsford and identifies what new infrastructure investment is required to support the Local Plan growth, when it is needed, and funding sources.
6.54 and 6.65	AM21	*Further amendment to new para after 6.54:* The Council is cooperating with broadband infrastructure providers and ~~the~~ Essex County Council to ensure… *Further amendment to new para after 6.65:* 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~~ and awarded £218m to be directed to the delivery of the Chelmsford North East Bypass and ~~Beaulieu~~ r~~R~~ail s~~S~~tation.
6.56		*Amend para 6.56:* Residential developments proposed within the Local Plan have the potential to result in a significant increase in recreational disturbance to the Essex Estuaries Special Area of Conservation (SAC) and Crouch and Roach Estuaries

Paragraph/Policy /Map Pre-Submission (Jan 2018) Reference Point	EX048 Reference	Additional Change
		Special Protection Areas (SPA). Measures required to mitigate the impacts of recreational disturbance on European ~~Protected~~ S~~s~~ites will be delivered as detailed in the Essex ~~coastal~~ Coast Recreational disturbance Avoidance
Policy S11 Infrastructure Requirement		*Amend 1st bullet under transport and highways:* • **New ~~Beaulieu~~ Rail~~way~~ Station**
6.60		*Amend 1st sentence of para 6.60:* A new rail station in north east Chelmsford will improve rail infrastructure from the ~~early~~ mid 2020s onwards. *Amend para 6.60:* 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.
6.62		*Amend last sentence of para 6.62:* The bypass would close the gap in Essex's strategic road network, alleviate congestion and shorten journey times over a wide area, helping ease congestion and ~~reduce~~ reducing journey times in and around Chelmsford.
6.63		*Amend 2nd sentence of para 6.63:* Essex County Council has reviewed the scheme and is proposing an updated safeguarded area for allocation in ~~this~~ the Local Plan, making sure there is enough space for the scheme and that no land is safeguarded unnecessarily.
6.66		*Amend last sentence of para 6.66:* The Council will work with partners such as the Highway Authority, Highways England, the Local Education Authority, the Environment Agency, utility companies, Mid Essex Clinical Commissioning Group, and Sport England to bring forward the necessary infrastructure that is required in order to deliver the ~~Local Plan's~~ Spatial Strategy.
6.68		*Amend 2nd sentence of para 6.68:* In particular co-located facilities are likely to become a growing trend where there is ~~a~~ limited funding available and, in more urban…
6.74		*Amend para 6.74:* In addition to developer funding, where necessary, the Council will ~~collaborative~~ collaborate with partners to

Paragraph/Policy /Map Pre-Submission (Jan 2018) Reference Point	EX048 Reference	Additional Change
		lobby central Government and funding partners for additional funding sources for key large strategic infrastructure projects such as the new ~~Beaulieu~~ r~~R~~ail~~way~~ s~~S~~tation.
Policy S14 Role of City, Town and Neighbourhood Centres		*Lower case for New main Town Centre uses in first para* *Further amendment to 4th para of Policy:* **South Woodham Ferrers Town Centre will be a focus for shopping, business, education, and leisure.**
6.82		*Amend 2nd sentence of para 6.82:* The NPPF defines main town centre uses as being retail development (including warehouse clubs and factory outlet centres); leisure, entertainment facilities and the more intensive sport and recreation…
6.83		*Amend last sentence of para 6.83:* However, the study does indicate a need for 11,500sqm of food retail floorspace in Chelmsford in the Local Plan period.
6.84		*Amend last sentence of para 6.84:* ~~If~~ As this permission ~~is~~ has been implemented this ~~would~~ accommodates the identified need and therefore there ~~would be~~ is no need to allocate any further site in South Woodham Ferrers for food retail.
Policy S15 Monitoring and Review		*Amend to policy S15:* **The Council will monitor the implementation of the policies and proposals of the Local Plan using the key indicators and targets set out in the Local Plan~~'s~~ Monitoring Framework. A full or focused formal review of the Local Plan will commence ~~three~~ two years after its adoption.**
6.88		*Amend para 6.88:* There is a need to ensure that the Local Plan's policies and proposals are effective in delivering the objectives of the Local Plan and maintain a sufficient supply of housing sites to meet need.
6.89	AM25	*Further amendment to para 6.89:* The Council will review the Local Plan every five years. On the basis that it takes around ~~two~~ three years to formally complete this process, a formal review, including a formal Regulation 18 consultation, will commence ~~three~~ two years after the adoption of the Local Plan. This is envisaged to be in 2022.
Policy SGS1c North of	AM28	*No Change - Site removed from Plan under MM21*

Paragraph/Policy /Map Pre-Submission (Jan 2018) Reference Point	EX048 Reference	Additional Change
Gloucester Avenue, 7.41		
Strategic Growth Site 1f – Riverside Ice and Leisure Land		*Further amendment to 1st sentence of policy:* **The Riverside Ice and Leisure Centre ~~will be~~ was redeveloped during 2017-2019 to provide improved replacement facilities.**
Strategic Growth Site 1g – Civic Centre Land		*Amend 1st bullet under design and layout:* **Layout to provide appropriate street frontage to Marconi ~~Square~~ Plaza, Coval Lane and Viaduct Road**
Growth Site 1l – Car Park to the West of County Hotel		*Amend 3rd bullet for Policy:* **Facilitate future access to adjoining County Hotel car park where it would benefit from inclusive design principles**
Opportunity Site Policies for OS1a Rivermead and OS1b Railway Sidings		*As these sites are now Growth Sites, introductory text as below should be included in the site policies to be consistent with other Growth Site Policies:* ***Development will be permitted at this site subject to meeting the requirements of Policy GR1, and the following site-specific criteria:***
7.3		*Amend 4th sentence of para 7.3:* In most cases the ~~City~~ Council expects the amount of new homes stated in residential site policy allocations to be a minimum.
7.8		*Amend last sentence of para 7.8:* The site allocations will further deliver a number of benefits to the local area including a new Country Park, city greening, new employment, new primary schools, early years and childcare provision, enhanced bus services, unlock access into the Sandford Mill Special Policy Area, a new Park and Ride to serve the south and west road corridors into the City~~,~~ and improvements to the Army and Navy junctions.
7.9	AM27	*No changes made as changes made under MM13 which supersede this change*
7.28		*Amend para 7.28:*

Paragraph/Policy /Map Pre-Submission (Jan 2018) Reference Point	EX048 Reference	Additional Change
		Chelmer Waterside, the adjacent water meadows and the Chelmer and Blackwater Navigation all the way through to Heybridge Basin, have Conservation Area status. In addition, there are small parts of the allocated sites that fall within the Green Wedge. Development within these areas must ensure land use retains the integrity of the Conservation Area, and the Green Wedge and habitat is protected or enhanced, whilst sustainably utilising the opportunities to deliver City Centre development.
7.48		*Amend 1st sentence of para 7.48:* The former St Peter's College is in the Melbourne area of Chelmsford, ~~is~~ located north west of the City Centre.
7.53		*Amend 1st sentence of para 7.53:* Development will need to provide enhanced and new pedestrian and cycle connections to all directions from the site including Melbourne Avenue, Hobart ~~Crescent~~ Close and Highfield Road, facilitating
7.70		*Amend 2nd sentence of para 7.70:* Where residential uses meet~~s~~ the street, units must be designed to offer suitable privacy to those units without harm to the streetscene – potentially through duplex residential or live-work units.
7.81		*Amend last sentence of para 7.81:* These will be particularly appropriate in buildings facing Marconi ~~Square~~ Plaza and public routes through the site.
7.82		*Amend para 7.82:* Public realm improvements are expected, particularly to the southern edge of the site where it fronts Parkway, and to extend Marconi ~~Square~~ Plaza northwards along Fairfield Road to improve the theatre environs.
7.87		*Delete 2nd sentence and amend 3rd sentence of para 7.87:* ~~It is proposed to slightly reduce the boundary of this designation to rationalise land suitable for residential development. However,~~ V~~v~~ehicular access will need to be retained for the office use and its undercroft parking.
7.95	AM33	*Amended 1st sentence of para 7.95 as follows and also make this change to para 7.96 and 7.97* Growth Sites ~~1i~~ *1g* to 1v share common features due to their central position in Location 1,…
7.114		*Amend last sentence of para 7.114:* When their Neighbourhood Plan is made (approved), Writtle Parish Council will also receive 25% of the CIL receipt for this development and any other in its area, otherwise the rate will be 15%.
7.119		*Amend 1st sentence of para 7.119:* The development will be expected to improve connections for walking and cycling into and through the Green

Paragraph/Policy /Map Pre-Submission (Jan 2018) Reference Point	EX048 Reference	Additional Change
		Wedge and to services and facilities that will serve the development in Melbourne, Writtle and the City Centre including schools, jobs, Writtle University College, shops and Chelmsford ~~train~~ rail station.
7.121		*Amendment to 3rd sentence of para 7.121:* 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 the nearby Local Wildlife Site.
7.122		*Amend 2nd sentence of para 7.122:* This shall include a comprehensive and coherent network of green infrastructure, formal and informal recreation and community spaces.
Strategic Growth Site 3a – East Chelmsford (Manor Farm)		*Amend 1st and 5th bullet under site infrastructure requirements:* • **Provision of a new Country Park and Visitor~~s~~ Centre at Sandford Mill with a landscape strategy and a delivery mechanism to provide for their long-term management and maintenance** • **Provide new and enhanced cycle routes, footpaths, Public Rights of Way and where appropriate bridleways within and between the sites and the surrounding area to enable the development to integrate with existing development areas and to provide links into City Centre, and the wider countryside beyond**
7.128		*Amend last sentence of para 7.128:* It is envisaged that the new Visitor~~s~~ Centre will be located at Sandford Mill.
7.130		*Amend para 7.130:* The development will be expected to promote the highest standards of design to ensure that it works in sympathy with the local landscape and provides a strong sense of place. The design and layout of proposals will need to incorporate landscape compensation measures including the provision of suitable planting belts and buffers, restricting dwelling heights to a maximum of two ~~stories~~ storeys, protection of key views, promoting non-standard housing types and requiring lower dwelling densities at the most visually sensitive locations. The layout of the development will also need to reflect and incorporate a safeguarded corridor around the high pressure gas line that crosses the eastern part of the site. It is expected that the electricity pylons and lines that also cross~~es~~ the eastern part of the site will be removed and installed underground.
7.137	AM37	*Further amendment to 3rd and 4th sentence of para 7.137:* The feature is potentially of national importance and therefore in accordance with paragraph 139 of the NPPF

Paragraph/Policy /Map Pre-Submission (Jan 2018) Reference Point	EX048 Reference	Additional Change
		(2012) it should be treated as if it were a Scheduled Monument. An appropriate buffer will be required around the site and a green link to the river valley maintained, which is fundamental to the ~~siting~~ setting of the monument.
7.151		*Amend 1st sentence of para 7.151:* Cycle paths from the site should connect with National Cycle Network Route 1 to the north to encourage sustainable modes of travel.
7.162		*Amend last sentence of para 7.162:* The layout of the development will also need to reflect and incorporate a safeguarded corridor for the high pressure gas line which crosses the site.
7.193		*Amend para 7.193:* The loss of the green space on the north-east of the site will need to be compensated by financial contributions towards new or enhanced formal open space/outdoor sports facilities and/or indoor leisure facilities to address priorities identified by the Council.
7.194		*Amend para 7.194:* The development will take its main vehicular access from Pyms Road and be expected to adequately mitigate its likely impacts on the performance of the local and strategic road network. Additional pedestrian and cycle connections should also be provided between the site and the wider area~~s~~.
7.205		*Amend 3rd sentence of para 7.205:* There is significant new transport infrastructure planned for the A130/A131 corridor including a new Chelmsford North East Bypass (CNEB), new rail~~way~~ station and new Park and Ride.
7.206		*Amend 1st and 2nd sentence of para 7.206:* As shown in Figure 10, this growth area will focus new development growth at ~~three~~ four locations - North East Chelmsford (Location 6), Great Leighs (Location 7), ~~and~~ North of Broomfield (Location 8) and Boreham (Location 9). Together these will deliver around ~~4,550~~ 4,793 new homes and 45,000 sqm of office/business floorspace.
7.207		*Amend to 1st sentence of para 7.207:* The previously adopted Chelmsford Local Development Framework (LDF) 2001-2021 focused strategic greenfield growth in North Chelmsford.
Strategic Growth		*Amend 5th bullet under movement and access:*

Paragraph/Policy /Map Pre-Submission (Jan 2018) Reference Point	EX048 Reference	Additional Change
Site 4 – North East Chelmsford		• **Provide pedestrian, cycle and where appropriate bridleway connections within the site and to the wider area including the Chelmer North Green Wedge, existing development in ~~NE~~ North East Chelmsford, new ~~Beaulieu~~ rail ~~Train~~ s~~S~~tation and associated employment area, new Country Park and development east of the Chelmsford North East Bypass**
7.209		*Amend 1st sentence of para 7.209:* The development will provide a large~~-sized~~ sustainable urban extension based around Garden City Principles for around…
7.218		*Move last sentence to para 7.217*
7.222		*Amend para 7.222:* The development will be expected to provide additional and improved pedestrian, cycle and where appropriate bridleway~~s~~ connections within the site and to the wider area including the Chelmer North Green Wedge, existing development in North East Chelmsford, new ~~Beaulieu~~ ~~Train~~ rail s~~S~~tation and associated employment area, new Country Park and development east of the CNEB, City Centre, to the north towards Braintree and Skyline 120 Business Park and, surrounding countryside and wider strategic network. Improved access must include safe multi-mode crossing points for Essex Regiment Way and the CNEB.
7.224		*Amend last sentence of para 7.224:* The development will be required to provide good accessibility for bus services, including bus stop infrastructure as appropriate, along with bus priority measures within and related to the site to provide and maintain a quick and convenient local bus service~~s~~ and services to the wider area including Chelmsford City Centre.
7.225		*Amend 4th sentence of para 7.225:* When the rail~~way~~ station comes on line subsequent phases of ChART will create a link to serve the station.
7.277	AM43	*No changes made as changes made under MM52 supersede this change and this para is no longer in place, references to listed buildings are in policy.*
SGS6 North of Broomfield, 7.287 and 7.291		Replace Fairleigh with Farleigh in: • 2nd bullet under Movement and Access • Para 7.287 • Para 7.291

Paragraph/Policy /Map Pre-Submission (Jan 2018) Reference Point	EX048 Reference	Additional Change
7.285		*Amend 3rd sentence of para 7.285:* The site straddles the parish boundary shared between Broomfield and Little Waltham. Broomfield Parish Council will also receive 25% of the CIL receipt for this development (and any other) in its area when the Broomfield Neighbourhood Plan is <u>made (</u>approved<u>)</u>.
7.289		*Amend para 7.289:* Opportunities for sustainable transport modes should be maximised to create neighbourhoods where alternative forms of transport to the private car (walking, cycling and public transport) are prioritised. New and enhanced pedestrian and cycle connections should be provided ~~between~~ <u>within</u> the site and connecting to places such as Broomfield Hospital, Chelmer Valley High School, Little Waltham Primary School, Broomfield Primary School, City Centre, the Green Wedge, and surrounding countryside. ~~Efforts should be made to provide safe and direct walking and cycling routes between the site and Little Waltham and Broomfield Primary Schools.~~
7.293	AM46	*No change – changes made as part of MM53 deletes this paragraph*
7.299		*Amend 1st sentence of para 7.299:* The site has been secured by the Council through ~~a~~ Section 106 planning obligations linked with existing planning approvals…
7.301		*Amend 1st sentence of para 7.301:* The development will provide a permanent site for 10 Gypsy and Traveller pitches to be delivered between ~~2017 and 2021.~~ <u>2019-2024.</u>
7.304	AM47	*No change - Changes in MM moving existing commitments resulted in this para being deleted.*
Existing Commitment EC3 – Great Leighs, Land East of Main Road		*Amend 8th bullet under site development principles:* • **Provide a coherent network of public open space and formal and informal sport, <u>and</u> recreation within the site.** *Amended last bullet of Policy:* **In accordance with the ~~outline~~ <u>approved</u> planning permission.**
7.306		*Amend 1st sentence of para 7.306:* The site has ~~outline~~ planning permission (Ref: ~~14/01791/OUT~~ <u>17/01949/REM</u>). It is expected to be delivered between ~~2020~~ <u>2019</u> and 2021 and…

Paragraph/Policy /Map Pre-Submission (Jan 2018) Reference Point	EX048 Reference	Additional Change
7.307		*Amend last sentence of para 7.307:* It will also be expected to provide new and enhanced cycle and pedestrian routes between the site and the wider area including into the existing Great Leighs village, Great Notley and Chelmsford City Racecourse.
Existing Commitment EC4 – East of Boreham		*Further amendment of 1st and last bullet of Policy:* • **Around ~~145~~ 143 new homes…** • **In accordance with the ~~outline~~ approved planning permission.**
7.313		*Amend 1st and 2nd sentence of para 7.313:* The site has ~~outline~~ planning permission (Ref: ~~14/01552/OUT~~ 18/00682/REM). It is expected to be delivered between ~~2020~~ 2019 and 2022 and will provide a high-quality sustainable extension to Boreham for around ~~145~~ 143 homes including a proportion of affordable housing
7.324		*Amend 1st sentence of para 7.324:* The Council's previously adopted Site Allocations Development Plan Document allocated the former Runwell Hospital as a Major…
7.325		*Amend 1st sentence of para 7.325:* This development to the north of South Woodham Ferrers will provide a sustainable extension for around 1,000 homes, 1,000sqm of ~~flexible~~ business space and 1,900sqm for convenience retail.
Strategic Growth Site 7 – South Woodham Ferrers		*Amend 7th bullet under site infrastructure requirements:* • **Provision of and financial contribution to facilitate and sustain car club facilities for residents and businesses within the site and for the use of the wider community**
7.327		*Amend 1st and 2nd sentence of para 7.327:* ~~There is an extant~~ Pplanning permission for a supermarket and healthcare facility to the north of South Woodham Ferrers has been granted and ~~When~~ implemented. As such there ~~would be~~ is no need for any further large-scale retail development, but further consideration would need to be given to local healthcare provision.
7.351		*Amend 2nd sentence of para 7.351:* This should include creating a footway ~~from the junction with Main Road~~ to connect~~ing~~ with the existing adopted footway on Main Road.
7.356		*Amend 2nd sentence of para 7.356:*

Paragraph/Policy /Map Pre-Submission (Jan 2018) Reference Point	EX048 Reference	Additional Change
		These include a cluster of protected Sites of Special Scientific Interest (SSSI), ~~including~~ which are Danbury Common, Blake's Wood and Lingwood Common, and Woodham Walter Common.
7.357		*Amend 2nd sentence of para 7.357:* These include Danbury Conservation Area, two R~~r~~egistered ~~p~~Parks and ~~g~~Gardens, Danbury Hill Fort S~~s~~cheduled M~~m~~onument and a variety of listed buildings.
7.359		*Amend 1st sentence of para 7.359:* The A414 is a busy road connecting Chelmsford with Maldon which ~~dissects~~ bisects the village.
7.373		*Amend 2nd sentence of para 7.373:* Further development related to the racecourse and equestrian centre may be appropriate within the Special Policy Area, where sensitively designed and having regard to the surrounding area including nearby heritage assets.
7.386		*Amend 2nd sentence of para 7.386:* There is also an opportunity to promote more sustainable means of transport, such as use of the Chelmer and Blackwater Navigation to link to the City Centre.
8.1		*Amend para:* This Section provides other ~~relevant~~ non-strategic policies of the Local Plan that will shape Chelmsford's development opportunities whilst protecting its important physical attributes.
8.21		*Amend last sentence of para 8.21:* New Gypsy and Traveller and Travelling Showpeople sites are not considered appropriate within the Green Belt or Green Wedge and would also be judged against the appropriate policies within the Local Plan for these areas.
8.23		*Amend para 8.23:* When permission is granted, appropriate conditions or planning obligations will be imposed to ensure occupation of the site is restricted to those persons falling within the appropriate definition of Gypsies and Travellers or Travelling Showpeople and may also include conditions relating to landscaping and boundary treatments.
8.24		*Amend para 8.24:* Where an unmet need for Gypsy and Traveller or Travelling Showpeople accommodation is identified and evidenced within the Council's area and allocated sites have not yet been developed or available for occupation, the Council may grant temporary planning permission as an interim measure.
8.26		*Amend last sentence of para 8.26:*

Paragraph/Policy /Map Pre-Submission (Jan 2018) Reference Point	EX048 Reference	Additional Change
		Therefore, in the Employment Areas and Rural Employment Areas, the ~~City~~ Council will seek to retain Class B uses as defined by the Use Classes Order 1987 (as amended) or other 'sui generis' uses of a similar employment nature.
8.27		*Amend 3rd sentence of para 8.27:* Some uses~~,~~ may not be acceptable where they can either individually, or collectively, harm other policy objectives of the Local Plan.
Policy EM1 Employment Areas and Rural Employment Areas		*Amend criteria i) of Policy:* **i. the use does not fall within Class A Use Classes unless it is of limited small-scale and ancillary; and**
8.32		*Amend 1st sentence of para 8.32:* The Policies Map defines the extent of the Chelmsford City Centre and South Woodham Ferrers Town Centre~~s~~ as well as…
8.34		*Amend last sentence of para 8.34:* The Secondary Frontages have been defined to ensure they remain active as they provide and support linkages within the pedestrian/retail network of the ~~Chelmsford~~ City ~~Centre~~ and ~~South Woodham Ferrers~~ Town Centres.
8.47		*Amend last sentence of para 8.47:* Local transport infrastructure is defined as being infrastructure that must be situated (and demonstrated as such) in the location proposed, ~~potentially~~ such as electricity substations, a Park and Ride facility, emergency services or new roads and bridges.
8.57		*Amend 1st sentence of para 8.57:* The Council supports, in principle, the provision of new buildings for community use including educational…
8.94		*Amend 3rd sentence of para 8.94:* The Council will consider the introduction of appropriate alternative uses ~~into~~ for redundant listed buildings as an exception to other planning policies, provided
8.100		*Amend last sentence of para 8.100:* Where a non-designated archaeological site is of similar national significance to a S~~s~~cheduled M~~m~~onument, Policy DM13 will apply.

Paragraph/Policy /Map Pre-Submission (Jan 2018) Reference Point	EX048 Reference	Additional Change
8.103		*Remove last sentence of para 8.103:* ~~The Mitigation Strategy is being led by Essex County Council and is expected to be completed in 2018.~~
8.104		*Amend 2nd sentence of para 8.104:* Where necessary, appropriate mitigation measures may include new residential development contributing towards implementation of the objectives and targets of this ~~Strategy~~ Strategic Plan.
8.106		*Amend last sentence of para 8.106:* New water features such as attenuation ponds that can provide new wetland areas, and removal of redundant in-channel structures and culverts, can also create and restore wildlife habitats.
8.106	AM56	*Add new sentence to end of para 8.106:* Developments adjacent to main rivers should take opportunities to improve water related biodiversity though a variety of initiatives including buffer strips, riparian tree plan~~n~~ting, alien species removal and increasing in-channel morphology diversity.
8.133 and 8.134	AM59	*Further amend last bullet of para 8.134:* any such alternative premises which offer similar facilities and a similar community environment to the public house which is the subject of the application.
8.135		*Amend 1st sentence of para 8.135:* The retention of existing education facilities is an important objective of the Local Plan.
8.136		*Amend 2nd sentence of para 8.136:* Through this process ECC identifies the need for early years and school places and ~~identify~~ identifies surpluses or deficits through a 10 Year Plan for School Places currently covering the period 2017-2026.
8.137		*Amend last two sentences of para 8.137:* Anglia Ruskin University has ambitious plans to continue the development of its Rivermead Campus within Chelmsford's Urban Area ~~to include~~ including a new medical school which opened in 2019. ~~This is due to open in 2019.~~
Policy MP2 Design and Place Shaping in Major Developments		*Amend 6th and 7th bullet of policy:* • **Encourag~~inge~~ site design and individual building design that minimises energy consumption and provides resilience to a changing climate**

Paragraph/Policy /Map Pre-Submission (Jan 2018) Reference Point	EX048 Reference	Additional Change
		• **Create attractive, multi-functional, inclusive, overlooked and well-maintained public realm, ~~as well as~~ and enhanc~~inge~~ the setting of existing public realm**
9.9		*Amend ha to hectares in para 9.9*
9.11		*Amend 2nd sentence of para 9.11:* In urban areas they are particularly important for improving air quality and providing important ~~homes~~ habitats for wildlife.
9.14		*Amend last sentence of para 9.14:* The Council has developed a strategy to promote integrated enhancement of the West End quarter on the west side of ~~Chelmsford~~ the City Centre.
9.22	AM62	*Change to add wording to end of para 9.22 is listed under MM87.*
9.29		*Amend 1st sentence of para 9.29:* For the purposes of this policy, tall buildings means ~~6 storeys and over~~ above 5 storeys.
Appendix A Development Standards		*Amend para A.2:* • Privacy and quality of the living environment
Appendix A Development Standards		*Amend heading after A.2:* Privacy and quality of the living environment
Appendix A Development Standards		*Amend para A.4:* The best way of ensuring privacy for new and existing ~~dwellings~~ occupiers is to minimise the extent to which windows face into private areas of adjacent properties.
Appendix A Development Standards		*Para A.5:* Change Figure 11 to Figure 12
Appendix A Development Standards		*After table 9, amend text:* *For tall buildings (above 5 storeys or above 16 metres) …
Appendix A		*Amend para A.10:*

Paragraph/Policy /Map Pre-Submission (Jan 2018) Reference Point	EX048 Reference	Additional Change
Development Standards		Where ~~refuse~~ recycling and waste bins and ~~cycles~~ bikes have to be kept in a rear garden then direct and secure access from the street should be provided.
Appendix A Development Standards		*Amend first column of table 11 as follows:* *Upper Floor apartments:* • Provision of a private balcony (minimum 3sqm), plus • Provision of 20sqm minimum per-unit of communal garden (100sqm minimum in total) ~~*or*~~ or be located within 600m of a park or recreation ground. *Ground floor apartments:* • Provision of a 10sqm minimum demarcated private zone, plus • Provision of 20 sqm minimum per-unit of communal garden (100sqm minimum in total) ~~*or*~~ or be located within 600m of a park or recreation ground.
Appendix A Development Standards		*Amend para A.12:* For ~~c~~City/~~t~~Town ~~c~~Centre schemes, a communal garden area will be encouraged.
Appendix A Development Standards		*Amend para A.23:* See Table 13 for summary standards in hectares (ha) and sqm/1000 population.
Appendix A Development Standards		*Amend para A.25:* In addition to the above requirements, on-site natural and semi-natural open space will need to be provided as set out in Table ~~14~~ 12.
Appendix A Development Standards		*Add new sentence to end of para A.33 in Appendix A:* This document will be replaced by the Making Places Supplementary Planning Document (SPD), and therefore applicants should consult the Council's Making Places SPD for detailed guidance.
Section 11 Policies Map		*Para 11.2 amended to remove reference to Appendix E* *Table updated to reflect map number changes*
Mapping		Site Numbering and Policy Numbering changed on the policies map legend and mapping
Mapping		*Change 'G&T' to GT1 on Policies Map and Legend*

Paragraph/Policy /Map Pre-Submission (Jan 2018) Reference Point	EX048 Reference	Additional Change
Mapping		Recognise that East Hanningfield has been made a new Neighbourhood Area
Map 1 Chelmsford Urban Area		Amend Chelmsford Urban Area boundary west of New Hall School to be co-terminus with that of planning application 16/01015/REM - See Appendix 2
Map 10 Danbury		Delete Retail Frontage from residential properties Vectis and 6A Eves Corner - See Appendix 3 Include playing field of Danbury Park Community Primary School, Well Lane, Danbury in the notation for 'Existing School, Further / Higher Education Establishment'.

Appendix 1

Annex 4 of the Inspectors Report - Section 10 - Monitoring and Implementation

Table #: Monitoring Framework

Please note that in respect to Key indicator 'Appeal Decisions', the Council will monitor appeal decisions from the Planning Inspectorate and use these to monitor the effectiveness of Local Plan policies in accordance with the relevant triggers for action. The Monitoring Framework makes reference to a Strategic Housing and Employment Availability Assessment (SHELAA). This will replace the existing Strategic Land Availability Assessment (SLAA).

Local Plan Policy	Strategic Priority	Key Indicators	Target (if applicable)	Trigger for action	Contingency/Action
Strategic Policy S1 – Spatial Principles	All	Covered by other indicators within the Monitoring Framework	-	-	-
Strategic Policy S~~3~~2 – Addressing Climate Change and Flood Risk	1, 5	Covered by other indicators within the Monitoring Framework	-	-	-
Strategic Policy S~~5~~3 – Conserving and Enhancing the Historic Environment	1, 7	Number of Conservation Area Appraisals and Management Plans completed Number of Parishes assessed for the Register of Buildings of Local Value Number of sites and buildings added to National Heritage at Risk Register Number of sites and buildings removed from the National Heritage at Risk Register Number of sites and buildings added to the local Buildings at Risk Register Number of sites and buildings removed from the local Buildings at Risk Register	Completion of two Conservation Area Appraisals and Management Plans per year. Completion of two Parish assessments for the Register of Buildings of Local Value per year. Production of the National Heritage at Risk Register annually. Production of a local Buildings at Risk Register annually. Removal of two sites or buildings per annum from the local Buildings at Risk Register.	(1) Failure to complete two Conservation Area Appraisals and Management Plans each year. (2) Failure to complete two Parish assessments for the Register of Buildings of Local Value each year. (3) Failure to remove two sites or buildings from the updated local Buildings at Risk Register each year.	(1 - 3) Consider how the Council can contribute to measures to improve the protection and enhancement of the character and setting of Listed Buildings, Conservation Areas, Scheduled Monuments and Registered Parks and Gardens. (1 - 3) Consider how the Council can contribute to measures to improve the protection of significant non-designated heritage assets. (3) Consider how the Council can contribute to measures to improve the condition of the "at risk" heritage assets. (1 - 3) Consider whether the ~~P~~policy requirement itself needs to be reviewed as part of a full or focused formal review of the Local Plan set out in Policy S13.
Strategic Policy S~~6~~4 – Conserving and Enhancing the Natural Environment	1, 6, 7	Covered by other indicators within the monitoring framework	-	-	-

Local Plan Policy	Strategic Priority	Key Indicators	Target (if applicable)	Trigger for action	Contingency/Action
Strategic Policy S~~5~~7 – Protecting and Enhancing Community Assets	1, 6	Covered by other indicators within the monitoring framework	-	-	-
Strategic Policy S~~8~~6 – Housing and Employment Requirements	1, 3	Number of net new dwellings~~.~~ Number of net new Gypsy and Traveller pitches Number of net new Travelling Show People Plots Net additional employment floorspace completed including by type	805 net new dwellings per annum 21,872 net new dwellings by 2036 9 net new Gypsy and Traveller pitches by 2036 24 net new Travelling Showpeople ~~Plots~~ plots by 2036 55,000 sqm of net new e~~E~~mployment floorspace by 2036 Up to 13,400 sqm of additional convenience retail floorspace by 2036.	(1) Failure to deliver 95% of the number of net new homes required over a 3-year rolling period as published annually by the Ministry for Housing, Communities and Local Government in the Housing Delivery Test. (2) Failure to deliver 85% of the number of net new homes required over a 3-year rolling period as published annually by the Ministry for Housing, Communities and Local Government in the Housing Delivery Test. (3) Failure to deliver 75% of the number of net new homes required over a 3-year rolling period (when the transitional arrangement has ended) as published annually by the Ministry for Housing, Communities and Local Government in the Housing Delivery Test. (4) Failure to deliver the 9 net new Gypsy and Traveller pitches in accordance with the Local Plan Trajectory. (5) Failure to deliver 24 net new Travelling Showpeople plots in accordance with the Local Plan Trajectory. (6) Failure to deliver 55,000 sqm of net new ~~E~~employment floorspace in accordance with the Local Plan Trajectory. (7) Failure to deliver up to 11,500 sqm of additional convenience retail floorspace within the City Centre or Designated Centres within the Chelmsford Urban Area in accordance with the Local Plan Trajectory. (8) Failure to deliver 1,900 sqm of additional convenience retail floorspace at South Woodham Ferrers in accordance with the Local Plan Trajectory.	(1 & 2) Publish an ~~a~~Action ~~p~~Plan ~~in the Housing Implementation Strategy~~ setting out key reasons for the situation and actions the Council and other parties need to take. (2) Plan for a 20% buffer on the Council's five year housing land supply, if necessary by bringing additional sites forward into the supply. (3) Instigate a full or focused formal review of the Local Plan. (4) Refreshing the SHELAA to identify potentially suitable and available pitches for Gypsy and Travellers. (5) Refreshing the SHELAA to identify potentially suitable and available ~~pitches~~ plots for Travelling Showpeople. (6) Refreshing the SHELAA to identify potentially suitable and available employment floorspace. (7 & 8) Refreshing the SHELAA to identify potentially suitable and available convenience retail floorspace. (2 - 8) Consider whether the Policy requirement itself needs to be reviewed as part of a full or focused formal review of the Local Plan set out in Policy S13.

Local Plan Policy	Strategic Priority	Key Indicators	Target (if applicable)	Trigger for action	Contingency/Action
Strategic Policy S~~9~~7 – The Spatial Strategy	1, 3, 4, 5, 6, 7, 8, 9	Number of Masterplans approved by the Council Planning permissions granted for ~~s~~Strategic Growth ~~s~~Sites Planning permissions for windfall sites where part of the site is Grade 3a or above and is in agricultural use. Area of Grade 3a or above agricultural land lost to agricultural use as a result of all development.	Growth Area 1: Net new homes – 3619 Travelling Showpeople Plots – 5 Office and Business sqm – 9,000 Food Retail sqm – up to 11,500 Growth Area 2: Net new homes – 4,793 Travelling Showpeople Plots - 14 Gypsy and Traveller Pitches – 10 Office and Business sqm – ~~4~~85,000 ~~40,000?~~ Growth Area 3: Net new homes – ~~1,162~~ 1,167 Travelling Showpeople Plots – 5 Office sqm – 1,000 Food retail sqm – 1,900 Growth Areas 1 – 3 Windfall Allowance 2021-2036 – 1,200	(1) Growth Area 1 is not delivering net new homes, Travelling Showpeople plots, office and business and food retail as set out in the Local Plan Trajectory. (2) Growth Area 2 is not delivering net new homes, Travelling Showpeople plots, office and business and food retail as set out in the Local Plan Trajectory. (3) Growth Area 3 is not delivering net new homes, Travelling Showpeople plots, office and business and food retail as set out in the Local Plan Trajectory. (4) Windfall allowance for years 1 – 5 in Local Plan Trajectory falls below 100 dwellings in any given year. (5) Area of Grade 3a or above agricultural land lost from windfall development exceeds 3% of the total Grade 3 land or above in Chelmsford as at the beginning of the Local Plan period (excluding allocated sites).	(1, 2 & 3) Consider the reasons for any imbalance in delivery compared to the targets and whether there are any obstacles to delivery affecting sites and / or particular forms of development on particular sites in particular locations. (1, 2 & 3) Consider whether the Policy requirement itself needs to be reviewed as part of a full or focused formal review of the Local Plan set out in Policy S13. (4) Review the Windfall Allowance from 2021 onwards. (5) Consider how the Council can contribute to measures to prevent the loss of Grade 3a or above land in agricultural use. (1 - 5) Consider whether the Policy requirement itself needs to be reviewed as part of a full or focused formal review of the Local Plan set out in Policy S13.
Strategic Policy S~~10~~8 – Delivering Economic Growth	1, 3	Covered by other indicators within the monitoring framework	-	-	-
Strategic Policy S~~11~~9 – Infrastructure Requirements	1, 5, 6	Covered by other indicators within the monitoring framework.	-	-	-
Strategic Policy S~~12~~10 – Securing Infrastructure and Impact Mitigation	1, 3, 5, 6	Infrastructure phasing for the Strategic Growth Sites in the IDP Key infrastructure identified in adopted Masterplans on Strategic Growth Sites Planning permissions granted on Strategic Growth Sites	(1) Strategic Growth Sites 1 Chelmsford Urban Area Amount, type and phasing of key infrastructure in the IDP matches the requirements in the adopted Masterplans and planning obligations secured through section 106 agreements. (2) Strategic Growth Site 2 West Chelmsford Amount, type and phasing of key infrastructure in the IDP matches the requirements in the adopted Masterplans and planning obligations secured through section 106 agreements.	(1) Strategic Growth Sites 1 Chelmsford Urban Area Amount, type and phasing of key infrastructure in adopted Masterplans and planning obligations do not match the requirements in the IDP. (2) Strategic Growth Site 2 West Chelmsford Amount, type and phasing of key infrastructure in adopted Masterplans and	(1 - ~~7~~3) Consider the reasons for any imbalance in the type and timing of key infrastructure delivery and whether there are any obstacles to delivery of infrastructure requirement on particular sites / in particular locations. (1-~~7~~3) Consider whether the Policy requirement itself needs to be reviewed as part of a full or focused formal review of the Local Plan set out in Policy S13.

Local Plan Policy	Strategic Priority	Key Indicators	Target (if applicable)	Trigger for action	Contingency/Action
		Key infrastructure secured through Planning Obligations on Strategic Growth sites	(3) Strategic Growth Site 3 East of Chelmsford Amount, type and phasing of key infrastructure in the IDP matches the requirements in the adopted Masterplans and planning obligations secured through section 106 agreements. (4) Strategic Growth Site 4 North East of Chelmsford Amount, type and phasing of key infrastructure in the IDP matches the requirements in the adopted Masterplans and planning obligations secured through section 106 agreements. (5) Strategic Growth Site 5 Great Leighs Amount, type and phasing of key infrastructure in the IDP matches the requirements in the adopted Masterplans and planning obligations secured through section 106 agreements. (6) Strategic Growth Site 6 North of Broomfield Amount, type and phasing of key infrastructure in the IDP matches the requirements in the adopted Masterplans and planning obligations secured through section 106 agreements. (7) Strategic Growth Site 7 North of South Woodham Ferrers Amount, type and phasing of key infrastructure in the IDP matches the requirements in the adopted Masterplans and planning obligations secured through section 106 agreements.	planning obligations do not match the requirements in the IDP. (3) Strategic Growth Sites 3 East of Chelmsford Amount, type and phasing of key infrastructure in adopted Masterplans and planning obligations do not match the requirements in the IDP. (4) Strategic Growth Site 4 North East Chelmsford Amount, type and phasing of key infrastructure in adopted Masterplans and planning obligations do not match the requirements in the IDP. (5) Strategic Growth Sites 5 Great Leighs Amount, type and phasing of key infrastructure in adopted Masterplans and planning obligations do not match the requirements in the IDP. (6) Strategic Growth Site 6 North of Broomfield Amount, type and phasing of key infrastructure in adopted Masterplans and planning obligations do not match the requirements in the IDP. (7) Strategic Growth Site 7 North of South Woodham Ferrers Amount, type and phasing of key infrastructure in adopted Masterplans and planning obligations do not match the requirements in the IDP.	
Strategic Policy S1~~3~~1 – The ~~r~~Role of the Countryside	1, 7	Covered by other indicators within the monitoring framework	-	-	-
Strategic Policy S142 – Role of City, Town and Neighbourhood Centres	1, 8, 9	Covered by other indicators within the monitoring framework	-	-	-

Local Plan Policy	Strategic Priority	Key Indicators	Target (if applicable)	Trigger for action	Contingency/Action
Strategic Policy S1~~5~~3 – Monitoring and Review	1	Covered by other indicators within the monitoring framework		-	-
Policy ~~HO1~~DM1 – Size and Type of Housing	6	Net additional dwellings completed by size and type Number of new dwellings on developments of 10 or more dwellings not achieving M4(2) of the Building Regulations 2015 Number of new affordable dwellings on developments of 30 or more dwellings achieving M4(3) of the Building Regulations 2015 Number of self-build homes achieved on developments of more than 100 dwellings Number and type of Specialist Residential Accommodation achieved on developments of more than 100 dwellings	Within all developments of 10 or more dwellings provision of an appropriate mix of dwelling~~s~~ types and sizes that contribute to current and future housing needs and create mixed communities Within all developments of 10 or more dwellings, 50% of the dwellings to be constructed to meet requirement M4(2) of Building Regulations 2015 On developments of 30 or more dwellings, 5% of new affordable dwellings should be built to meet requirement M4(3) of the Building Regulations 2015 On developments of more than 100 dwellings, 5% self- build homes to be delivered On developments of more than 100 dwellings, an appropriate provisions of Specialist Residential Accommodation to be achieved	(1) Cumulative mix of dwelling~~s~~ types and sizes on developments of 10 or more dwellings varies by more than 15% for each indicative size set out in the Reasoned Justification for Policy HO1. (2) 20% of all dwellings on developments of 10 or more dwellings do not meet requirement M4(2) of Building Regulations 2015 (3) Less than 3% of new affordable dwellings on developments of 30 or more dwellings are being built to meet requirement M4(3) of the Building Regulations 2015. (4) Less than 3% of self-build homes are being delivered on developments of more than 100 dwellings. (5) On more than 5 (cumulative) developments of more than 100 dwellings there is no provision of Specialist Residential Accommodation.	(1 – 5) Consider the circumstances of the permissions that have led to the trigger. (1 - 5) Identify any consistent factors contributing towards triggers and consider if these can be overcome. (1 - 5) Consider whether the Policy requirements need to be reviewed as part of a full or focused formal review of the Local Plan set out in Policy S13.
Policy ~~HO2~~DM2 – Affordable Housing and Rural Exception Sites	6	Net affordable housing completions on threshold sites Appeal Decisions	To achieve 35% of affordable homes on threshold sites Not to exceed 50% of market housing on rural exception sites	(1) 20% of threshold sites are achieving less than 35% affordable homes. (2) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for ~~R~~rural ~~E~~exception~~s~~ sites containing more than 50% market housing.	(1 – 2) Consider the circumstances of the permissions that have led to the trigger. (1 - 2) Identify any consistent factors contributing towards triggers and consider if these can be overcome. (1 – 2) Consider whether the Policy requirements need to be reviewed as part of a full or focused formal review of the Local Plan set out in Policy S13.

Local Plan Policy	Strategic Priority	Key Indicators	Target (if applicable)	Trigger for action	Contingency/Action
Policy ~~HO3~~DM3 – Gypsy, Traveller and Travelling Showpeople Sites	6	Number of new Gypsy, Traveller and Travelling Showpeople pitches and plots approved and completed Number of existing Gypsy, Traveller and Travelling Showpeople pitches and plots approved for a change of use to other uses	To achieve 9 new Gypsy and Traveller pitches and 24 new Travelling Showpeople plots by 2036. No net loss of pitches or plots.	(1) Failure to deliver 9 net new Gypsy and ~~t~~Traveller pitches in accordance with the Local Plan Trajectory. (2) Failure to deliver 24 net new Travelling Showpeople plots in accordance with the Local Plan Trajectory. (3) Net loss of pitches or plots.	(1) Refreshing the SHELAA to identify potentially suitable and available pitches for Gypsy and Travellers. (2) Refreshing the SHELAA to identify potentially suitable and available plots for Travelling Showpeople. (1 – 3) Consider whether the Policy requirements need to be reviewed as part of a full or focused formal review of the Local Plan set out in Policy S13.
Policy ~~EM1~~DM4 – Employment Areas and Rural Employment Areas	8	Employment land availability by type Loss of allocated employment areas for non-employment uses Loss of employment floorspace by type	No loss of allocated employment areas for non-employment uses	(1) 20% loss of Class B uses floorspace and failure to provide sui-generis uses of a similar employment nature within Employment Areas and Rural Employment Areas.	(1) Consider the circumstances of the permissions that have led to the trigger. (1) Refreshing the SHELAA to identify potentially replacement suitable and available employment floorspace. (1) Consider whether the Policy requirements need to be reviewed as part of a full or focused formal review of the Local Plan set out in Policy S13.
Policy ~~EM2~~DM5 – Primary and Secondary Frontages in Chelmsford City Centre and South Woodham Ferrers, Neighbourhood Centres and upper floors	4, 6, 8	Amount of different types of uses permitted on ground floors within primary frontages in Chelmsford City Centre and South Woodham Ferrers Town Centre as shown on the Policies Map Amount of different types of uses permitted on ground floors within secondary frontages in Chelmsford City Centre and South Woodham Ferrers Town Centre as shown on the Policies Map Amount of different types of uses permitted on ground floor within secondary shopping frontages outside of the Primary Shopping Area as shown on the Policies Map Amounts of different types of use permitted on ground floors within Neighbourhood Centres as shown on Policies Map	80% of ground floor primary retail frontage in Class A1 uses in Chelmsford City Centre and South Woodham Ferrers Town Centre. 60% of ground floor secondary retail frontage in Class A1 uses in Chelmsford City Centre and South Woodham Ferrers Town Centre. 60% of ground floor secondary retail frontage in Class A1 uses outside of the Primary Shopping Areas 80% of ground floor primary retail frontage in Class A1 uses in Neighbourhood Centres.	(1) 20% reduction in primary ground floor retail frontage in A1 uses (from the 20~~19~~20 baseline) in Chelmsford City Centre or South Woodham Ferrers Town Centre. (2) 20% reduction in secondary ground floor retail frontage in Class A1 uses (from the 2020 ~~19~~ baseline) in Chelmsford City Centre or South Woodham Ferrers Town Centre. (3) 20% reduction in secondary ground floor retail frontage in Class A1 uses (from the 20~~19~~20 baseline) outside of the Primary Shopping Areas. (4) 20% reduction in primary ground floor retail frontage in Class A1 uses (from the 20~~19~~20 baseline) in Neighbourhood Centres.	(1 - 4) Consider the circumstances of the permissions that have led to the trigger point being reached and carry out an annual survey and assessment of floorspace change within the retail area. (1 - 4) Refreshing the SHELAA to identify potentially replacement suitable and available retail floorspace. (1 - 4) Consider whether the Policy requirements need to be reviewed as part of a full or focused formal review of the Local Plan set out in Policy S13.

Local Plan Policy	Strategic Priority	Key Indicators	Target (if applicable)	Trigger for action	Contingency/Action
Policy ~~CO2~~DM6 – New Buildings ~~and Structures~~ in the Green Belt	1, 5, 7	Appeal Decisions	All permissions granted for new buildings in the Green Belt are in accordance with the Policy.	(1) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for new buildings in the Green Belt. (2) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for the redevelopment of previously developed land in the Green Belt. (3) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for the replacement of buildings in the Green Belt.	(1 - 3) Consider the circumstances of the ~~permissions~~ decisions that have led to the trigger. (1-3) Consider whether the Policy requirements need to be reviewed as part of a full or focused formal review of the Local Plan set out in Policy S13.
Policy ~~CO3~~DM7 – New Buildings and Structures in the Green Wedge	1, 5, 7	Appeal Decisions	All permissions granted for new buildings in the Green Wedge are in accordance with the Policy.	(1) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for new buildings in the Green Wedge. (2) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for the redevelopment of previously developed land in the Green Wedge. (3) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for the replacement of buildings in the Green Wedge. (4) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for residential outbuildings in the Green Wedge.	(1 - 4) Consider the circumstances of the ~~permissions~~ decisions that have led to the trigger. (1 - 4) Consider whether the Policy requirements need to be reviewed as part of a full or focused formal review of the Local Plan set out in Policy S13.

Local Plan Policy	Strategic Priority	Key Indicators	Target (if applicable)	Trigger for action	Contingency/Action
Policy CO4 – New Buildings and Structures in the Rural Area	1, 5, 7	Appeal Decisions	All permissions granted for new buildings in the Rural Area are in accordance with the Policy.	(1) 2 decisions allowed on appeal where the Council originally refused to grant planning permissions for new buildings and structures in the Rural Area. (2) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for the redevelopment of previously developed land in the Rural Area. (3) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for the replacement of buildings and structures in the Rural Area. (4) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for residential outbuildings in the Rural Area.	(1 - 4) Consider the circumstances of the ~~permissions~~ decisions that have led to the trigger. (1 - 4) Consider whether the Policy requirements need to be reviewed as part of a full or focused formal review of the Local Plan set out in Policy S13.
Policy ~~CO5~~DM9 – Infilling in the Green Belt, Green Wedge and Rural Area	1, 5, 7	Appeal Decisions	All permissions granted for infill dwellings in the Green Belt, Green Wedge and Rural Area are in accordance with the Policy.	(1) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for infilling in the Green Belt. (2) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for infilling in the Green Wedge or Rural Area.	(1 - 2) Consider the circumstances of the ~~permissions~~ decisions that have led to the trigger. (1 - 2) Consider whether the Policy requirements need to be reviewed as part of a full or focused formal review of the Local Plan set out in Policy S13.
Policy ~~CO6~~DM10 – Change of Use (Land and Buildings) and Engineering Operations	5, 7	Appeal Decisions	All permissions granted for extensions to existing buildings within the Green belt, Green Wedges and Rural Area are in accordance with the Policy.	(1) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for change of use and engineering operations in the Green Belt. (2) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for change of use and engineering operations in the Green Wedge. (3) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for change of use and engineering operations in the Rural Area.	(1 - 3) Consider the circumstances of the ~~permissions~~ decisions that have led to the trigger. (1 - 3) Consider whether the Policy requirements need to be reviewed as part of a full or focused formal review of the Local Plan set out in Policy S13.

Local Plan Policy	Strategic Priority	Key Indicators	Target (if applicable)	Trigger for action	Contingency/Action
Policy ~~CO7~~DM11 – Extensions to Existing Buildings within the Green Belt, Green Wedge and Rural Area	5, 7	Appeal Decisions	All permissions granted for extensions to existing buildings within the Green Belt, Green Wedges and Rural Area are in accordance with the Policy.	(1) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for extensions to existing buildings within the Green Belt. (2) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for extensions to existing buildings within Green Wedges. (3) 2 decisions allowed on appeal where the Council originally refused to grant planning permissions for extensions to existing buildings within the Rural Area.	(1 - 3) Consider the circumstances of the ~~permissions~~ decisions that have led to the trigger. (1 - 3) Consider whether the Policy requirements need to be reviewed as part of a full or focused formal review of the Local Plan set out in Policy S13.
Policy ~~CO8~~DM12 – Rural and Agricultural/Forestry Workers' D~~d~~wellings	2, 5, 6	Appeal Decisions	All permissions granted for rural and ~~A~~agricultural/~~F~~forestry ~~W~~workers' dwellings are in accordance with the Policy.	(1) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for rural and agricultural/forestry worker's temporary accommodation. (2) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for rural and agricultural/forestry worker's permanent accommodation. (3) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for the removal of occupancy conditions on rural and agricultural/forestry worker's accommodation.	(1 - 3) Consider the circumstances of the ~~permissions~~ decisions that have led to the trigger. (1 - 3) Consider whether the Policy requirements need to be reviewed as part of a full or focused formal review of the Local Plan set out in Policy S13.
Policy ~~HE1~~DM13 – Designated Heritage Assets	5, 6	Appeal Decisions	All permissions granted which affect a designated ~~H~~heritage ~~A~~asset are in accordance with the Policy.	(1) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for development that causes unacceptable harm to Listed Buildings. (2) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for development that is deemed to cause unacceptable harm in ~~c~~Conservation ~~a~~Areas. (3) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for development that is deemed to cause unacceptable harm to the character or setting of Registered Parks or Gardens.	(1 - 4) Consider the circumstances of the ~~permissions~~ decisions that have led to the trigger. (1 - 4) Consider whether the Policy requirements need to be reviewed as part of a full or focused formal review of the Local Plan set out in Policy S13.

Local Plan Policy	Strategic Priority	Key Indicators	Target (if applicable)	Trigger for action	Contingency/Action
				(4) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for development that is deemed to adversely affect a Scheduled Monument.	
Policy ~~HE2~~DM14 – Non- Designated Heritage Assets	5, 6	Appeal Decisions	All permissions granted which affect a non-designated ~~H~~heritage ~~A~~asset are in accordance with the Policy.	(1) 2 decisions allowed on appeal where the Council originally refused to grant planning permissions for development that is deemed to cause unacceptable harm to non-designated heritage assets.	(1) Consider the circumstances of the ~~permissions~~ decisions that have led to the trigger. (1) Consider whether the Policy requirements need to be reviewed as part of a full or focused formal review of the Local Plan set out in Policy S13.
Policy~~-~~ ~~HE3~~DM15 – Archaeology	5, 6	Appeal Decisions	All permissions granted affecting archaeological sites are in accordance with the Policy.	(1) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for development that is deemed not to provide adequate protection or preservation and does not enhance sites of archaeological interest and their settings.	(1) Consider the circumstances of the ~~permissions~~ decisions that have led to the trigger. (1) Consider whether the Policy requirements need to be reviewed as part of a full or focused formal review of the Local Plan set out in Policy S13.
Policy ~~NE1~~DM16 – Ecology and Biodiversity	5, 6	Appeal Decisions	All permissions granted affecting ecology and biodiversity are in accordance with the Policy.	(1) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for development that that has an adverse impact on Internationally, Nationally or Locally Designated Sites. (2) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for development that does not adequately avoid or mitigate impacts on biodiversity and geodiversity.	(1 - 2) Consider the circumstances of the ~~permissions~~ decisions that have led to the trigger. (1 - 2) Consider whether the Policy requirements need to be reviewed as part of a full or focused formal review of the Local Plan set out in Policy S13.
Policy ~~NE2~~DM17 – Trees, Woodland and Landscape Features	5, 6	Appeal Decisions	All permissions granted which affect protected trees and woodland, and non-protected landscape features are in accordance with the Policy.	(1) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for development that results in unacceptable harm to preserved trees or woodland. (2) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for development that results in	(1 - 2) Consider the circumstances of the ~~permissions~~ decisions that have led to the trigger. (1 - 2) Consider whether the Policy requirements need to be reviewed as part of a full or focused formal review of the Local Plan set out in Policy S13.

Local Plan Policy	Strategic Priority	Key Indicators	Target (if applicable)	Trigger for action	Contingency/Action
				unacceptable harm to natural landscape features.	
Policy ~~NE3~~DM18 – Flooding/S~~U~~uDS	1, 3, 5, 6	Appeal Decisions	All permissions granted are in accordance with the Policy.	(1) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for development that results in unacceptable flood risk or provide inadequate water management measures.	(1) Consider the circumstances of the ~~permissions~~ decisions that have led to the trigger. (1) Consider whether the Policy requirements need to be reviewed as part of a full or focused formal review of the Local Plan set out in Policy S13.
Policy ~~NE4~~DM19 – Renewable and Low Carbon ~~e~~Energy	1, 3, 5, 6	Appeal Decisions	All permissions granted for non-householder renewable and low carbon energy development are in accordance with the Policy.	(1) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for renewable and low carbon energy development.	(1) Consider the circumstances of the ~~permissions~~ decisions that have led to the trigger. (1) Consider whether the Policy requirements need to be reviewed as part of a full or focused formal review of the Local Plan set out in Policy S13.
Policy ~~CF1~~DM20 – Delivering Community Facilities	4, 6	Appeal Decisions	All permissions granted for new c~~C~~ommunity ~~F~~facilities are in accordance with the Policy.	(1) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for new or extended community facilities.	(1) Consider the circumstances of the ~~permissions~~ decisions that have led to the trigger. (1) Consider whether the Policy requirements need to be reviewed as part of a full or focused formal review of the Local Plan set out in Policy S13.
Policy ~~CF2~~DM21 – Protecting Community Facilities	4, 6	Appeal Decisions	All permissions granted for the change of use of existing ~~C~~community ~~F~~facilities are in accordance with the Policy.	(1) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for the change of use of premises or redevelopment of sites that provide valued community facilities or services.	(1) Consider the circumstances of the ~~permissions~~ decisions that have led to the trigger. (1) Consider whether the Policy requirements need to be reviewed as part of a full or focused formal review of the Local Plan set out in Policy S13.

Local Plan Policy	Strategic Priority	Key Indicators	Target (if applicable)	Trigger for action	Contingency/Action
Policy ~~CF3~~DM22 – Education Establishments	4, 6	Appeal Decisions	All permissions granted for new development are in accordance with the Policy.	(1) 2 decisions allowed on appeal where the Council originally refused to grant planning permissions for the change of use or redevelopment of educational facilities. (2) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for the extension or expansion of existing educational facilities.	(1 - 2) Consider the circumstances of the ~~permissions~~ decisons that have led to the trigger. (1 - 2) Consider whether the Policy requirements need to be reviewed as part of a full or focused formal review of the Local Plan set out in Policy S13.
Policy ~~MP1~~DM23 – High Quality and Inclusive Design	1, 6	Appeal Decisions	All permissions granted for new development are in accordance with the Policy.	(1) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for developments that do not provide high quality and inclusive design.	(1) Consider the circumstances of the ~~permissions~~ decisions that have led to the trigger. (1) Consider whether the Policy requirements need to be reviewed as part of a full or focused formal review of the Local Plan set out in Policy S13.
Policy ~~MP2~~DM24 – Design and Place Shaping Principles in ~~m~~Major D~~d~~evelopments	1, 6	Appeal Decisions	All permissions granted for new development are in accordance with the Policy.	(1) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for major development that does not meet adequate design and place shaping principles.	(1) Consider the circumstances of the ~~permissions~~ decisions that have led to the trigger. (1) Consider whether the Policy requirements need to be reviewed as part of a full or focused formal review of the Local Plan set out in Policy S13.
Policy ~~MP3~~DM25 – Sustainable Buildings	1, 6	Number of new non-residential buildings with a floor area in excess of 500sqm achieving a minimum BREEAM rating (or its successor) of 'Very Good'. Number of dwellings not achieving Building Regulations optional requirement for water efficiency of 110 litres/person/day. Number of EV charging points for new residential dwellings and the percentage of EV charging points for non-residential buildings.	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' All new dwellings meeting Building Regulations optional requirement for water efficiency of 110 litres/person/day. 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). Non-residential development should provide charging points equivalent to 10% of the total parking provision.	(1) 20% of new non-residential buildings with a floor area in excess of 500sqm are not achieving a BREEAM rating of 'Very Good'. (2) 20% of new dwellings are not meeting the Building Regulations options requirement for water efficiency of 110 litres/person/day. (3) 20% of new residential dwellings are not meeting the EV charging point requirements. (4) Cumulatively EV charging points are less than 5% of total parking provision on non-residential development.	(1 - 4) Consider the circumstances of the permissions that have led to the trigger. (1 - 4) Consider whether the Policy requirements need to be reviewed as part of a full or focused formal review of the Local Plan set out in Policy S13.

Local Plan Policy	Strategic Priority	Key Indicators	Target (if applicable)	Trigger for action	Contingency/Action
Policy ~~MP4~~DM26 – Design Specification for Dwellings ~~and Houses in Multiple Occupation~~	1, 6	Number of dwellings achieving the Nationally Described Space Standards Appeal Decisions	All new dwellings achieve the Nationally Described Space Standards. All permissions for new development are in accordance with the Policy.	(1) 20% of all new dwellings do not achieve the Nationally Described Space standards. (2) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for new dwellings and houses in multiple occupation because they do not achieve suitable privacy. (3) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for new dwellings and houses in multiple occupation because they do not achieve suitable private amenity space. (4) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for new dwellings and houses in multiple occupation because they do not achieve suitable open space. (5) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for new dwellings and houses in multiple occupation because they do not achieve suitable ~~refuse and~~ recycling and waste storage. (6) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for houses in multiple occupation because they do not provide sufficient cycle storage. (7) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for houses in multiple occupation because they do not provide sufficient off-street parking. (8) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for houses in multiple occupation because they do not provide sufficient sound proofing.	(1 - 8) Consider the circumstances of the permissions and decisions that have led to the trigger. (1 - 8) Consider whether the Policy requirements need to be reviewed as part of a full or focused formal review of the Local Plan set out in Policy S13.

Local Plan Policy	Strategic Priority	Key Indicators	Target (if applicable)	Trigger for action	Contingency/Action
Policy ~~MP5~~DM27 – Parking Standards	6	Appeal Decisions	All permissions granted for new development are in accordance with the Policy.	(1) 2 decisions allowed on appeal where the Council originally refused to grant planning permissions for all development that do not meet adequate parking standards.	(1) Consider the circumstances of the ~~permissions~~ decisions that have led to the trigger. (1) Consider whether the Policy requirements need to be reviewed as part of a full or focused formal review of the Local Plan set out in Policy S13.
Policy ~~MP6~~DM28 – Tall Buildings	6	Appeal Decisions	All permissions granted for new buildings above 5 storeys or above 16m high are in accordance with the Policy.	(1) 2 decisions allowed on appeal where the Council originally refused to grant planning permissions for tall buildings that do not meet the tall buildings policy.	(1) Consider the circumstances of the ~~permissions~~ decisions that have led to the trigger. (1) Consider whether the Policy requirements need to be reviewed as part of a full or focused formal review of the Local Plan set out in Policy S13.
Policy ~~PA1~~DM29 – Protecting Living and Working Environments	6	Appeal Decisions	All permissions granted for new development are in accordance with the Policy.	(1) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for development that does not safeguard the amenities of occupiers of nearby residential property or is not compatible with neighbouring uses.	(1) Consider the circumstances of the ~~permissions~~ decisions that have led to the trigger. (1) Consider whether the Policy requirements need to be reviewed as part of a full or focused formal review of the Local Plan set out in Policy S13.
Policy ~~PA2~~DM30 – Contamination and Pollution	5	Appeal Decisions	All permissions granted for new development are in accordance with the Policy.	(1) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for hazardous substance sites or land which is considered a threat to the health or safety of future users and/or has an adverse impact on the quality of local groundwater or surface water. ~~(2)~~ 2 decisions allowed on appeal where the Council originally refused to grant planning permission for development in an Air Quality Management ~~a~~Area which has an unacceptable impact on air quality and wellbeing of people.	(1 - 2) Consider the circumstances of the ~~permissions~~ decisions that have led to the trigger. (1 - 2) Consider whether the Policy requirements need to be reviewed as part of a full or focused formal review of the Local Plan set out in Policy S13.

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Appendix 2

AMENDED BOUNDARY OF CHELMSFORD AND SOUTH WOODHAM FERRERS URBAN AREA

AREA FOR CONSERVATION / STRATEGIC LANDSCAPE ENHANCEMENT ADDED

BOUNDARY OF CHELMSFORD AND SOUTH WOODHAM FERRERS URBAN AREA AS SHOWN ON THE PRE-SUBMISSION POLICIES MAP

AREA FOR CONSERVATION / STRATEGIC LANDSCAPE ENHANCEMENT AS SHOWN ON THE PRE-SUBMISSION POLICIES MAP DELETED

AMENDED BOUNDARY OF CHELMSFORD AND SOUTH WOODHAM FERRERS URBAN AREA

ADDITIONAL CHANGE 1

Chelmsford Draft Local Plan

Modifications to Policies Map

1 Chelmsford Urban Area

Land at Beaulieu Park, West of New Hall School

The Policies Map shows the spatial definition of policies. It includes modifications to the policy areas proposed by the Chelmsford Draft Local Plan Submission Documents.

For the application of relevant policies within the Local Plan, the designation of Rural Area includes all those areas outside of Urban Areas, Defined Settlement Boundaries, Green Belt and specific allocations or policy areas. The Rural Area has no notation so appears as 'white land' on the Policies Map and its Insets.

Important Note

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For further details please see the flood maps published on the Environment Agency's website at: www.environment-agency.gov.uk

0 50 100 Metres

N

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Chelmsford City Council

Appendix 3

ADDITIONAL CHANGE 2

Chelmsford Draft Local Plan

Modifications to Policies Map

10 Danbury

Eves Corner, Danbury

FRONTAGE TO BE DELETED

RETAIL FRONTAGE OF PRINCIPAL AND LOCAL NEIGHBOURHOOD CENTRE AS SHOWN ON THE PRE-SUBMISSION POLICIES MAP

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0 12.5 25 Metres

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Chelmsford Local Plan

Legend for Adopted Policies Map May 2020

Relevant Key Policy References are shown in brackets

- Chelmsford City Council Area
- Inset
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- Boundary of Strategic Growth Site Allocations 2, 3a, 6 and 7
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- New Garden Community for Major Housing and Employment Development (SGS6)
- S — Specialist Residential Accommodation (SGS7b, GS12)
- GT1 — New Gypsy and Traveller Site (GT1)
- Proposed Employment Area (S7, SGS6, SGS3b, DM4)
- Existing Employment Area (S8, DM4)
- Rural Employment Area (S8, DM4)
- Green Belt (S11, DM6, DM9, DM10, DM11, DM12)
- Special Area of Conservation (SAC) (S4, S9, DM16)*
- Special Protection Area and Ramsar Site (S4, S9, DM16)*
- Marine Conservation Zone (S2)*
- Site of Special Scientific Interest (SSSI) (S4, DM16)*
- Scheduled Monument (S3, DM13)*
- Registered Park and Garden of Special Historic Interest (S3, DM13)*
- Local Nature Reserve (S4, DM16)*
- Local Wildlife Site (LoWS) (S4, DM16)
- EWT — Essex Wildlife Trust Nature Reserve (S4, DM16)*
- Green Wedge (S11, DM7, DM9, DM10, DM11, DM12)
- Protected Lane (S3, DM17)
- Conservation Area (S3, DM13)
- Area for Conservation / Strategic Landscape Enhancement (SGS7a)
- Country Park*
- Proposed Country Park (SGS3, SGS6)
- Land Allocated for Future Recreation Use and / or SUDS (SGS2, SGS7a)

- Open Space (S11, DM21)
- New Railway Station (S9)
- Railway Station Access Road (S9)
- Radial Distributor Road (RDR1) (S9)
- RDR2 — Proposed RDR2 Detailed Design within New Garden Community Masterplan Area (S9, SGS6)
- Proposed Link Road (SGS3a, SPA5)
- Route Capacity Improvement (S9, SGS10)
- Proposed Cycle Route*
- Proposed Bridge (S9, SGS1a, SGS10)
- Existing Park and Ride
- Park and Ride Area of Search (S9)
- Proposed Chelmsford North East Bypass - Detailed Design within Masterplan Area (S9, SGS6)*
- Proposed Chelmsford North East Bypass - Safeguarded Corridor (S9, SGS6)*
- Route Based Strategy (S9)
- Strategic Trunk Route
- Strategic Non-Trunk Route
- Regional Route
- Location for Primary School
- Existing School, Further / Higher Education Establishment (DM22)
- Retail Allocation (SGS10)
- Primary Shopping Area (S12, DM5)
- Primary Frontage (S12, DM5)
- Secondary Frontage (S12, DM5)
- Principal Neighbourhood Centre (S12, DM5)
- Retail Frontage of Principal and Local Neighbourhood Centres (S12, DM5)
- SPA — Special Policy Area (S7, SPA1-SPA6)
- Hazardous Substance Site Safeguarding Zone (DM30)*
- Flood Zone 2 (S2, DM18)*
- Flood Zone 3 (S2, DM18)*
- Flood Alleviation Scheme
- Air Quality Management Area (DM30)
- Minerals and Waste Site*

*These notations are designated by third parties not Chelmsford City Council and are subject to change

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Chelmsford City Council

Chelmsford Local Plan
Adopted Policies Map May 2020

1 Chelmsford North

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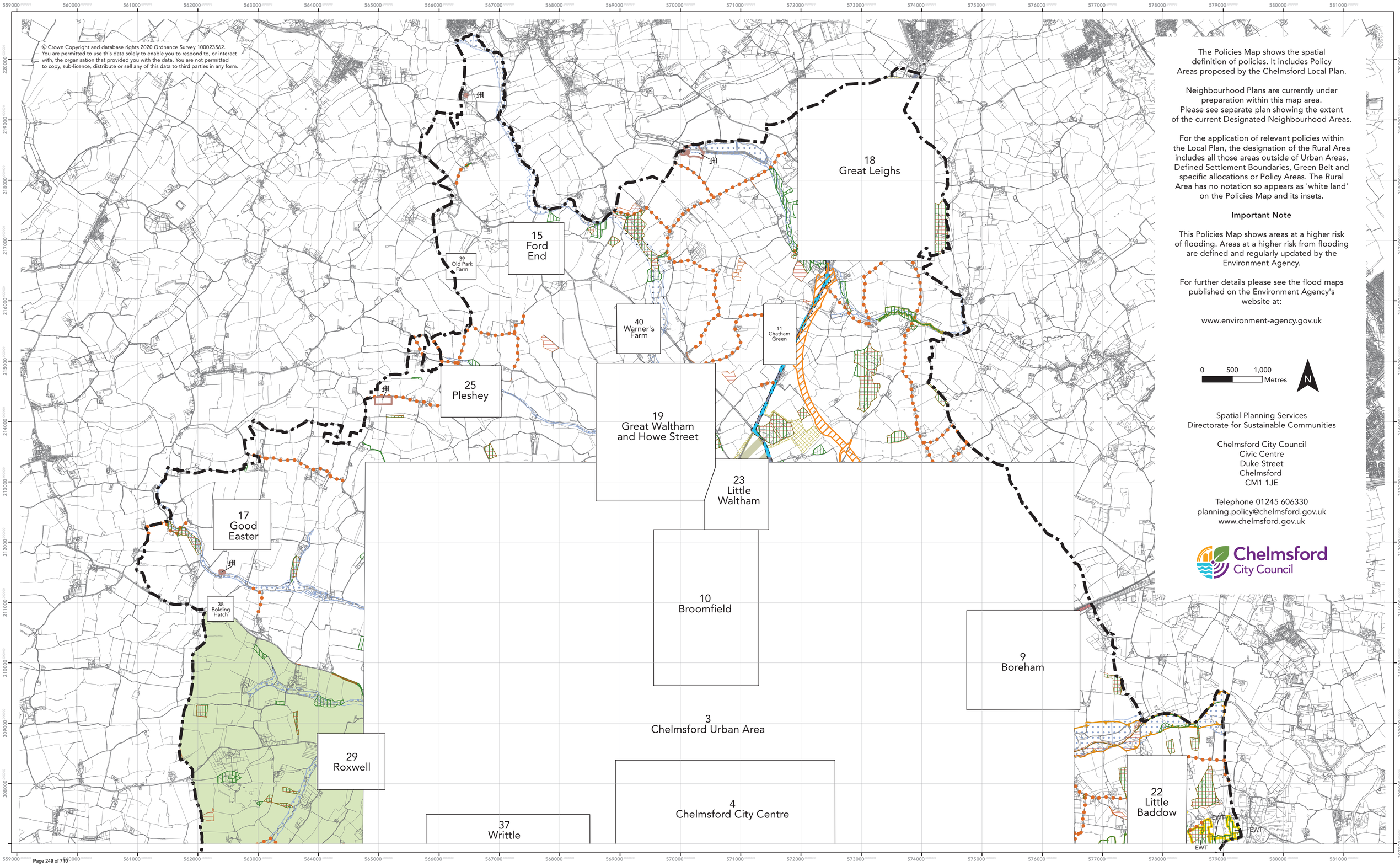

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Please see separate plan showing the extent of the current Designated Neighbourhood Areas.

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Important Note

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For further details please see the flood maps published on the Environment Agency's website at:

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0 500 1,000 Metres

N

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Chelmsford Local Plan
Adopted Policies Map May 2020

2 Chelmsford South

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37 Writtle
4 Chelmsford City Centre
3 Chelmsford Urban Area
31 Sandon
22 Little Baddow
12 Danbury
14 Edney Common
20 Highwood (Loves Green)
16 Galleywood
21 Howe Green
8 Bicknacre
24 Margaretting
34 Temple Farm and Temple Wood
13 East Hanningfield
36 Woodham Ferrers
32 Stock
35 West Hanningfield and Hanningfield Reservoir Treatment Works
27 Rettendon Common
41 Woodlands
5 South Woodham Ferrers
6 South Woodham Ferrers Town Centre
42 Oaklands
26 Ramsden Heath
33 St. Luke's Park
28 Rettendon Place
30 Runwell
7 Battlesbridge

EWT
SPA

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0 500 1,000 Metres

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19
Great Waltham and Howe Street

23
Little Waltham

10
Broomfield

9
Boreham

29
Roxwell

4
Chelmsford City Centre

37
Writtle

14
Edney Common

16
Galleywood

31
Sandon

21
Howe Green

RDR2

GT1

EWT

SSSI

SPA

1o

1r

1s

2

3a

3b

3c

3d

6

Chelmsford Local Plan

Adopted Policies Map May 2020

3 Chelmsford Urban Area

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* Beaulieu Park Employment Site

The precise boundary will be confirmed through the detailed design process in relation to Chelmsford North East Bypass and the Radial Distributor Road.

0 500 1,000 Metres

N

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Chelmsford Local Plan

Adopted Policies Map May 2020

4 Chelmsford City Centre

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0 125 250 Metres

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10

EWT

6
South Woodham Ferrers
Town Centre

579000 580000 581000 582000 583000

199000 198000 197000 196000

Chelmsford Local Plan

Adopted Policies Map May 2020

5 South Woodham Ferrers

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0 125 250 Metres

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- Special Protection Area and Ramsar Site (S4, S9, DM16)*
- Marine Conservation Zone (S2)*
- Site of Special Scientific Interest (SSSI) (S4, DM16)*
- Scheduled Monument (S3, DM13)*
- Registered Park and Garden of Special Historic Interest (S3, DM13)*
- Local Nature Reserve (S4, DM16)*
- Local Wildlife Site (LoWS) (S4, DM16)
- EWT — Essex Wildlife Trust Nature Reserve (S4, DM16)*
- Green Wedge (S11, DM7, DM9, DM10, DM11, DM12)
- Protected Lane (S3, DM17)
- Conservation Area (S3, DM13)
- Area for Conservation / Strategic Landscape Enhancement (SGS7a)
- Country Park*
- Proposed Country Park (SGS3, SGS6)
- Land Allocated for Future Recreation Use and / or SUDS (SGS2, SGS7a)
- Open Space (S11, DM21)
- New Railway Station (S9)
- Railway Station Access Road (S9)
- Radial Distributor Road (RDR1) (S9)
- RDR2 — Proposed RDR2 Detailed Design within New Garden Community Masterplan Area (S9, SGS6)
- Proposed Link Road (SGS3a, SPA5)
- Route Capacity Improvement (S9, SGS10)
- Proposed Cycle Route*
- Proposed Bridge (S9, SGS1a, SGS10)
- Existing Park and Ride
- Park and Ride Area of Search (S9)
- Proposed Chelmsford North East Bypass - Detailed Design within Masterplan Area (S9, SGS6)*
- Proposed Chelmsford North East Bypass - Safeguarded Corridor (S9, SGS6)*
- Route Based Strategy (S9)
- Strategic Trunk Route
- Strategic Non-Trunk Route
- Regional Route
- Location for Primary School
- Existing School, Further / Higher Education Establishment (DM22)
- Retail Allocation (SGS10)
- Primary Shopping Area (S12, DM5)
- Primary Frontage (S12, DM5)
- Secondary Frontage (S12, DM5)
- Principal Neighbourhood Centre (S12, DM5)
- Retail Frontage of Principal and Local Neighbourhood Centres (S12, DM5)
- SPA — Special Policy Area (S7, SPA1-SPA6)
- Hazardous Substance Site Safeguarding Zone (DM30)*
- Flood Zone 2 (S2, DM18)*
- Flood Zone 3 (S2, DM18)*
- Flood Alleviation Scheme
- Air Quality Management Area (DM30)
- Minerals and Waste Site*

*These notations are designated by third parties not Chelmsford City Council and are subject to change

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Chelmsford Local Plan

Adopted Policies Map May 2020

6 South Woodham Ferrers Town Centre

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Important Note

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Chelmsford Local Plan

Adopted Policies Map May 2020

7 Battlesbridge (Rettendon Parish)

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Rochford District

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Chelmsford Local Plan

Adopted Policies Map May 2020

8 Bicknacre

(Woodham Ferrers and Bicknacre Parish)

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Chelmsford Local Plan

Adopted Policies Map May 2020

9 Boreham

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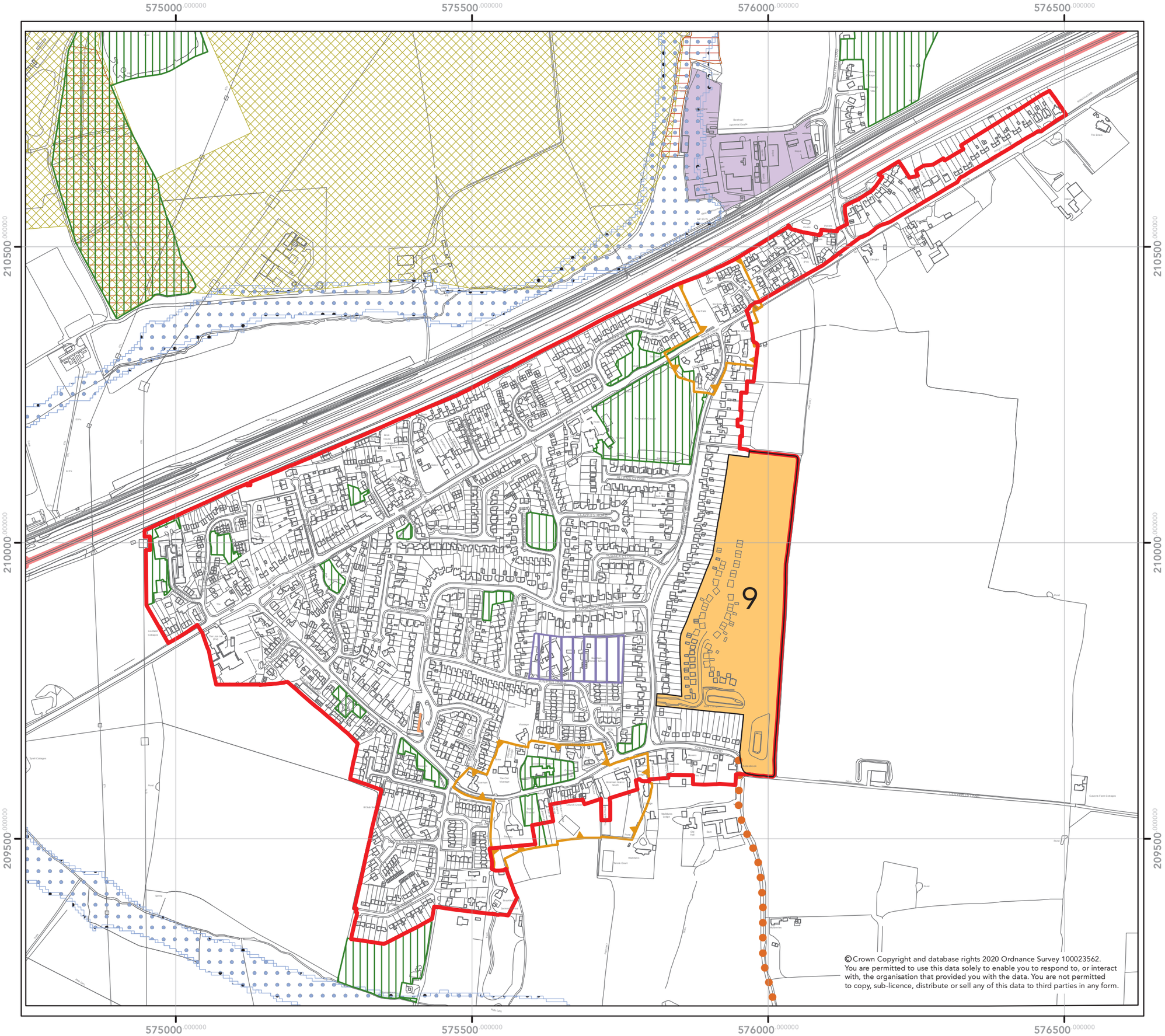

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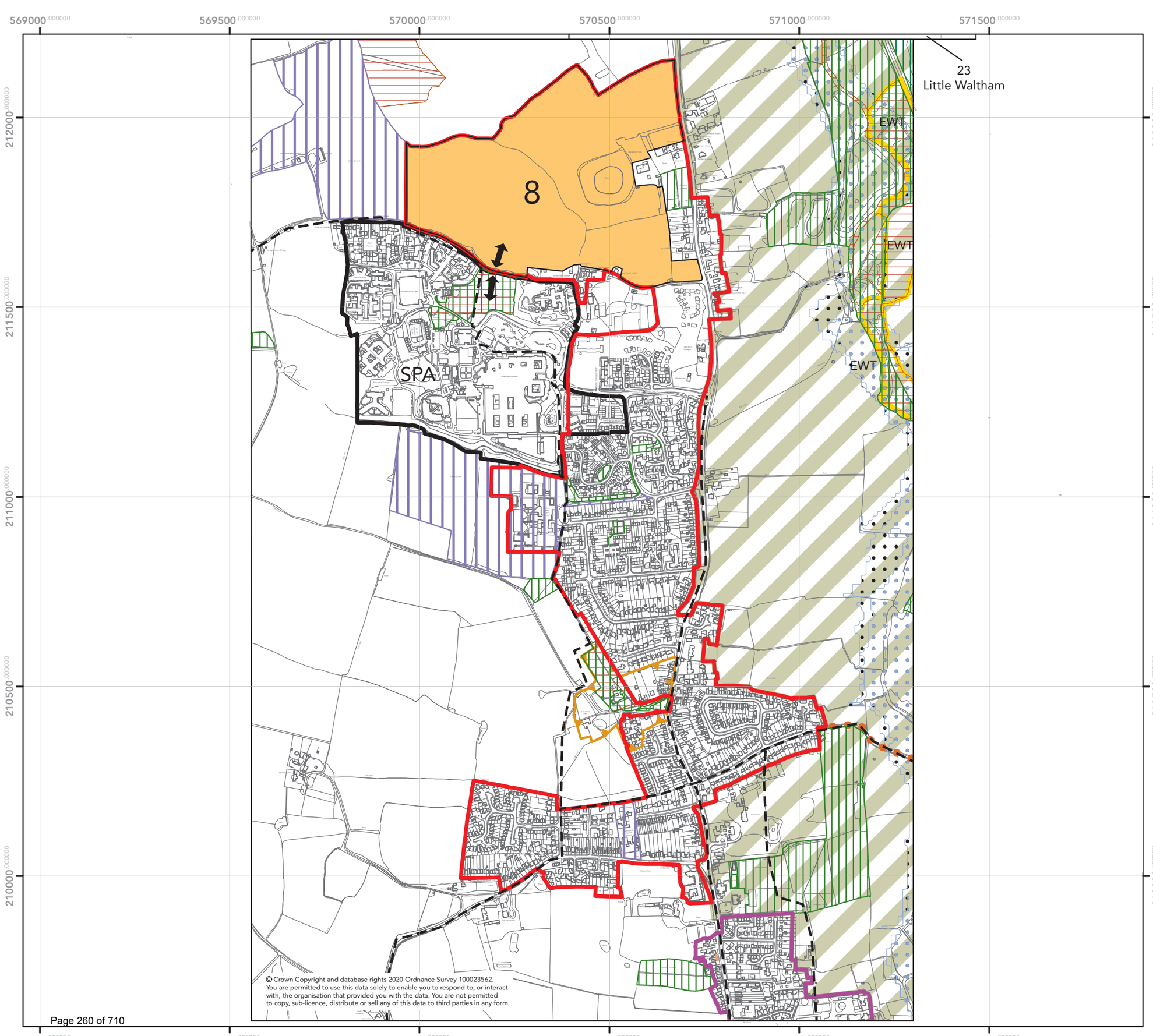

Chelmsford Local Plan

Adopted Policies Map May 2020

10 Broomfield

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Chelmsford Local Plan

Adopted Policies Map May 2020

11 Chatham Green (Little Waltham Parish)

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Adopted Policies Map May 2020

12 Danbury

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Adopted Policies Map May 2020

13 East Hanningfield

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Adopted Policies Map May 2020

14 Edney Common (Highwood Parish)

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Adopted Policies Map May 2020

15 Ford End (Great Waltham Parish)

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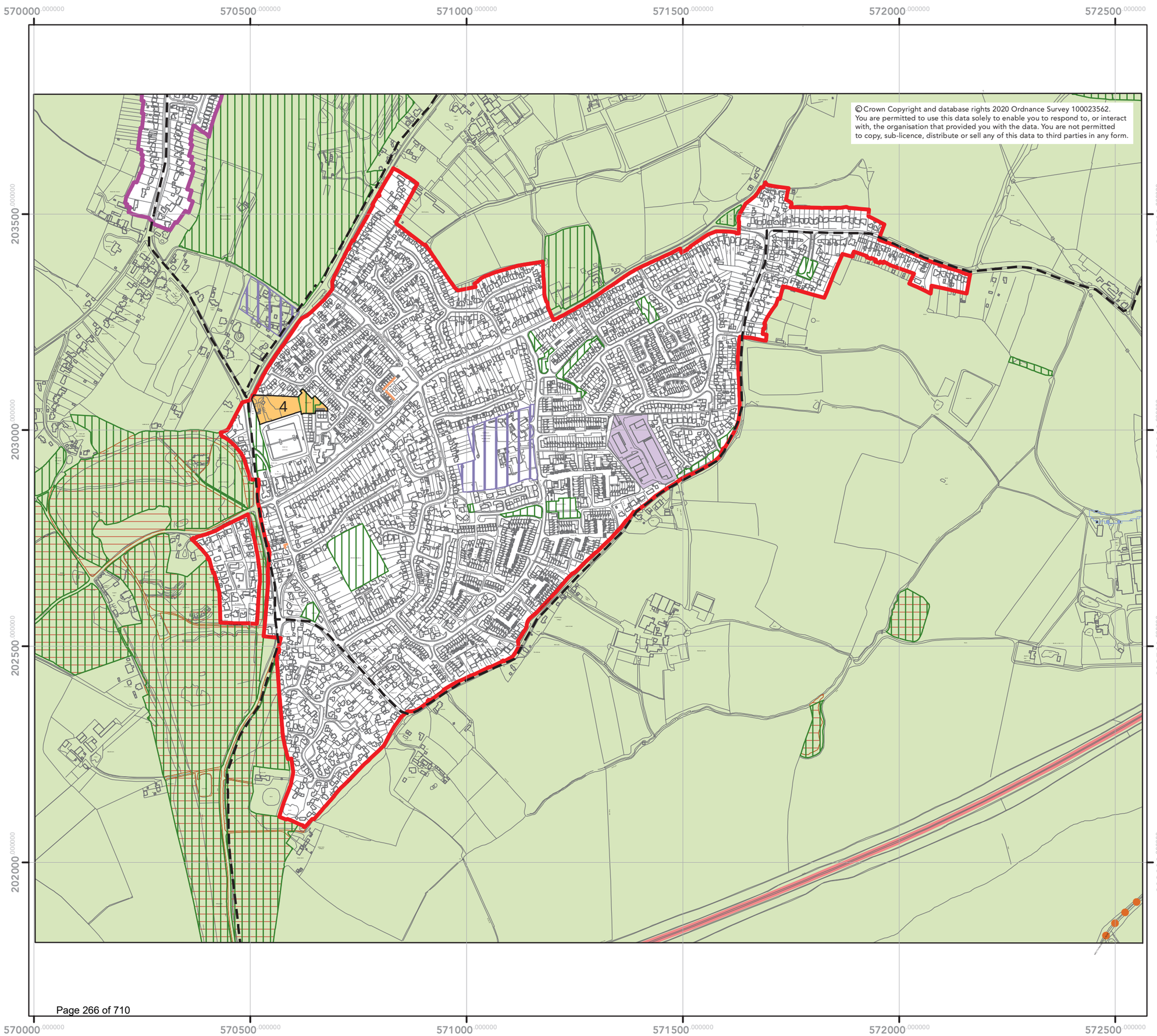

Chelmsford Local Plan

Adopted Policies Map May 2020

16 Galleywood

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Adopted Policies Map May 2020

17 Good Easter

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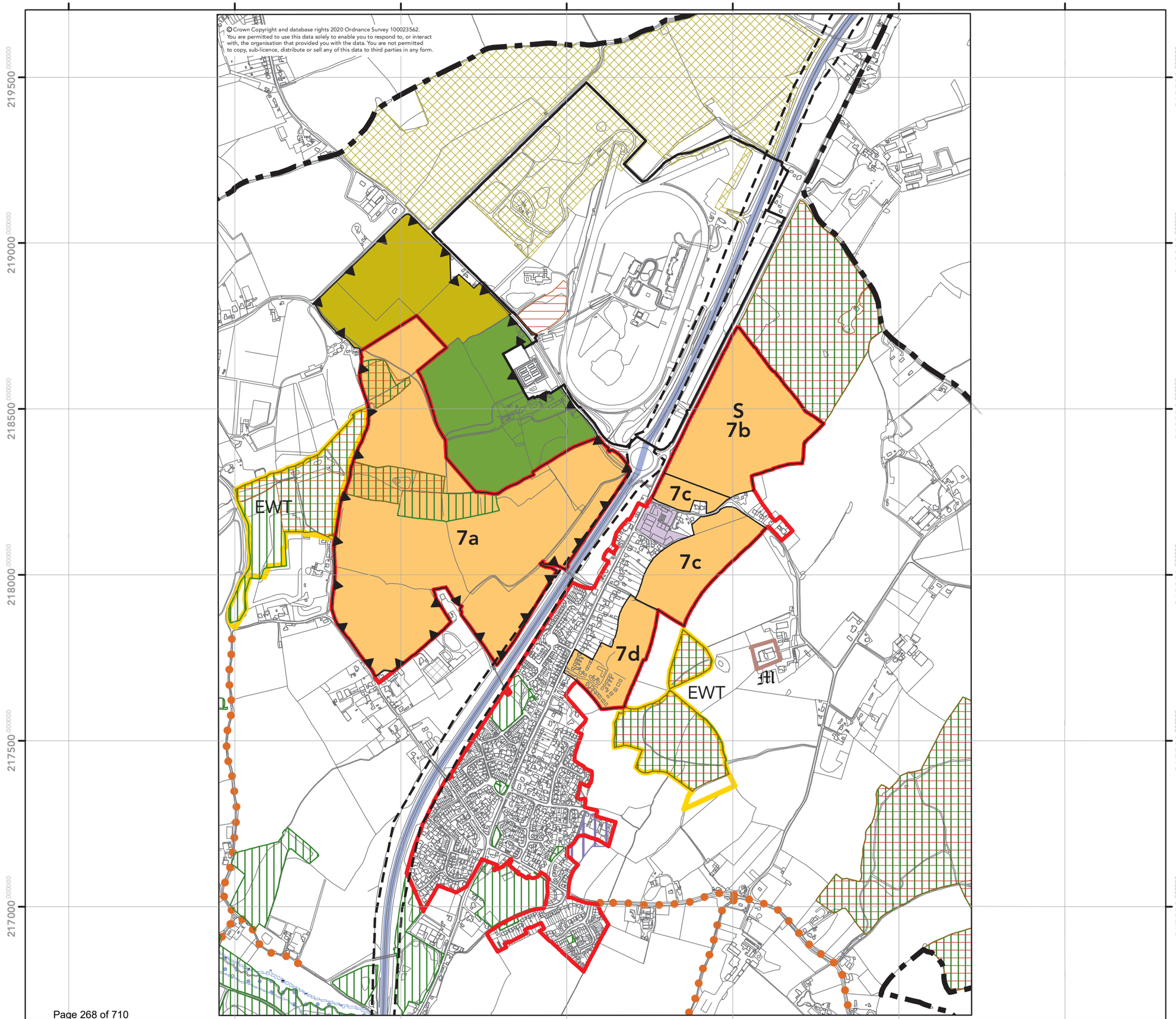

Chelmsford Local Plan

Adopted Policies Map May 2020

18 Great Leighs
(Great and Little Leighs Parish)

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Chelmsford Local Plan

Adopted Policies Map May 2020

19 Great Waltham and Howe Street

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Little Waltham

Chelmsford Local Plan

Adopted Policies Map May 2020

20 Highwood (Loves Green)

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Chelmsford Local Plan

Adopted Policies Map May 2020

21 Howe Green (Sandon Parish)

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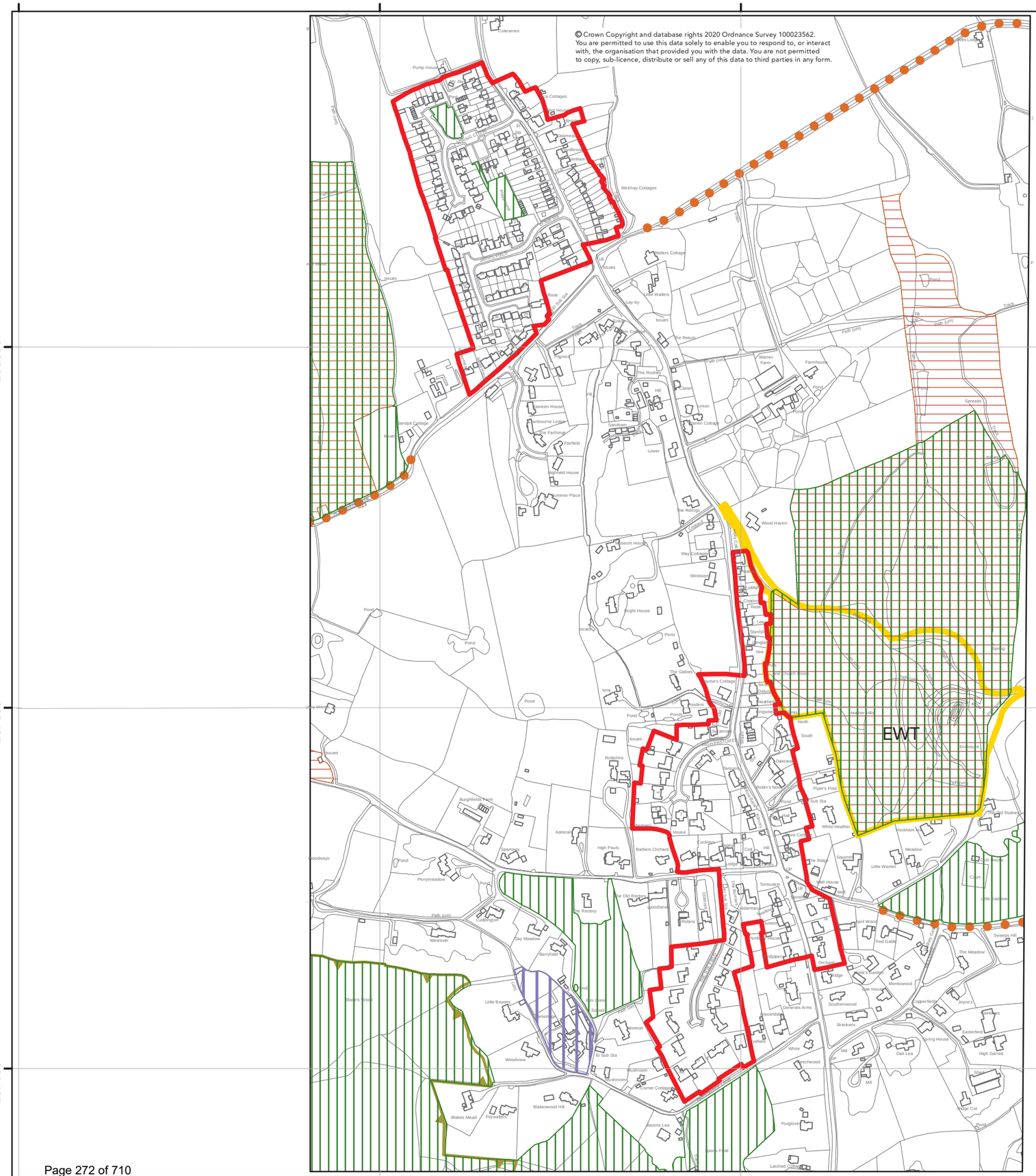

Chelmsford Local Plan

Adopted Policies Map May 2020

22 Little Baddow

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23 Little Waltham

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Adopted Policies Map May 2020

24 Margaretting

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Important Note

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For further details please see the flood maps published on the Environment Agency's website at:

www.environment-agency.gov.uk

0 100 200 Metres

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planning.policy@chelmsford.gov.uk
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Chelmsford City Council

Chelmsford Local Plan

Adopted Policies Map May 2020

25 Pleshey

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0 50 100 Metres

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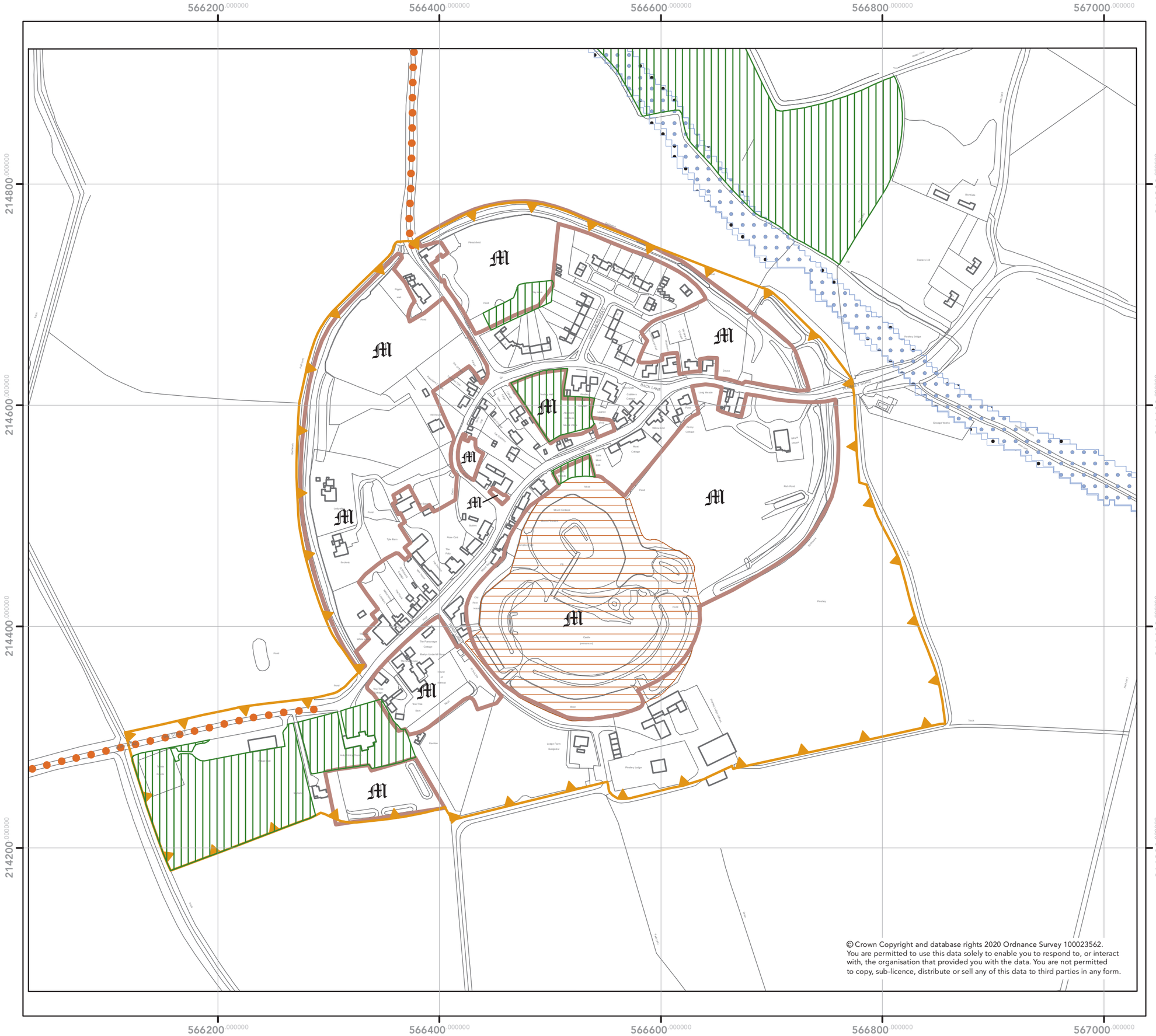

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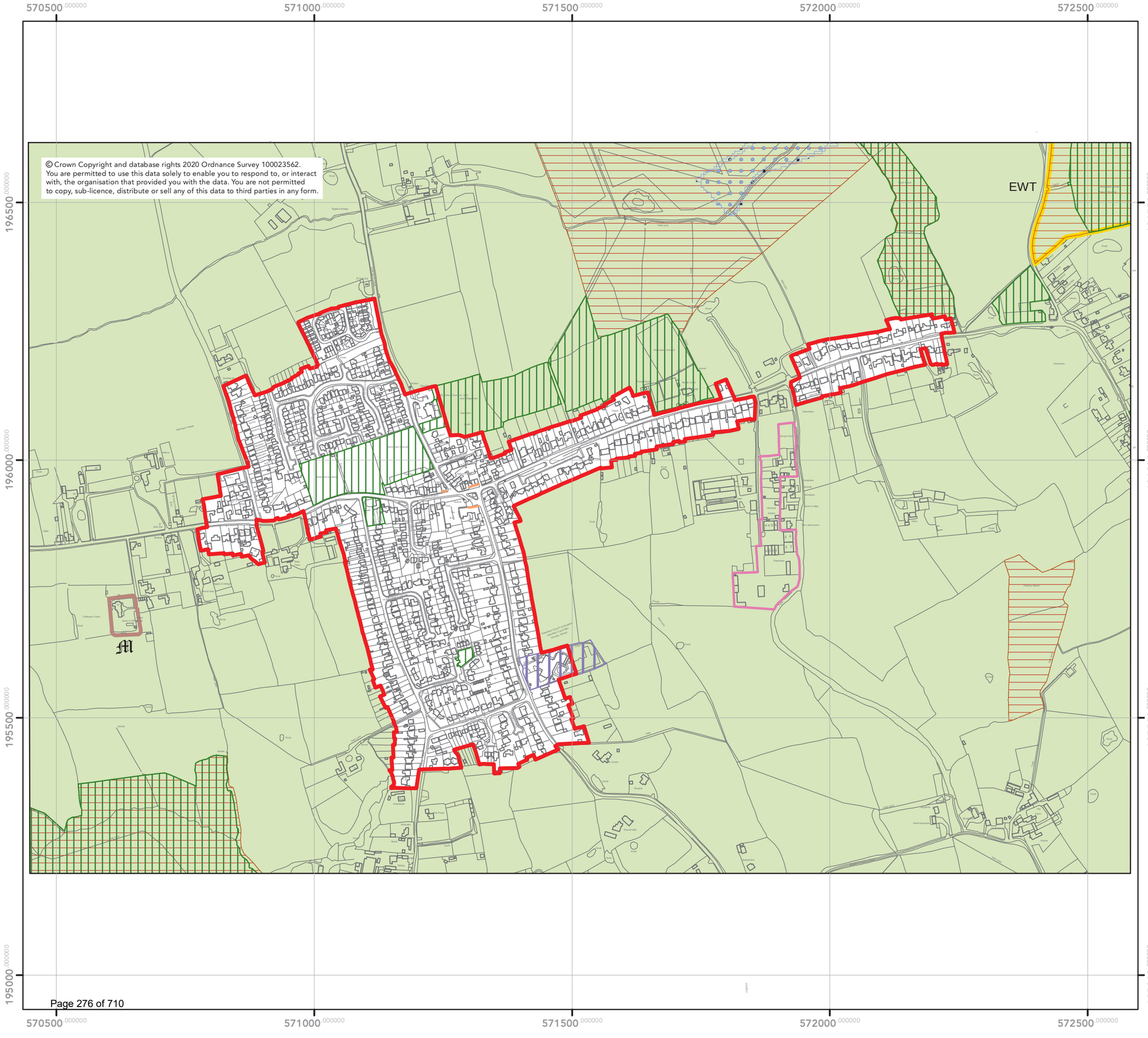

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Chelmsford Local Plan

Adopted Policies Map May 2020

26 Ramsden Heath (South Hanningfield Parish)

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0 100 200 Metres

N

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Adopted Policies Map May 2020

27 Rettendon Common

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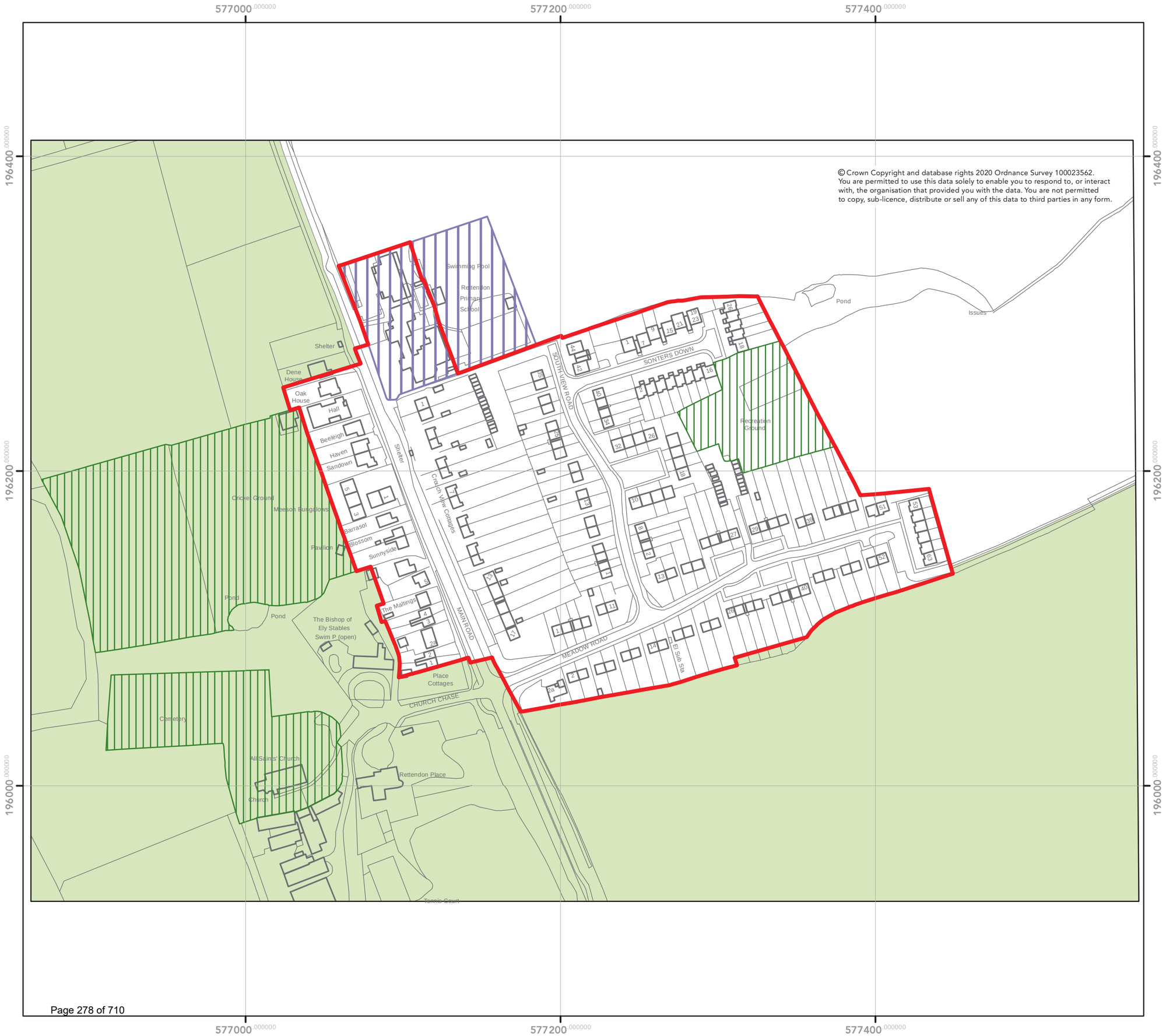

Chelmsford Local Plan

Adopted Policies Map May 2020

28 Rettendon Place

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Adopted Policies Map May 2020

29 Roxwell

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33
St Luke's Park

Chelmsford Local Plan

Adopted Policies Map May 2020

30 Runwell

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Adopted Policies Map May 2020

31 Sandon

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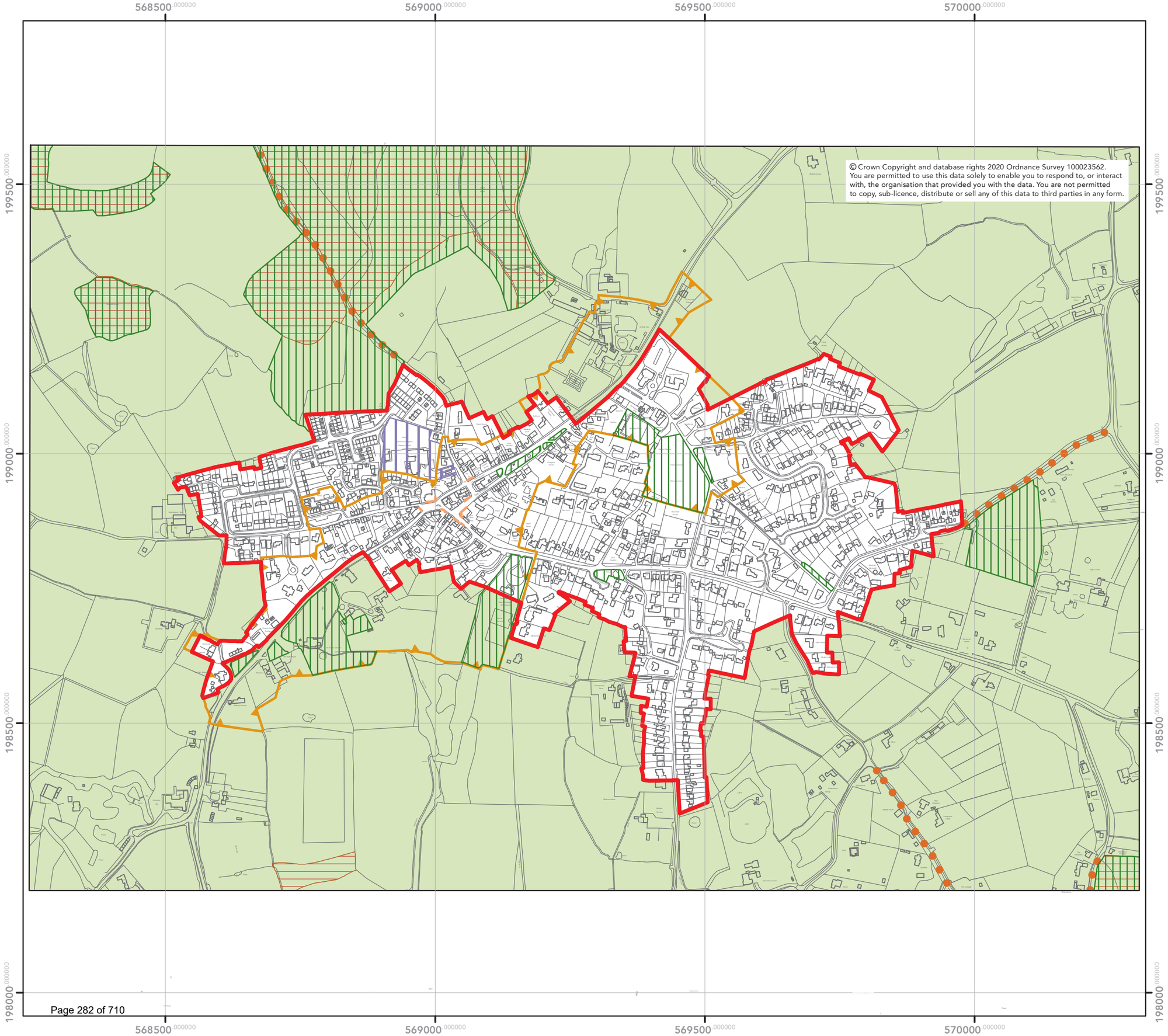

Chelmsford Local Plan

Adopted Policies Map May 2020

32 Stock

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Chelmsford Local Plan

Adopted Policies Map May 2020

33 St. Lukes Park
(Rettendon & Runwell Parishes)

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Rettendon Place

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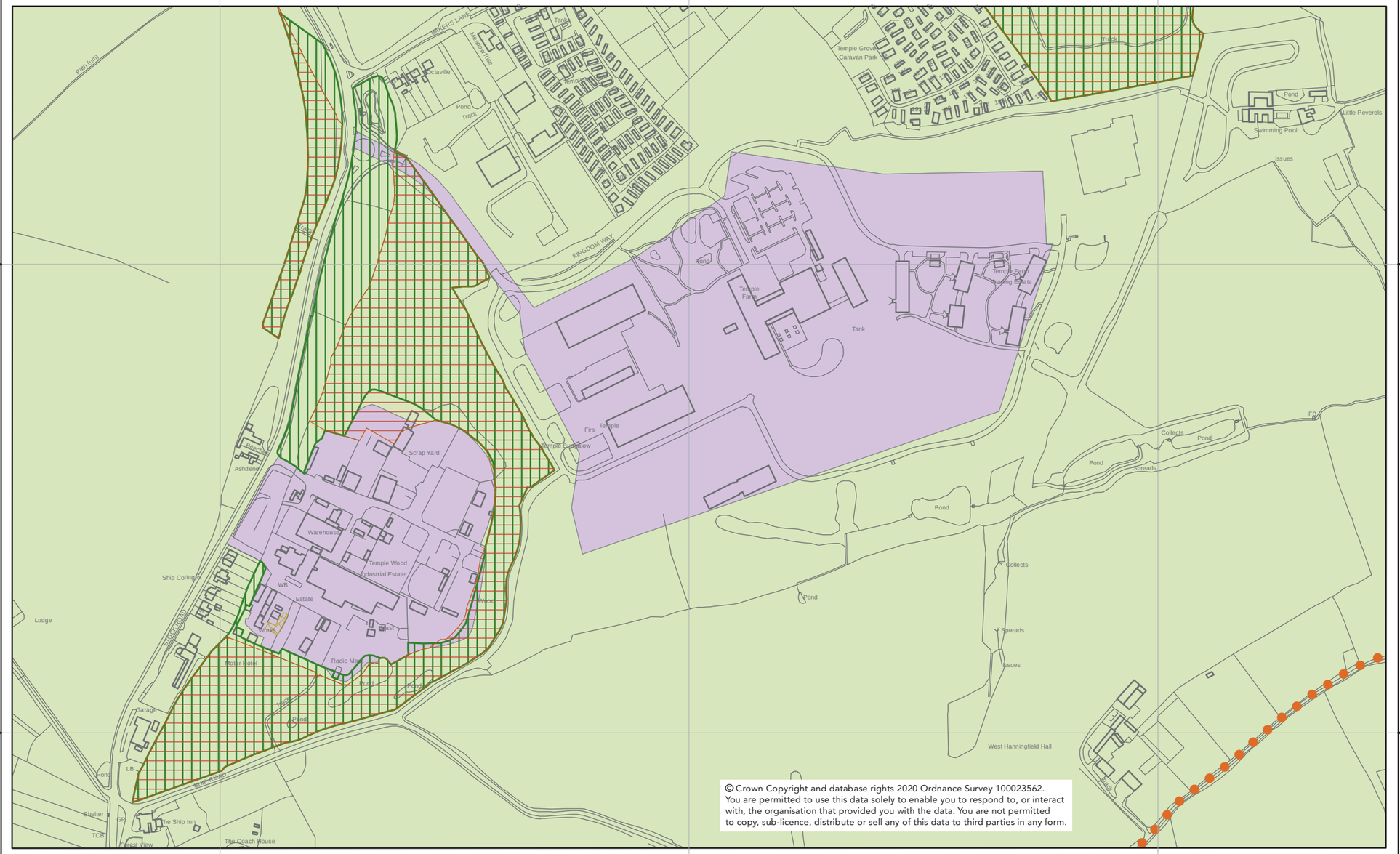

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Chelmsford Local Plan

Adopted Policies Map May 2020

34 Temple Farm and Temple Wood

(West Hanningfield and Stock Parishes)

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0 100 200 Metres

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Chelmsford Local Plan

Adopted Policies Map May 2020

35 West Hanningfield and Hanningfield Reservoir Treatment Works

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Chelmsford Local Plan

Adopted Policies Map May 2020

36 Woodham Ferrers
(Woodham Ferrers and Bicknacre Parish)

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Chelmsford Local Plan

Adopted Policies Map May 2020

37 Writtle

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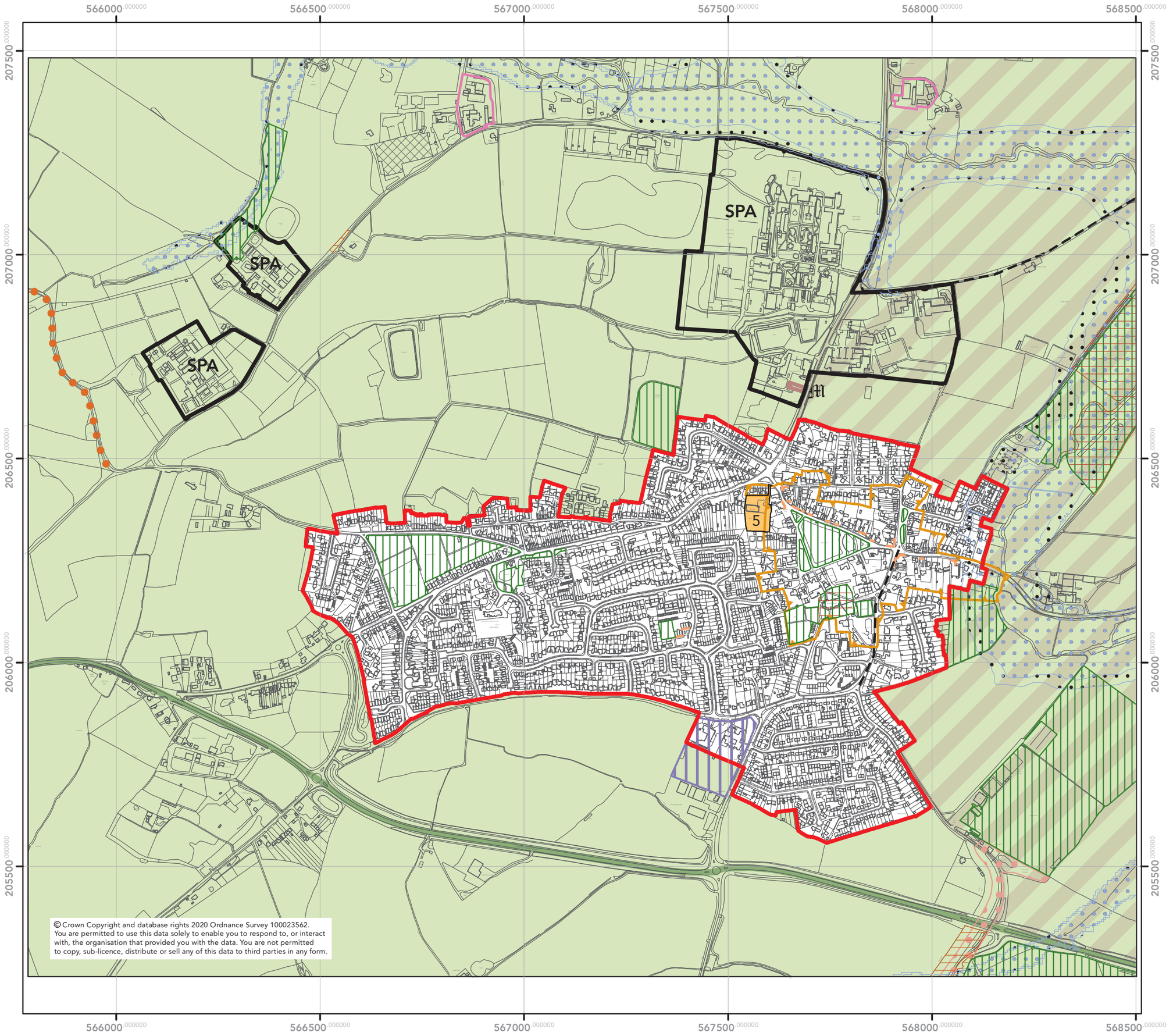

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Bolding Hatch
BISHOPS STORTFORD ROAD
Drain
Track
Track

Chelmsford Local Plan

Adopted Policies Map May 2020

38 Bolding Hatch (Roxwell Parish)

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Chelmsford Local Plan

Adopted Policies Map May 2020

39 Old Park Farm (Great Waltham Parish)

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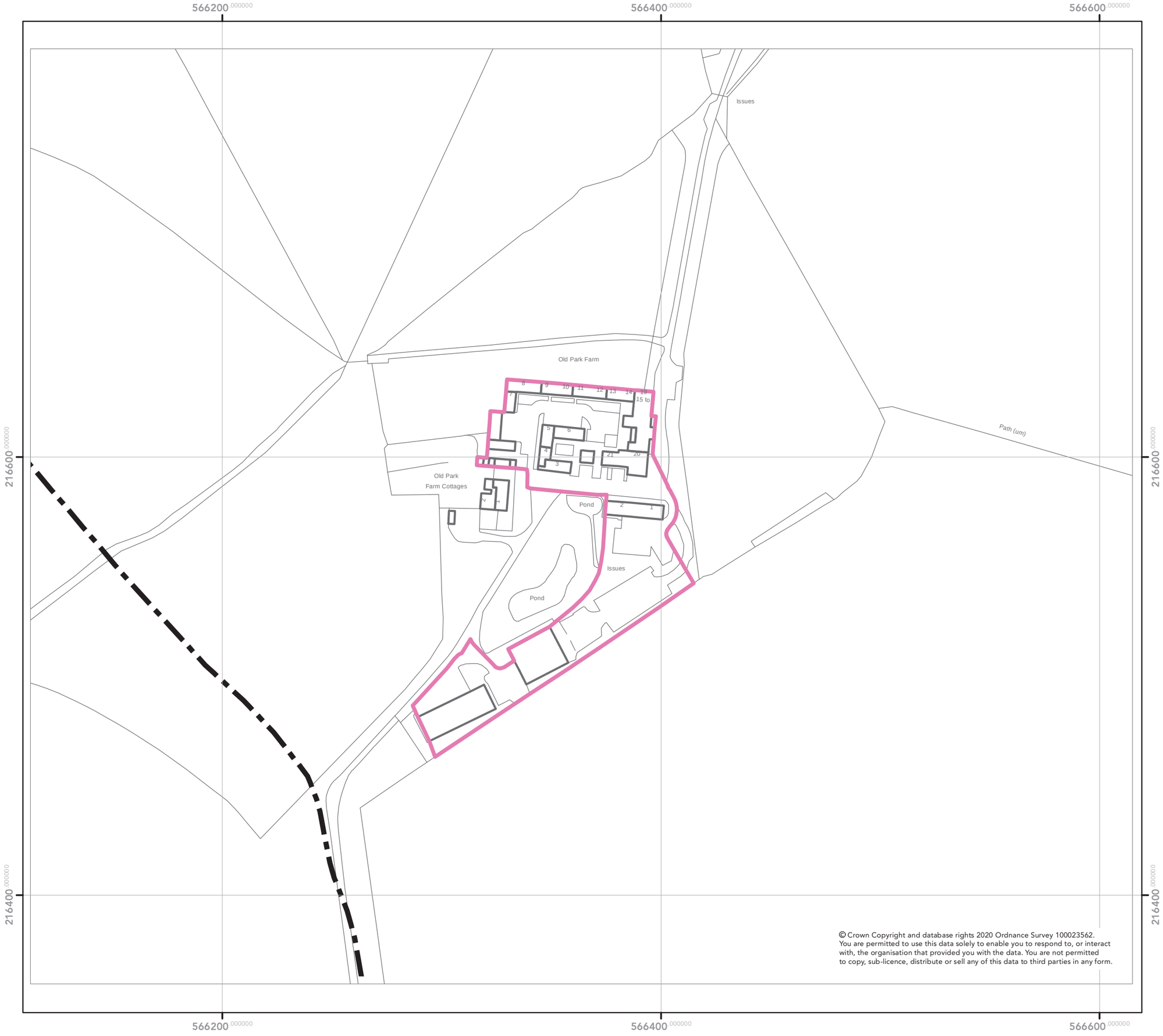

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Chelmsford Local Plan

Adopted Policies Map May 2020

40 Warner's Farm (Great Waltham Parish)

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Chelmsford Local Plan

Adopted Policies Map May 2020

41 Woodlands (South Hanningfield Parish)

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Adopted Policies Map May 2020

42 Oaklands (Stock Parish)

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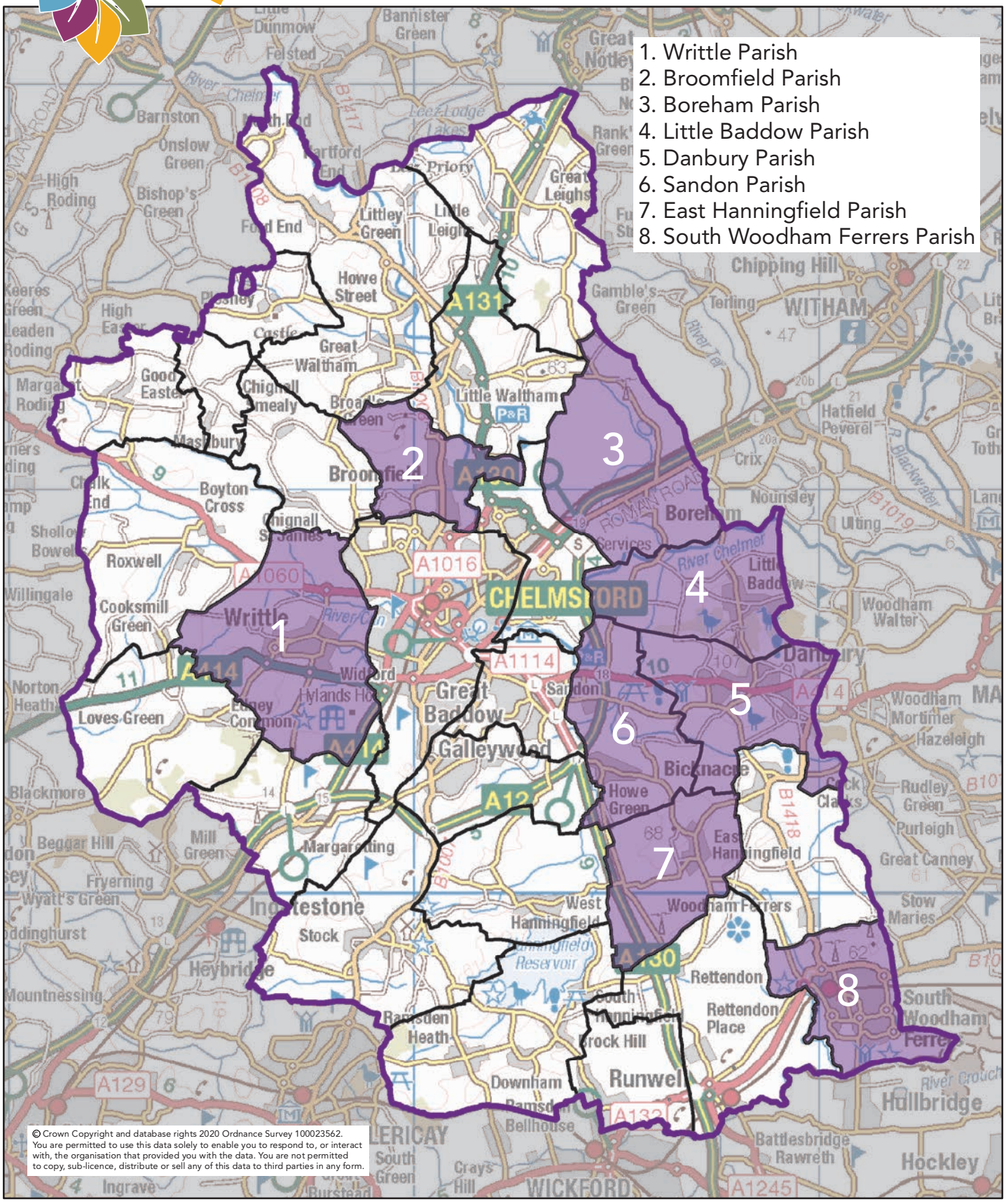
Designated Neighbourhood Plan Areas

Chelmsford Local Plan

Adopted May 2020



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Chelmsford City Council

CHELMSFORD CITY COUNCIL ADOPTION STATEMENT

Notice of the adoption of the Chelmsford Local Plan 2013 – 2036

in accordance with

The Planning and Compulsory Purchase Act 2004 (as amended)

The Town and Country Planning Act (Local Planning) (England) Regulations 2012 (as amended)

Notice is hereby given that (in accordance with above-mentioned legislation) Chelmsford City Council formally adopted the Chelmsford Local Plan 2013 – 2036 on **27 May 2020**.

The Chelmsford Local Plan 2013 – 2036 guides growth and development across Chelmsford City Council's area to 2036. It identifies land for new development for the provision of housing, jobs and schools as well as areas for protection. The Chelmsford Local Plan also includes policies to help determine planning applications.

The Chelmsford Local Plan 2013 – 2036 was the subject of an independent examination conducted by Yvonne Wright BSc (Hons) DipTP MSc DMS MRTPI, an Inspector appointed by the Secretary of State for Housing, Communities and Local Government. This examination commenced on **29 June 2018** and ran until **25 February 2020** and included public hearing sessions. In her report published on 25 February 2020 the Inspector confirmed, subject to a number of main modifications, that the Chelmsford Local Plan 2013 – 2036 is sound, legally compliant and capable of adoption. The recommended main modifications, along with additional and consequential minor modifications, have been included in the adopted Chelmsford Local Plan 2013-2036, which now carries full weight in the consideration of planning applications and replaces the following Development Plan Documents (DPD) of the Council:

- Core Strategy Development Plan and Development Control Policies DPD, February 2008
- Chelmsford Town Centre DPD, August 2008
- North Chelmsford Area Action Plan DPD, July 2011
- Site Allocations DPD, February 2012
- Core Strategy Development Plan and Development Control Policies Focused Review DPD, December 2013

The following Supplementary Planning Documents (SPD), prepared to support the above DPDs, are formally revoked as required under Regulation 15 of the Town and Country Planning (Local Planning) (England) Regulations 2012:

- Making Places SPD, June 2008
- Building for Tomorrow SPD, June 2013
- Planning Obligations SPD, June 2014

In addition, the following informal Planning Guidance Documents are revoked:

- Affordable Housing Implementation Guide, March 2015
- Interim Residential Parking Guidance, March 2015
- Interim Recycling and Waste Guidance, September 2013

All physical and digital copies of the listed documents will be removed from Chelmsford City Council Customer Service Centre, public libraries and the Council's website.

Any person aggrieved by the Chelmsford Local Plan 2013-2036 may, with the leave of the High Court, make an application to the High Court under Section 113(3) of the Planning and Compulsory Purchase Act 2004 on the grounds that:

i. the Chelmsford Local Plan 2013-2036 is not within the appropriate power conferred by Part 2 of the Planning and Compulsory Purchase Act 2004; and/or
ii. a procedural requirement (as defined within Section 113 (10) of the Planning and Compulsory Purchase Act 2004) has not been complied with.

Any such application to the High Court must be made not later than the end of the period of six weeks beginning with the day after the date on which the Chelmsford Local Plan 2013-2036 was adopted (i.e. six weeks from 28 May 2020 – being the day after adoption).

In accordance with Regulations 26 and 35 of the 2012 Regulations the following documents have been made available:

i. the Chelmsford Local Plan 2013-2036;
ii. this Adoption Statement; and
iii. the final Sustainability Appraisal Report and Sustainability Appraisal Post Adoption Statement
iv. the final Habitats Regulations Assessment Adoption Report.

These documents can be viewed on the Council's website at www.chelmsford.gov.uk/new-local-plan. Paper copies of these documents will be made available as soon as practicable once the following locations are re-opened. Please note the following locations are currently closed, in line with the latest government advice regarding Coronavirus, and normal opening hours of these locations may be subject to change once they reopen. You are advised to check the weblinks below to see the latest status regarding opening hours.

- Chelmsford City Council Customer Service Centre, Civic Centre, Duke Street, Chelmsford, CM1 1JE. Open Monday to Friday 8.45am to 4.45pm (Please note that on the last Wednesday of each month, we open at 10am to allow for training. We are closed on bank holidays). For latest opening restrictions please visit https://www.chelmsford.gov.uk/coronavirus/
- Paper copies are also available at the following libraries (for latest opening restrictions please visit https://libraries.essex.gov.uk/):

Broomfield Library, 180 Main Road	13.00-17.00 Mon & Thurs; 09:00-13:00 Wed & Sat

Chelmsford Library, County Hall, Market Road	09.00-18.30 Mon to Fri; 09.00-17.30 Sat; 13.00-16.00 Sun
Danbury Library, Main Road	13.00-17.00 Wed & Fri; 09.00-13.00 Thurs & Sat
Galleywood Library, Watchouse Road	13.00-17.00 Tues & Fri; 09.00-13.00 Thurs & Sat
Great Baddow Library, 27 High Street	09.00-17.30 Mon, Weds, Thurs & Sat
North Melbourne Library, Dickens Place, Copperfield Road	09.00-17.00 Tues, Fri & Sat
South Woodham Ferrers Library, Trinity Square	09.00-19.00 Tues; 09.00-13.00 Weds; 09.00-18.00 Thurs & Fri; 09.00-17.00 Sat
Springfield Library, St Augustine's Way	10:00-16:00 Mon, Tues, Thurs, Fri and Sat
Stock Library, Swan Lane	14.00-18.00 Tues; 09.00-12.00 and 14.00-18.00 Thurs; 09.00-12.00 Sat
Writtle Library, 45 The Green	09.00-17.00 Mon & Tues; 09.00-13.00 Weds & Sat; 13.00-17.00 Thurs; 09.00-17.00 Fri
Billericay Library, 143 High Street	09:00-17:00 Mon to Sat
Braintree Library, Fairfield Road	09:00-17:00 Mon to Sat
Hatfield Peverel Library, The Street	13:00-17:00 Tues & Thurs; 09:00-13:00 Weds & Sat
Ingatestone Library, High Street	13:00-17:00 Mon & Thurs; 09:00-13:00 Weds & Sat
Wickford Library, Market Road	09:00-17:00 Mon to Sat
A copy will also be available in the mobile library vehicle that covers Chelmsford City Area	

Note: Opening hours at Springfield and Writtle Library are dependent on availability of volunteers.

Paper copies are available to purchase on request.

A copy of this Adoption Statement will be sent to all parties who have asked to be notified of the adoption of the Local Plan and to the Secretary of State for Housing, Communities and Local Government.

For further information please refer to the Council's website: www.chelmsford.gov.uk/new-local-plan or contact Spatial Planning Services by telephoning 01245 606330 or by e-mailing planning.policy@chelmsford.gov.uk

David Green
Director of Sustainable Communities
28.05.2020



Chelmsford Local Plan

Full Council Version

May 2020

Our Planning Strategy 2013 to 2036

Chelmsford Local Plan

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1- Introduction

About this document

1.1 Chelmsford City Council has been at the forefront of plan-making in recent years and much of our planned development is either complete or well underway. To continue this success, it is important that we keep our plans up-to-date to ensure that Chelmsford remains a vibrant and attractive place to live, work and socialise. The Council's Local Plan provides a new planning framework to meet local development needs for the period 2013-2036[1] and consists of a Written Statement (this document) and a Policies Map.

1.2 As England's newest city and the County Town, with a strong economy, good transport connections, high quality of life and attractive environment, it is already a major draw for employment, shopping, leisure and one of the best places to live in the United Kingdom[2]. Over the coming decades, Chelmsford is forecast to be the major growth location for new homes and jobs in Essex.

1.3 Along with the City of Chelmsford, the Council's area includes the riverside town of South Woodham Ferrers and villages set within attractive countryside. For the purposes of this document, where we talk about Chelmsford we are referring to the Council's whole area, and where we talk about the Council we are referring to Chelmsford City Council, unless otherwise identified.

1.4 Having a clear and up-to-date Local Plan which meets local development needs and reflects the views of local people on how they wish Chelmsford to develop will be central to the success of this future growth.

1.5 The Local Plan outlines the strategic priorities and long-term vision for Chelmsford and identifies 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. The Local Plan sets out the amount and location of new development, and how places will change and be shaped throughout the Local Plan period and beyond. The Local Plan together with the adopted Minerals and Waste Local Plan, South East (Inshore) Marine Plan (once adopted) and any made (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 Development Plan policies should be read as a whole and alongside the National Planning Policy Framework (NPPF).

1.6 The Local Plan was examined by an independent Inspector whose role was to assess whether the Local Plan had been prepared in accordance with the Duty to Cooperate, legal requirements and consistent with national policy and whether the plan is 'sound'.

1 These development needs have been assessed from a base date of 2013
2 Annual National Halifax Quality of Life Surveys 2012-2014

1.7 The Local Plan runs from when it is adopted until 2036. Having no growth is not an option, so we have the Local Plan to make sure development is properly planned. The aim is to get the right type of development in the right places to meet the growing needs of local people and businesses whilst protecting our environment.

1.8 The Local Plan supersedes previous Development Plan Documents and Policies. A schedule of these is included at Appendix A of this document.

1.9 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.

1.10 The format of this document is set out below:

Section 1 - introduces the Local Plan, its purpose, the Local Plan period, the Sustainability Appraisal and community-led planning.

Section 2 - sets out the ambitions for growth across Essex[3] as a whole and within the sub-areas of Northern and Central Essex. It describes how Chelmsford will continue to be a major focus for new growth within the County over the next 20 years and beyond, and how the Council will work with neighbouring authorities to plan positively for this. It also sets out information on the geography, demography and population of Chelmsford and identifies a series of challenges and opportunities that the Local Plan will address.

Section 3 – sets out the nine Strategic Priorities for the Local Plan area.

Section 4 – sets out the long-term Vision and Spatial Principles for managing and accommodating growth within Chelmsford up to 2036 and beyond.

Section 5 – sets out how the Local Plan will deliver sustainable development to meet development needs throughout the Local Plan period.

Section 6 – sets out how much development is needed and how it will be accommodated through a Spatial Strategy. In addition it presents a number of strategic policies including those related to securing infrastructure and delivering growth.

Section 7 – sets out the key features of the Local Plan and the focus on place shaping and provision of supporting infrastructure based on development within three Growth Areas – (1) Central and Urban Chelmsford, (2) North Chelmsford and (3) South and East Chelmsford. It continues with site-specific polices related to specific allocations.

3 *The reference to Essex in this document includes the Unitary Council areas of Southend-on-Sea and Thurrock often referred to as Greater Essex.*

Section 8 – provides the policies for securing the right type of homes and economic growth, and protection of the countryside, historic environment, natural environment and community assets.

Section 9 – focuses on design and place-shaping including policies related to securing high quality urban design, parking standards, and sustainable buildings.

Section 10 – sets out how the Local Plan will be monitored in delivering its objectives.

Section 11 – the Policies Map and inset maps, identify the spatial proposals of the Local Plan including site allocations and areas for protection. It also identifies sites in the Minerals and Waste Local Plans and Mineral Safeguarding Areas.

What has been considered?

National Planning Policy

1.11 Local Plans must be consistent with national planning policy to ensure the delivery of sustainable development. This is set out in the National Planning Policy Framework (NPPF). Consistency with the NPPF is one of the tests of soundness considered at the Independent Examination of Local Plans. Alongside the NPPF, the national Planning Practice Guidance (PPG) provides more practical guidance for the implementation of national planning policy. The Local Plan takes full account of, and is consistent with, the provisions of national planning policy and guidance.

How we have assessed environmental impacts

1.12 A Sustainability Appraisal and Strategic Environmental Assessment (SA/SEA) was undertaken by specialist consultants on behalf of the Council and played a key role in helping to shape the Local Plan.

1.13 The SA/SEA assessed the site options and policies against a range of social, environmental and economic indicators and helps to identify all the likely significant effects. The SA/SEA advised on ways in which any adverse effects could be avoided, reduced or mitigated or how any positive effects could be maximised. As the SA/SEA was undertaken in parallel to the Local Plan preparation, it has ensured that the policies, plans and allocations in the Local Plan are promoting sustainable development.

1.14 A Habitats Regulations Assessment (HRA) and Appropriate Assessment also accompanies the Local Plan. These assessed whether the Local Plan would adversely affect a European habitat site. These include Special Areas of Conservation (SAC), Special Protection Areas (SPA) and Ramsar sites, for example, the Crouch and Roach Estuaries in South Woodham Ferrers. The HRA and Appropriate Assessment advised whether there are any likely significant effects on European habitat sites and sets out appropriate mitigation strategies where adverse effects are identified.

1.15 The Council has taken into account the findings of the SA/SEA and HRA assessments when preparing the Local Plan, alongside national policy and guidance, our evidence base and formal consultation responses.

How we have engaged with other Councils and partners

1.16 The Council is committed to co-operate with other councils and key organisations on strategic planning issues under the Duty to Co-operate. The Council has complied with the 'Duty to Co-operate'. This has made sure that issues such as providing land for new homes, jobs, infrastructure, and managing flood risk are properly co-ordinated. The Council has led discussions with a number of key partners including other local planning authorities, Essex County Council, Highways England, utility companies and higher education providers. Further joint working will continue.

1.17 The Council's approach to this positive engagement has been detailed throughout the plan making process in the Duty to Co-operate Strategy and Duty to Co-operate Compliance Statement, which details who we have engaged with, when and what methods were used. The Council will continue to have regard to other authorities' plans. This includes neighbouring authorities' Local Plans, Essex County Council's Minerals and Waste Plans, and strategies of any other relevant bodies.

What evidence have we used?

1.18 As well as working with partners and stakeholders, the Council has undertaken a significant amount of research to help inform the proposals and policies within this document. This is called the Evidence Base, and includes background information, the Council's existing strategies and current planning policy, and specially commissioned studies on particular topics where more information was helpful. These include environment, heritage, population, homes, transport, economy, and infrastructure.

1.19 All key Evidence Base documents prepared to support the Local Plan can be viewed on our website.

Essex Minerals Local Plan 2014

1.20 Essex County Council is the Minerals Planning Authority for the City, and is responsible for preparing planning policies and assessing applications for mineral development. The Essex Minerals Local Plan (2014) forms part of the statutory Development Plan and should be read alongside the Chelmsford Local Plan. The role of the Minerals Local Plan is to ensure a steady and adequate supply of mineral resources to facilitate development over the Local Plan period and beyond.

1.21 There are active quarry sites in Chelmsford as well as currently unworked sand and gravel deposits which are subject to a Minerals Safeguarding policy within the Essex Minerals Local Plan. The safeguarding policy requires that the Minerals Planning Authority - Essex County Council - be consulted on development proposals covering 5 hectares or more within the sand and gravel Minerals Safeguarding Area.

1.22 The requirements of the Minerals Local Plan need to be considered where a development falls within a Minerals Safeguarding Area. The Minerals Local Plan also designates Mineral Consultation Areas at a distance of 250m around active quarries, mineral infrastructure and mineral deposits permitted for extraction. Essex County Council must be consulted on all non-mineral related development proposed within these Consultation Areas. The Policies Map in Section 11 identifies existing and allocated Minerals sites within the Council's area.

Essex and Southend-on-Sea Waste Local Plan

1.23 Essex County Council is also the Waste Planning Authority for the City, and is responsible for preparing planning policies, and also for assessing applications for waste management development. The Essex and Southend-on-Sea Waste Local Plan (WLP) was adopted in July 2017 forming part of the statutory Development Plan and should be read alongside the Chelmsford Local Plan. The WLP covers the period from 2017 to 2032. It sets out where and how waste management developments can occur, and contains the policies against which waste management planning applications are assessed.

1.24 The WLP proposes new waste development in Chelmsford at two locations: Sandon Quarry and Blackley Quarry, Great Leighs.

1.25 The WLP also identifies a number of areas of search across the county where the Waste Planning Authority may support development outside of allocated waste sites. These areas of search are all existing industrial estates, and any waste use proposed on these estates will be required to be in keeping with existing development. The WLP seeks to focus any new proposals for waste management facilities, which support local housing and economic growth, within these areas of search before other locations are considered. Five are proposed for Chelmsford, at Drovers Way, Dukes Park Industrial Estate, Springfield Business Park, Westways and Widford Industrial Estate.

1.26 The WLP also designates Waste Consultation Areas at a distance of 250m around permitted and allocated waste management facilities. Essex County Council must be consulted on all non-waste related development within these areas to ensure that the proposed development would not adversely impact on their existing or future operation. The Policies Map in Section 11 identifies existing Waste sites within the Council's area.

South East (Inshore) Marine Plan

1.27 The Marine Management Organisation (MMO) has commenced work on the preparation of the first South East (Inshore) Marine Plan. A short stretch of the Crouch Estuary within Chelmsford falls within this plan area. The Marine Plan's jurisdiction will overlap with the Local Planning Authority's responsibilities (which extend to mean low water) and due regard must be paid to the Marine Plan. The Marine Plan will at a local level be implemented in accordance with the national Marine Policy Statements. Once adopted, the South East (Inshore) Marine Plan, will be considered alongside the Local Plan, to provide a consistent approach for planning on land, and within the inter-tidal and marine environment.

Planning Validation Requirements

1.28 Planning applications will be determined in light of policies and proposals within the Local Plan. In order for planning applications to be considered valid, a range of information must be submitted including plans and/or supporting documents. The Council's local validation list is available on its website and clarifies what information is required. This will vary for different types and scales of application being made and will be reviewed as necessary to take account of statutory changes or Government guidance.

1.29 The supporting documents which the Council can require to validate an application include a Design and Access Statement, Health Impact Assessment, Biodiversity Survey and Report, Heritage Statement, Land Compliance Studies, Agricultural Land Classification Survey, Transport Assessment and Travel Plan, and Education Land Compliance Assessments.

What is Community-Led Planning and where does it fit in?

1.30 A Town or Parish Council, or a constituted community organisation, has the ability to prepare further plans and orders that complement the Local Plan. These optional rights and powers were introduced to enable communities to get more involved in planning for their areas.

1.31 These community groups can prepare the following:

- **Neighbourhood Development Plan** – provides local policies for development and use of land in a neighbourhood
- **Neighbourhood Development Order** – enables Town and Parish Councils to grant planning permission for certain types of development without the need for people to apply to the Council
- **Community Right to Build Order** – enables small-scale development in communities such as housing or community facilities.

1.32 These planning tools are designed to be used positively to plan for future development and support planned growth in a local area, build on the strategic needs set out in a Local Plan, and also conform with national policy and guidance. The Council will work together with communities who are developing their community-led plans alongside the Local Plan, to make sure they complement each other. Once a community-led plan has been finalised, a referendum is held in the neighbourhood area it covers. If it is approved by the community, it will be adopted by the Council as part of the Local Plan.

2- About Chelmsford

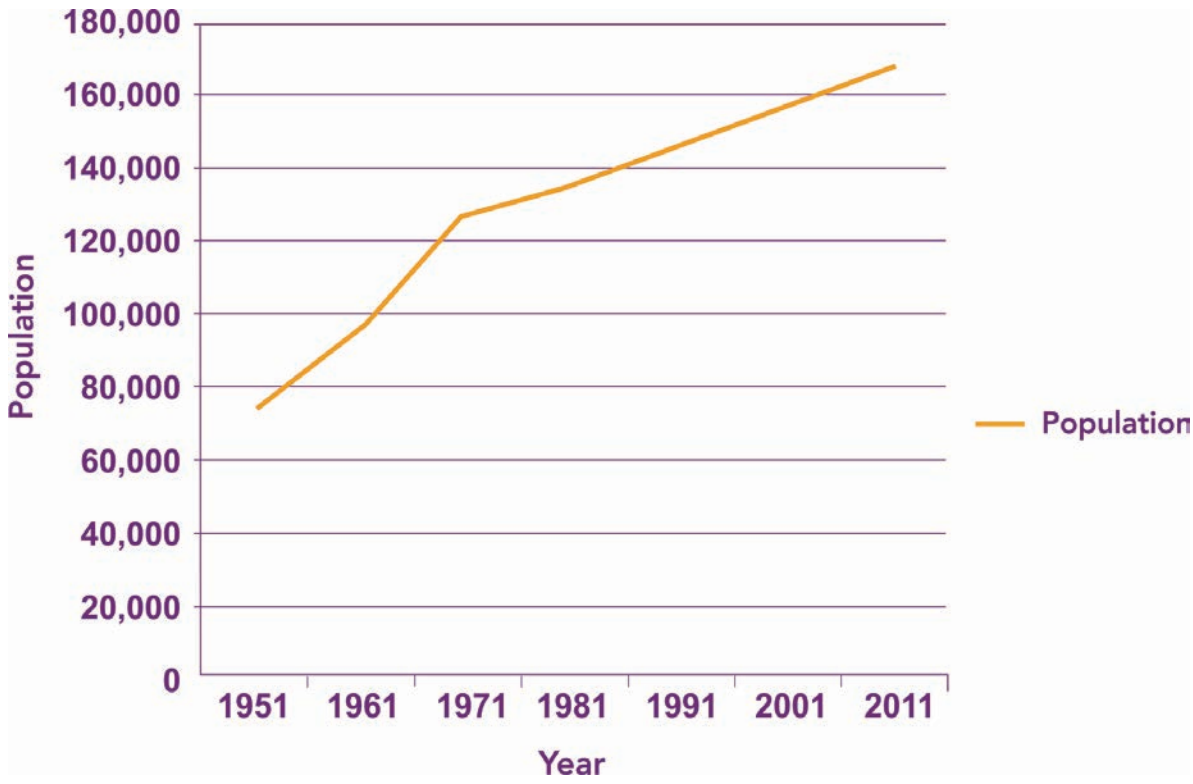
2.1 To help us to plan for the future, we need a good understanding of the characteristics of Chelmsford today, and the issues and opportunities that these present. These are set out in the Evidence Base documents supporting the Local Plan and summarised below. More detailed information is set out within the Sustainability Appraisal/Strategic Environmental Assessments.

2.2 Chelmsford has an important regional and sub-regional role. It provides a focus for jobs, shopping, healthcare, education, leisure and recreation for the wider area. The information in this section reflects this role.

Population

2.3 Chelmsford's population is continuing to grow and is predicted to increase by 26,989 – from 171,633 in 2014 to 198,622 by 2037 (ONS 2014 Sub National Population Projections). Over the same period, the number of households is expected to increase by 15,739 – from 70,964 in 2014 to 86,703 by 2037 (CLG 2014 Projections). Historic population growth since the 1950s is shown in Figure 1.

Figure 1 : Population of Chelmsford



2.4 Between 2014 and 2037, it is estimated that 62% of this population increase will be due to net migration (more people moving into the area than moving away). The vast majority of this migration is people moving into Chelmsford from other nearby areas or from across the UK. Natural change i.e. the net difference between births and deaths is projected to account for 38% of the increase. Projections show increases in the population at virtually all ages, with very large increases projected for those aged in their late 60s and above. The most common household in 2013 was couples living alone (29.3%) – i.e. with no other adults or dependent children. This trend is set to continue into 2037, where couples living alone will represent 29.1% of households. Demographic changes will shape the type and size of accommodation necessary over the Local Plan period.

Deprivation

2.5 Chelmsford is ranked as one of the least deprived local authorities in England with one of the lowest average proportion of households in poverty within Essex. However, there are pockets of deprivation across Chelmsford including within the wards of Marconi, Patching Hall and St Andrews, within Chelmsford's Urban Area.

Regional context

Ambitions for Growth across Essex

2.6 Chelmsford is located in the heart of the county. Essex, including Southend and Thurrock, is a thriving and prosperous area, home to over 1.8 million people and nearly 80,000 businesses. Essex has seen significant growth in new homes and jobs in recent years and this trend is forecast to continue.

2.7 Essex has an excellent strategic location, adjacent to London with good links to Europe, as well as other key economic locations such as Cambridge. These and other strengths have allowed Essex to be a significant driver of the UK economy - generating £36bn Gross Value Added (GVA) (ONS Regional GVA, 2014). Essex also benefits from international links through its airports (Stansted and Southend) and ports (Harwich, London Gateway and the Port of Tilbury). Much of the Essex economy is focused along four key corridors, following major transport routes:

- The A12 & Great Eastern Mainline Corridor (Brentwood-Chelmsford-Colchester)
- The A120 Haven Gateway Corridor (Harwich-Colchester-Braintree-Stansted)
- The M11 Corridor (London-Harlow-Stansted-Cambridge), and
- The A127 Corridor (London-Basildon-Southend-Thurrock-Canvey Island).

2.8 The Essex economy currently supports nearly 820,000 jobs and is predicted to need around 79,000 new jobs by 2036, representing growth of 10% (Cambridge Econometrics, EEFM, 2016). Due to its strategic position along the A12 corridor, existing strong local economy and highly educated population, Chelmsford is expected to accommodate a major share of the forecast new employment and retail growth.

2.9 Essex delivered around 46,300 new homes over the 10 year period from 2005 to 2014. It is estimated that there will be a need to provide nearly 180,000 new homes between 2016 and 2036. This scale of housing growth will require a considerably higher average completion rate – approximately 8,980 homes per-year over the next 20 years compared with 4,630 homes per-year achieved between 2005 and 2014.

North and Central Essex

2.10 The north and central part of Essex comprises the local authorities of Chelmsford, Colchester, Braintree and Tendring. This part of Essex is forecast to experience significant new growth and change over the coming decades.

2.11 These authorities and their partners in north and central Essex wish to respond to the opportunity of future growth by planning positively for the area as a whole. Working together to address some of the key strategic issues in this part of Essex will achieve the best outcomes for current and future communities. In particular, it will help to deliver sustainable development that respects local environments and provides new jobs and the necessary new or upgraded infrastructure to support this growth.

2.12 The influences of population and economic growth do not stop at administrative boundaries. Settlement patterns, migration flows, commuting and strategic infrastructure needs all have significant influences within and between local authority areas. Working together in a strategic approach will demonstrate how the authorities are meeting the requirements of the Duty to Co-operate to engage constructively, actively and on an on-going basis in the preparation of plans involving cross-boundary impacts.

2.13 The authorities share a common Housing Market Area (HMA) and have worked in partnership to assess the future housing and job needs across the HMA. Braintree, Colchester and Tendring Council's emerging Local Plans extend to 2033. The home and job numbers for the HMA for the period 2013 to 2036 are set out in Table 1. This uses the 2012 NPPF methodology for calculating housing need which will need to be reviewed in light of the Government's standard methodology at key plan making points in the future.

Table 1 : North and Central Essex HMA - Objectively-Assessed Housing and Jobs Numbers 2013-2036

Authority	Homes per-year	Total Homes	New Jobs per-year	Total Jobs
Braintree	716	16,468	490	11,270
Chelmsford	**805**	**18,515**	**725**	**16,675**
Colchester	920	21,160	928	21,344
Tendring	550	12,650	490	11,270
TOTAL	2,991	68,793	2,633	60,559

2.14 Braintree, Colchester and Tendring Councils are preparing a shared strategic plan. This will form a joint Part 1 of their relevant Local Plans for the period to 2033. Due to a mismatch in timetables Chelmsford is not covered by this shared strategic plan. However, all authorities are collaborating on strategic cross-boundary issues and the alignment of strategic investment priorities in support of sustainable growth. Therefore, wherever appropriate, aspects of the Part 1 shared strategic plan have been included within objectives, policies and allocations of Chelmsford's Local Plan.

2.15 Past under-investment in transport infrastructure and increased demand for road and rail use has placed significant strain on the transport network. Future planned growth provides the opportunity to address these infrastructure needs as well as to ensure that sustainable travel modes are promoted, although significant challenges in funding will need to be addressed. Further evidence on future infrastructure requirements is provided in the Infrastructure Delivery Plan (IDP).

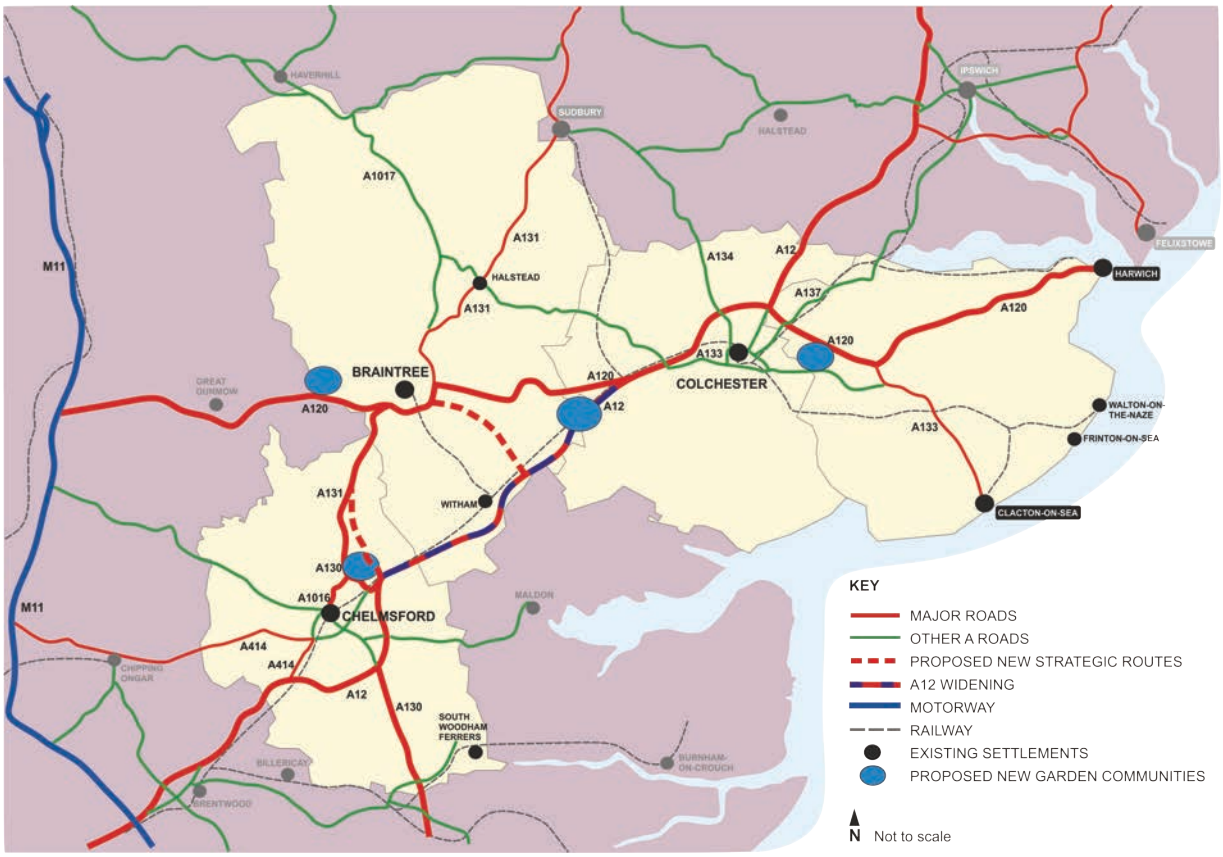
2.16 Against this background, the key strategic objectives the HMA authorities will address collaboratively are:

- **Providing New and Improved Infrastructure** - To make efficient use of existing transport infrastructure and to ensure sustainable transport opportunities are promoted in all new development. Where additional capacity is required in the form of new or upgraded transport infrastructure to support new development, to ensure this is provided alongside the development. To enable provision of upgraded broadband infrastructure and services

- **Providing Sufficient New Homes** - To provide a level of new homes to meet the needs of a growing and ageing population; by ensuring the availability of developable land in appropriate locations and market delivery of a suitable mix of housing types
- **Fostering Economic Growth** - To strengthen and diversify local economies to provide more jobs; and to achieve a better balance between the location of jobs and housing, which will reduce the need to travel and promote sustainable growth
- **Addressing Education and Healthcare Needs** – To provide good quality educational opportunities as part of a sustainable growth strategy, including practical vocational training and apprenticeships linked to local job opportunities. To work with partners in the NHS and local health partnerships to ensure adequate provision of healthcare facilities to support new and growing communities, and
- **Ensuring High-Quality Outcomes** – To promote greater ambition in planning and delivering high-quality sustainable new communities, including through new garden communities and strategic growth areas. Overall, new development must secure high standards of urban and built design which creates attractive places where people want to live, work and visit.

2.17 The authorities and Essex County Council, are working together to promote sustainable growth with the necessary supporting infrastructure and to address the strategic priorities across the wider geographical area. A 'Memorandum of Co-operation: Collaboration on Strategic Priorities in North and Central Essex' (MOU), has been signed by North Essex Districts (Braintree, Colchester and Tendring), Essex County Council and Chelmsford City Council to explore the proposed new garden communities across the area and other strategic cross-boundary matters. Proposed locations for these are shown in Figure 2.

Figure 2 : Location of Proposed New Garden Communities in North and Central Essex



Local context

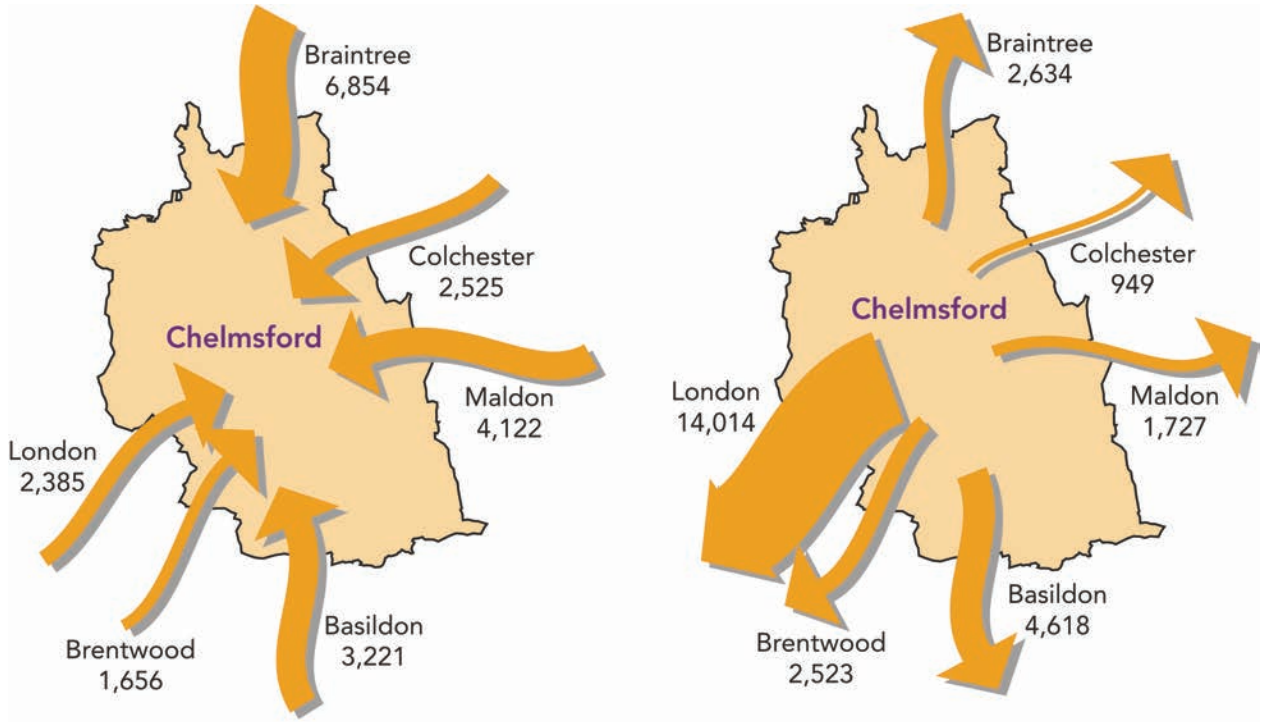
2.18 There are a number of key local issues which help to define and shape Chelmsford. In addition to the context above, these key issues have helped to shape the Strategic Priorities of the Local Plan.

Jobs and economy

2.19 Chelmsford's economy and employment base is strong and continues to grow in line with its role as a regional administrative and commercial centre. Chelmsford supports around 87,000 jobs, the second highest of any local authority area in Essex, and there are around 8,000 businesses.

2.20 Over 50% of Chelmsford's working population both live and work in Chelmsford. Around 20% of workers commute to London. Other popular destinations for Chelmsford residents to work are Basildon, Maldon, Brentwood and Braintree, where some 16% commute to work. Around 36% of Chelmsford's workforce lives outside the area with significant commuting across North Essex, with over 13,000 people commuting from Braintree, Colchester and Maldon each day to work in Chelmsford. This reflects the functional economic geography which Chelmsford shares with Braintree, Maldon and Colchester districts. Inward and outward commuting flows are shown in Figure 3.

Figure 3 : Main commuting flows into and out of Chelmsford



Source: ONS (2011)

2.21 The economy of Chelmsford is mixed, with high numbers of jobs in the service sector, education and health, administration, manufacturing and construction. Growing employment sectors across Essex that are set to create new jobs over the next 20 years include advanced manufacturing, low carbon and renewable energy technologies, life sciences and healthcare, digital and creative services, financial and business services, and logistics (Chelmsford Economic Strategy, 2017).

Transport

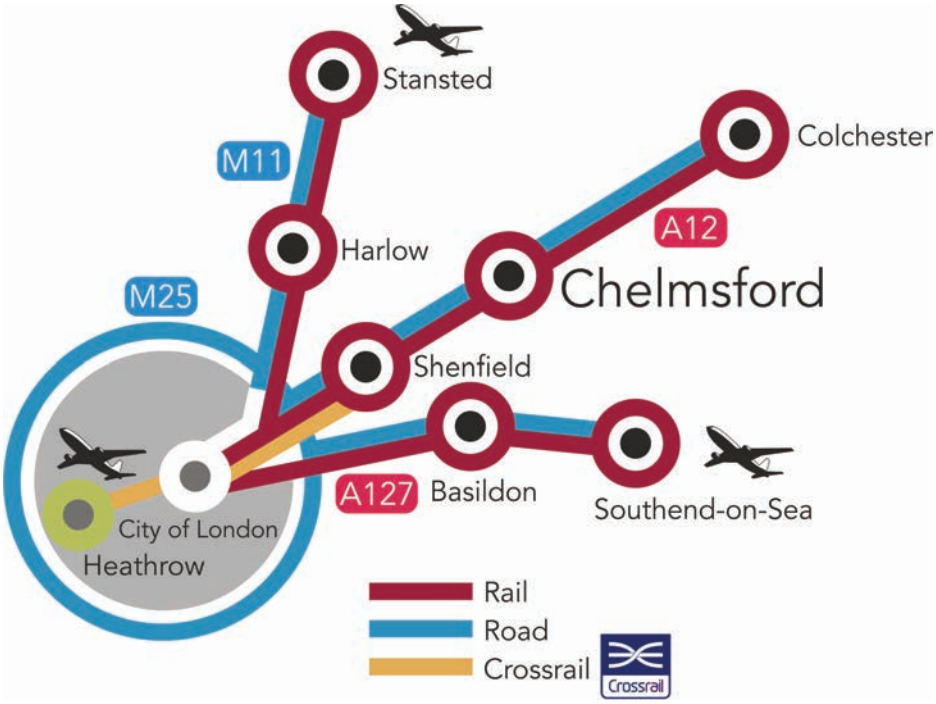
2.22 High car ownership and high levels of vehicle movements and commuting cause traffic congestion on main roads across Chelmsford at peak times. The high cost of local housing also results in some workers living a significant distance from their workplace.

2.23 Chelmsford has a wide influence on its surrounding area. The principal roads that connect Chelmsford to the rest of the strategic road network are the A12, A131, A130, A132 and A414. These roads together with the rail network are heavily used, particularly given the proximity to and connectivity with London. The transport modelling evidence base reveals that all the principal roads and many local roads through Chelmsford are at, or near to, capacity during peak periods.

2.24 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.

2.25 The Great Eastern Main Line provides rail services between London Liverpool Street and the East of England, including Chelmsford. It also carries freight traffic to and from Harwich International Port, which handles container ships and freight transport to the rest of the UK. The Elizabeth Line (Crossrail) is expected to start operating in the first part of the Local Plan period with services commencing just south of Chelmsford in Shenfield. The opportunities that the Elizabeth Line will bring in terms of additional capacity and quicker journeys to a wider choice of destinations will be a contributor to the continued attractiveness of Chelmsford as a place to live and to do business. Chelmsford also has good connections to London Stansted and Southend airports, as shown in Figure 4.

Figure 4 : Chelmsford's Connectivity



Environment

2.26 Chelmsford enjoys a very high-quality environment with 700 hectares of recreational space, including 14 Green Flag accredited parks[4], complemented by an extensive network of the Green Wedge, gardens and nature reserves. The Green Wedge covers 3% of the land in the whole of the Chelmsford area. Many major cities in the UK have an area of open land around their built-up area which is designated as Green Belt. This is designed to prevent the unrestricted sprawl of these cities. The Green Belt in Chelmsford is part of London's Green Belt often referred to as the Metropolitan Green Belt. There are three main rivers that flow through Chelmsford and a range of habitats and high levels of biodiversity including sites of local, national and European importance. The Green Belt covers almost 34% of the land in the south and west of Chelmsford, shown in Figure 5.

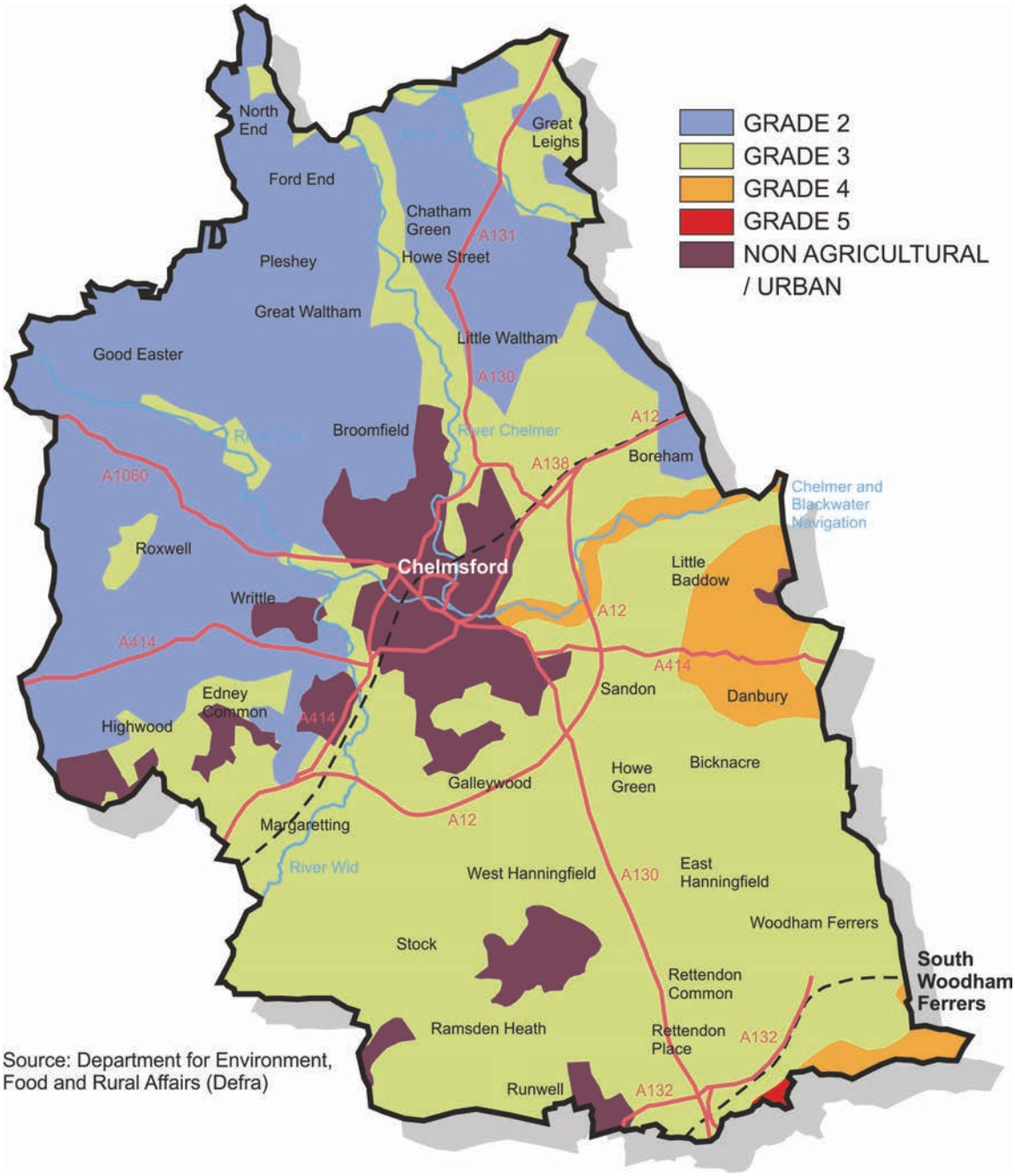
4 Green Flag Award Winners List 2017

Figure 5 : London's Green Belt



2.27 There are large areas of agricultural land in Chelmsford which provides an important natural resource. Land quality varies from place to place and the Agricultural Land Classification (ALC) provides a method for assessing the quality of agricultural land. Figure 6, showing Natural England's Agricultural Land Classification of Chelmsford, sets out that most of this is classified as agricultural Grades 2 and 3 (incorporating 3a and 3b) (very good and good-to-moderate quality). The remainder is Grade 4 or 5 (poor quality). There is no land classified as Grade 1 (excellent) with the majority of Grade 2 land in the north and west of Chelmsford. The Best and Most Versatile Land is defined as Grade 1, 2 and 3a. Figure 6 represents a generalised pattern of agricultural land classification grades and does not show the subdivisions of Grade 3 which are normally mapped in more detail.

Figure 6 : Agricultural Land Classification



2.28 Chelmsford has some areas which are at risk from flooding. These are largely around the rivers and river valleys, as well as low lying land and coastal areas to the south eastern corner of Chelmsford.

2.29 Chelmsford is also rich in history, with over 1,000 listed buildings, 25 Conservation Areas, 19 Scheduled Monuments and 6 Registered Parks and Gardens of Special Interest. Its historic landscape contains many archaeological sites dating back to pre-historic times.

Education and Skills

2.30 Chelmsford has a well-educated and highly skilled workforce. Over one third of the workforce hold a NVQ4 level (degree and above). Chelmsford has a significantly lower percentage of people leaving education without any qualification compared to regional and national averages. There are a wide range of public and private schools and higher and further education establishments including Anglia Ruskin University, Writtle University College, and Chelmsford College.

2.31 Anglia Ruskin University is one of the largest and fastest growing universities in the UK which includes a new School of Medicine which opened in 2018. Writtle University College is one of the oldest land-based institutions in the UK now specialising in design and sport courses. Both Universities provide a range of research and consultancy services to businesses, working in partnership to add value to their business and are therefore important drivers of the local economy. In addition, Chelmsford College is developing its specialism in engineering, science and technology working in partnership with the Universities.

Community Facilities and Services

2.32 As well as extensive community services at a neighbourhood level, such as places of worship, community centres, local shopping parades, health and social care, Chelmsford provides many county-wide services. These include Broomfield Hospital, Chelmsford Diocese, key educational institutions, Essex County Council, Essex Police Headquarters and Magistrates, Crown and County Courts.

Health

2.33 The health of Chelmsford's population is generally good with life expectancy for both men and women higher than the average for England. Despite an overall positive picture of health, some inequalities in health do exist. For example, life expectancy is 6.1 years lower for men in the most deprived areas of Chelmsford than in the least deprived areas.

2.34 Healthcare provision in Chelmsford includes Broomfield Hospital (which includes Accident and Emergency services) and a range of private and NHS healthcare providers. There are also three private hospitals in Chelmsford. New healthcare facilities are proposed as part of the major new development currently taking place to the north east of the City Centre at Beaulieu.

Current and future role of Chelmsford

Chelmsford's Evolution

2.35 From its Roman and medieval roots, Chelmsford has grown substantially since 1945. All the previous Plans for Chelmsford have included the release of greenfield land for housing and employment. As an example, the Plan of 1964 saw the building of large new areas on greenfield sites, including what we now know as North Springfield, from Old Springfield up to White Hart Lane, Chelmer Village, Newlands Spring, the large Meadgate and Barnard Road Estates, the Tile Kiln area and most of Moulsham Lodge, amongst others. Much of South Woodham Ferrers was built in the 1970s and 1980s. Plans from the 1990s have seen the development of Beaulieu Park and Chancellor Park in the Springfield area.

2.36 Chelmsford was awarded City status in 2012 and as the County Town it provides many administrative, legal and civic functions for the whole of Essex. This underpins Chelmsford's role as the Capital of Essex. The influence of Chelmsford extends not just across Essex, but also across the wider region where it is one of the most successful areas, with a strong and diverse local economy, attractive new housing areas and substantial investment taking place on vital new infrastructure.

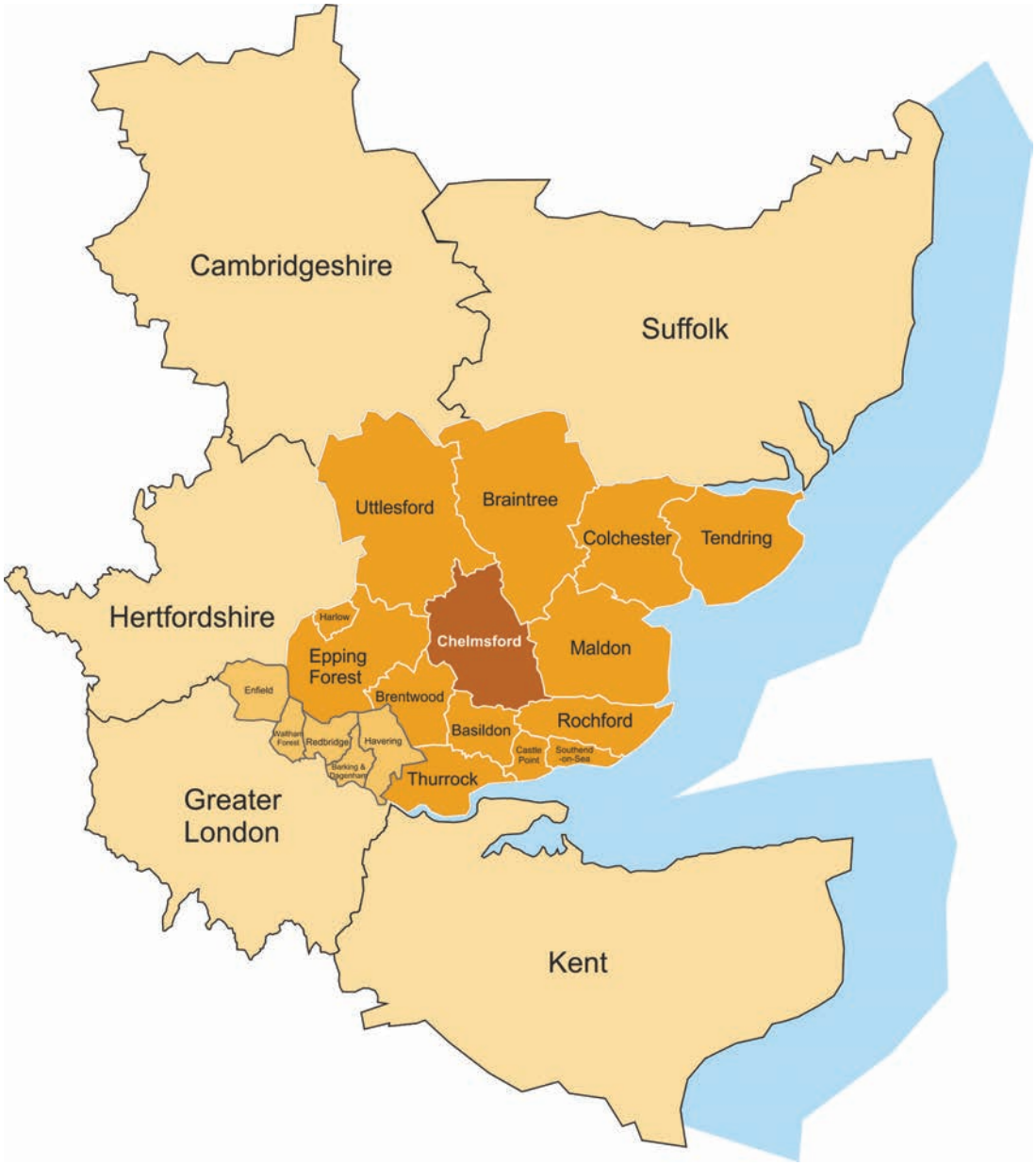
2.37 The strategy of the Council's previously adopted Local Plan (the Local Development Framework) was to focus development on previously developed sites in Chelmsford City Centre and to extend the City to the north of the built-up area for major development on greenfield sites at Beaulieu and Channels in north east Chelmsford. The previously developed sites included the development of the former St John's Hospital site, former University Central Campus site and former Marconi Works, all of which are now built.

2.38 Chelmsford is already an attractive place, comprising the City of Chelmsford, the town of South Woodham Ferrers, numerous villages and a rich and diverse natural and historic environment. In many respects, the growth that has taken place, particularly during the past 20 years, has helped shape Chelmsford to be the successful place it is now. Vital new infrastructure has been delivered alongside new homes, jobs, shops and leisure opportunities. Chelmsford's economy has been transformed from one being dominated by manufacturing industry to one with strengths across many sectors, but especially finance, health and education.

Chelmsford – Present Day to 2036

2.39 Chelmsford is at the very heart of Essex, being centrally located within the County and adjoined by seven neighbouring local authorities (Figure 7). The Green Belt covers almost 34% of the land in the south and west of Chelmsford.

Figure 7 : Map of Planning Authorities that surround Chelmsford



2.40 Taking into account the projected population increase, the Council is determined to ensure that future growth continues to take place in a sustainable way. This will bring further improvements to the quality of life for residents and much needed new community and transport infrastructure whilst at the same time protecting and enhancing the natural and historic environment.

2.41 The Council is working, and will continue to work, with its many partners in both the public and private sectors to deliver positive change for its communities. The Local Plan through its Strategic Priorities, Spatial Principles, policies and proposals provides the key planning framework to guide such change until 2036. It provides an exciting opportunity to ensure that Chelmsford continues to be at the forefront of creating sustainable new communities, contributing to its future success.

Chelmsford 2036 – 2050

2.42 The Council wants to ensure that development plans post-2036 can build on the success of previous Plans and the area's strengths to ensure that Chelmsford can further develop as an attractive and accessible place in which to live, work and socialise.

2.43 Chelmsford's success means that it is inevitable that it will remain a focus for growth and change in the County well into the 21st Century. Our growth agenda beyond 2036 to the period to 2050 is likely to at least replicate the housing and job numbers in the Local Plan period to 2036. Planning for the long-term increases certainty and provides a strategic framework to maximise the potential for infrastructure funding.

2.44 The need to deliver more housing, jobs, improved sustainable transport, new and improved infrastructure and protection of the environment, will continue to remain fundamental objectives of the Council and future development plans. This could include a new strategic road to serve the west of Chelmsford. To achieve this, the Local Plan will be forward looking, shaping the sustainable planning of Chelmsford's development and infrastructure needs not just in the foreseeable future but also providing a longer-term framework.

3- What are our Strategic Priorities?

Our Strategic Priorities

3.1 This Section sets out the Strategic Priorities for Chelmsford which are aligned to the strategic objectives of the other north and central Essex authorities that will be addressed through the Local Plan. In particular, it looks at what Chelmsford is like today, how things are changing, what issues need to be addressed and what opportunities will be created. This will ensure that the Local Plan recognises Chelmsford's spatial characteristics in planning for its future development.

Strategic Priority 1 - Ensuring sustainable patterns of development

3.2 National planning policy includes a presumption in favour of sustainable development requiring Local Plans to plan positively to meet objectively-assessed development needs.

3.3 The Local Plan will follow the national planning policy approach of sustainable development to ensure that appropriate development can be approved without delay. Sustainable development has three key dimensions; economic, social and environmental. A sustainable development should meet the needs of the present, without comprising the ability of future generations to meet their own needs. A balance needs to be struck between the need for, and positive benefits of, development against its impacts. This is tested through separate Sustainability Appraisals.

Strategic Priority 2 - Meeting the needs for new homes

3.4 Chelmsford is a largely affluent area where average house prices and rents are high, sustained by high demand. As with much of the South East of England, this creates an affordability issue as the cheapest homes are less affordable to those on lower incomes. There is significant demand for affordable housing or starter homes for first time buyers or those on lower incomes. There is also demand for supported housing and independent living accommodation for older people (55+) and adults with disabilities.

3.5 The Local Plan will need to ensure the provision of sufficient and appropriate housing to meet objectively-assessed housing needs (OAHN) and the requirements of the Gypsy and Traveller Accommodation Assessment (GTAA). The ageing population also means that the Local Plan needs to provide the right type of homes, including independent living accommodation for older people (55+), adults with learning or other disabilities and appropriate support services as well as sufficient healthcare facilities to support both older residents and the population as a whole in the period to 2036.

Strategic Priority 3 - Fostering growth and investment and providing new jobs

3.6 The economic vitality of Chelmsford and the success of its businesses are fundamental to improving the prosperity and quality of life of local residents. The Local Plan needs to ensure that Chelmsford's businesses thrive, continue to innovate and can be even more productive. This will be through the provision of flexible local employment space to meet the employment and economic needs of Chelmsford. The Local Plan will need to ensure that Chelmsford fosters new economic growth and new jobs to meet forecast local needs.

3.7 Unemployment is low in Chelmsford. Around 1% of the population claim Jobseekers Allowance (ONS, November 2016). Chelmsford also has a higher proportion of managerial and professional workers compared to regional and national averages. However, Chelmsford does have a skills shortage in some sectors including healthcare, and some workers are unable to afford homes close to work. This creates additional pressure to make sure that adequate provision is made for housing in line with Chelmsford's role as a regional and sub-regional centre.

3.8 The Local Plan will seek to ensure a flexible rolling supply of employment land over the Local Plan period. Where appropriate, it will support the retention of existing designated employment areas to maintain supply and choice of employment floorspace and rural employment development opportunities.

3.9 The Council will also continue to support local businesses outside the Local Plan process through its business support services and by delivering the Chelmsford Economic Strategy.

Strategic Priority 4 – Protecting and enhancing retail, leisure and commercial development

3.10 Jobs in retail are focused in Chelmsford City Centre, South Woodham Ferrers Town Centre and Principal Neighbourhood Centres. Chelmsford City Centre attracts shoppers and visitors from well beyond the Council's area boundary. It continues to grow in choice and popularity and is now ranked within the top 100 of all shopping centres across the country. Conversely, there is evidence that the retail offer of South Woodham Ferrers Town Centre could benefit from enhancements and investment to meet the requirements of customers, businesses and visitors.

3.11 There is a wide range of leisure services provided by the City Council and through the private sector. These include a wide range of sports and recreation facilities, including two cinemas, Chelmsford City Racecourse, multiple and wide ranging sports facilities and extensive improvements to the Riverside Ice and Leisure Centre completed in 2019.

3.12 The Council will continue to support new and enhanced retail, leisure and commercial development through protecting existing assets and supporting appropriate growth in these sectors.

Strategic Priority 5 - Delivering new and improved strategic infrastructure

3.13 The continued growth and popularity of Chelmsford is placing pressure on existing strategic infrastructure. This includes pressure on transport infrastructure, the potential for increased flood risk and greater pressure on resources such as water and waste services. Some parts of Chelmsford are also without access to high-speed broadband.

3.14 One of the most challenging strategic infrastructure requirements is ensuring the transport network is sufficient to accommodate future growth. Many of the existing roads are at, or near to, capacity. Much existing transport infrastructure therefore has little spare capacity to cope with population growth and new housing and employment development. However, capacity to transport people exists on sustainable networks such as bus, walking and cycling. Subsequently, capacity in certain areas may come about from promoting a change in behaviour, for example in how people choose to travel.

3.15 Independent consultant, Ringway Jacobs, through Essex County Council has undertaken transport modelling to help support the proposals in the Local Plan. The Local Plan evidence base comprises a series of traffic modelling reports including a specific report on the Pre-Submission Local Plan. The Pre-Submission traffic modelling report follows on from earlier assessments of the Local Plan iterations. The modelling outputs indicate that the patterns and severity of congestion across Chelmsford would remain broadly consistent regardless of differences in Local Plan development allocations and the mitigation measures identified. Further work has been undertaken to consider the likely traffic impact on local junctions most affected by the development sites and the mitigation measures to help to improve the performance at the junctions. The results of this additional modelling work has informed the Local Plan.

3.16 The Local Plan has been subject to a Strategic Flood Risk Assessment (SFRA). Some sites in areas of existing flood risk have also been subject to a more detailed assessment, including sequential and exception tests.

3.17 The City Council has worked alongside Essex and Suffolk Water and Anglian Water to produce a Water Cycle Study to ensure there is sufficient capacity for water supply and waste water management, and identify any gaps in capacity.

3.18 Throughout the Local Plan period the Council will work with stakeholders to help promote upgraded broadband communications in all new developments, where it is viable to do so.

3.19 Appropriate waste management and the supply of minerals is provided for within Essex County Council's Waste and Minerals Plans. These plans, alongside close work with the County Council, have informed the Local Plan process and will ensure that there is appropriate management of waste and that any mineral reserves are not sterilised by future development.

3.20 Provision of appropriate and timely strategic infrastructure will be central to the continuing prosperity, attractiveness and sustainability of Chelmsford. Plan-led growth provides the opportunity to address infrastructure needs, maximise the efficient use of existing infrastructure capacities and explore opportunities for new sustainable infrastructure. A range of infrastructure types will be

needed within the Local Plan including transport, utilities (including sewage and electricity) and flood alleviation. The Infrastructure Delivery Plan (IDP) identifies the infrastructure needed to support the planned development and contains details regarding its phasing and costing.

3.21 The Council will use Community Infrastructure Levy (CIL) (and/or its successor) receipts and planning conditions or legal agreements to ensure the provision of infrastructure. The Council will also work with infrastructure providers to facilitate the timely provision of infrastructure needed to support development. Where necessary this will involve suitable phasing of development and forward funding of its supporting infrastructure. Working in partnership with other Councils in north and central Essex with strategic levels of growth, there are opportunities to maximise future investment for strategic infrastructure funding.

Strategic Priority 6 - Delivering new and improved local infrastructure

3.22 In parts of Chelmsford, existing local infrastructure such as schools and healthcare facilities are at, or near to, capacity. Much existing infrastructure therefore has little spare capacity to cope with population growth and new housing and employment development.

3.23 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, and identified junction mitigation and sustainable infrastructure requirements, where appropriate.

3.24 The Local Plan will seek to ensure that necessary new or upgraded local infrastructure is provided alongside the development of new residential communities including education and healthcare provision, as well as community facilities such as community halls and places of worship. It will also ensure that appropriate levels of open space, sports and leisure provision, such as multi-use facilities, are provided as part of development to meet the needs of residents.

3.25 Provision of appropriate and timely local infrastructure to support growth will be central to the continuing prosperity, attractiveness and sustainability of Chelmsford. A range of local infrastructure types will be needed within the Local Plan including social and community facilities, education, primary healthcare, recycling facilities and appropriate drainage. The Strategic Growth Site policies within the Local Plan will set out the local infrastructure required to support the identified growth. To support this the Infrastructure Delivery Plan (IDP) identifies the infrastructure needed to support the planned development and contains details regarding its phasing and costing.

3.26 The Council will use Community Infrastructure Levy (CIL), (and/or its successor) receipts and planning conditions or legal agreements to ensure the provision of infrastructure. The Council will also work with infrastructure providers to facilitate the timely provision of local infrastructure needed to support development. Where necessary this will involve suitable phasing of development and forward funding of its supporting local infrastructure.

Strategic Priority 7 - Protecting and enhancing the Natural and Historic Environment, and the Green Belt

3.27 Chelmsford has a wide range of planning designations such as Green Belt and other national environmental 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, Conservation Areas and Registered Parks and Gardens. 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.

3.28 In line with national policy and the Evidence Base, the policies and allocations in the Local Plan will ensure that new development takes place in a sustainable way (by balancing economic, social and environmental priorities). This includes ensuring that Chelmsford can accommodate its future growth requirements and minimise the effect on the environment for example by promoting development of previously developed land in Chelmsford's Urban Area. The Local Plan will also protect and enhance local distinctiveness and plan positively for the creation, protection and enhancement of networks to ensure a net gain for biodiversity and green infrastructure in line with the Council's Green Infrastructure Strategic Plan.

3.29 The Local Plan seeks to minimise the loss of the best and most versatile agricultural land to ensure future food production. However, to meet our development needs it is inevitable that some agricultural land will be lost. This will need to be balanced against the relative scale of the loss and other planning factors such as sustainability and general suitability for development of the location.

3.30 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.

3.31 The river valleys are an important local asset which not only offer natural flood protection but contribute significantly to the local landscape and character of the area. In addition, the water quality of the rivers is an important factor in maintaining diverse natural habitats.

3.32 There is a need to address climate change globally and locally to minimise flood risks and reduce carbon emissions. There is scope within the Local Plan to contribute to reducing emissions through the location of development and the design of buildings and places within new and existing development.

Strategic Priority 8 - Creating well designed and attractive places, and promoting healthy communities

3.33 The high-quality design of new development is essential to making places more attractive, sustainable, safe and accessible. Good design can also help mitigate the impacts of climate change and air pollution, promote healthier lifestyles and build a sense of civic pride. This includes public realm improvements to create attractive places where people want to live, work and visit.

3.34 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. The Local Plan will also seek to ensure that all new development meets the highest standards of design. The Local Plan will further require the use of masterplans and encourage design codes where appropriate for strategic scale developments.

3.35 The Local Plan policies will also seek to promote the health and wellbeing of communities for example by requiring development to contribute to creating an inclusive built and natural environment, to provide new green spaces including high quality green infrastructure and access to the countryside, sport and recreation facilities and to promote active and healthy lifestyles through the enhancement of walking and cycling. New development will need to ensure that the integrity of communities is maintained and social cohesion is promoted. New development can also help provide new primary health services.

Strategic Priority 9 – Reinforcing Chelmsford's regional role as 'Capital of Essex'

3.36 Chelmsford City Centre is by far the largest centre within the Local Plan area, and as such provides a range of functions, services and facilities. Chelmsford City Centre has recently seen a significant expansion through the development of the Bond Street centre on former car parks to the east of the High Street comprising 27,900sqm of new retail and leisure floorspace.

3.37 Developments such as the new Bond Street development, Bus Station, former Marconi Site, Anglia Ruskin University Central Campus, and the Cricket Club have assisted the City Centre in being a vibrant place both during the day and in the evening. As well as a wide range of residential development in the City Centre there is a focus for shopping, major employment, civic and administrative functions, arts, culture and leisure and a centre of excellence for education and healthcare. The Council will continue to encourage investment in major new infrastructure, retail, office, arts, leisure and cultural facilities to build upon and to reinforce Chelmsford's regional role as 'Capital of Essex'.

3.38 The Council is keen to ensure that all parts of the City are vibrant and successful with continued new facilities and by encouraging investment in Chelmsford's arts and culture. To this end the Council has also developed a vision to promote integrated enhancement of the West End quarter of Chelmsford City Centre. This area has a diverse mix of uses, acts as an important transport interchange and includes important civic functions, yet parts of the area have a rundown appearance and feel severed from the City Centre. The vision for the West End makes recommendations for enhancements in the future to provide an attractive and distinctive quarter. 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.

4- Our Vision and Spatial Principles

4.1 Taking into account the Strategic Priorities, this Section sets out the long-term Vision and Spatial Principles for managing and accommodating growth within Chelmsford up to 2036 and beyond.

Vision for Chelmsford

4.2 Our Vision for Chelmsford sets out the kind of place we want to be in 2036:

To continue the existing successes from the growth of Chelmsford City Council's area by embracing our role as England's newest City and the Capital of Essex. Chelmsford will be a sub-regional catalyst for change, providing new sustainable neighbourhoods and attracting inward investment for a wide range of businesses across our area. This also means maximising development opportunities within a compact and vibrant City Centre.

This positive change will optimise the opportunities for new and upgraded infrastructure including cultural, leisure and recreation facilities, shops, education and healthcare services and also provide even better housing and job opportunities to local residents, making places where people want to live and work to further improve their quality of life and wellbeing. This will include improving the way people move around by public transport, by bike, on foot and in private vehicles and making the most of the area's assets and opportunities such as its river valleys, and improving the built, natural and historic environment.

By 2036, Chelmsford will continue to:

- be an area for significant growth, achieving sustainable housing and employment development and providing new homes and jobs to meet a range of needs
- support a strong and expanding economy including supporting the growth of the advanced manufacturing, life sciences and healthcare, creative industries, financial services and research and development sectors
- be a place with an improving transport system offering enhanced connectivity and supporting sustainable new development including a railway station in North Chelmsford, further Park and Ride sites, capacity improvements to the Army and Navy Junction and strategic highway improvements
- move towards a low carbon future for Chelmsford seeking to mitigate and adapt to climate change and to promote the sustainable use of natural resources
- maximise opportunities for sustainable transport by providing increased opportunities for walking, cycling and public transport
- provide new and expanded infrastructure, services and facilities to support new development, including the provision of new education, healthcare facilities and green infrastructure

- have residents benefiting from healthier, more inclusive and active lifestyles, and accessing excellent cultural and leisure activities
- deliver developments that respect the character and local distinctiveness of the area and that are well designed
- protect and enhance the rich and diverse built, historic and natural environment including the coast
- maximise the conservation value and enjoyment of Chelmsford's unique Green Wedge, riverbanks, canals and waterways including Sandford Mill
- be a centre of excellence for education and skills development with high-performing schools, two Universities and a new School of Medicine
- achieve the urban renewal and regeneration of Chelmsford's Urban Area and City Centre
- have a City Centre which continues to be a key retail, business and service centre for Essex and beyond, supported by an excellent complementary offer and outstanding public realm
- revitalise South Woodham Ferrers Town Centre by enhancing its retail, cultural and leisure offer
- support the rural economy with vibrant and sustainable rural areas
- build on success and facilitate the sustainable growth of the area
- facilitate the provision of high-speed broadband; and
- be vibrant, attractive and a desirable place to live, work and visit.

Spatial Principles

4.3 The following Spatial Principles will guide how the Strategic Priorities and Vision will be achieved. They will underpin spatial planning decisions and ensure that the Local Plan focuses growth in the most sustainable locations.

STRATEGIC POLICY S1 – SPATIAL PRINCIPLES

The Council will require all new development to accord with the following Spatial Principles where relevant:

- **Optimise the use of suitable previously developed land for development**
- **Continue the renewal of Chelmsford City Centre and its Urban Area**
- **Locate development at well connected and sustainable locations**
- **Locate development to avoid or manage flood risk**
- **Protect the Green Belt**
- **Respect the character and appearance of landscapes and the built environment, and preserve or enhance the historic environment and biodiversity**
- **Focus development at the higher order settlements outside the Green Belt and respect the existing development pattern and hierarchy of other settlements**
- **Ensure development is deliverable**

- **Ensure development is served by necessary infrastructure**
- **Utilise existing and planned infrastructure effectively.**

Reasoned Justification

4.4 The Council has assessed its development requirements for the period to 2036. This development growth needs to be managed to ensure sustainable development is achieved. Therefore, to manage this change, a series of Spatial Principles have been established. The Spatial Principles are not listed in order of preference or priority but are all interrelated and when considered together will shape the Council's Spatial Strategy. They will be applied as relevant to all development proposals and related applications.

Optimise the use of suitable previously developed land for development

4.5 In order to make the best use of land and to ensure that new development is located in sustainable locations, there is a need to make the most of previously developed land, provided that it is not of high environmental value and represents a sustainable location.

4.6 By their very nature previously developed sites can be well served by existing infrastructure but they may also be subject to constraints related to their precise uses or surroundings. These can include sites being in multiple ownership, the high cost of land, demolition of existing buildings and site remediation works. As such, redevelopment of some previously developed land can take a long time to become deliverable. There are a number of previously developed sites in the Chelmsford Urban Area which will be suitable for redevelopment over the Local Plan period. This reflects changes in the national and local economy resulting in land becoming derelict or under-used.

4.7 Encouraging the effective re-use of suitable previously developed sites will only meet a limited proportion of our overall needs for new homes and jobs and will not necessarily deliver significant infrastructure improvements. Where appropriate and viable, development on sustainable previously developed sites should be optimised, including the use of higher densities. However, there remains a need to allocate significant new development on greenfield sites to meet future development needs in full.

Continue the renewal of Chelmsford City Centre and its Urban Area

4.8 To ensure the continued urban renaissance and renewal of Chelmsford City Centre and its surrounding Urban Area, previously developed sites will be allocated for new development including new residential, office, employment and mixed use developments. This will assist in urban regeneration by re-using derelict and other urban land in Chelmsford, which together with the promotion of city greening through the Green Infrastructure Strategic Plan, will help it transform into an even more vibrant and successful place.

Locate development at well connected and sustainable locations

4.9 Development will be focused at well connected locations for example along strategic transport corridors, close to existing local services and in areas with a good level of existing or proposed transport infrastructure including sustainable transport. This will help reduce the need to travel and encourage the use of non-car modes.

4.10 Creating development that is accessible by different modes of transport, especially walking and cycling and the use of public transport is essential in promoting sustainable development as it reduces car dependency. An important policy tool to achieve this is the modal hierarchy (a prioritised list of transport modes). All major development should follow the modal hierarchy by providing access for all of the following:

i. Walking and providing access for people with mobility impairment
ii. Cycling
iii. Public transport
iv. Powered two wheelers
v. Commercial vehicles including taxis
vi. Car sharing
vii. Private cars.

Locate development to avoid or manage flood risk

4.11 The Local Plan will seek to reduce the risk to people and the developed and natural environment from flooding by discouraging inappropriate development in areas at known risk from flooding. The Council will apply a sequential risk-based approach to new development in line with national policy and the Strategic Flood Risk Assessment. New development will be focused in areas where there is no or low risk of flooding. Where this is not possible, then the Sequential Test will be applied as outlined in the NPPF, followed if necessary by the Exception Test. New development should also ensure that it does not exacerbate or create flood risk elsewhere. It should demonstrate it will be safe for its lifetime. The Sequential Test and (Exception Test where applicable) have been undertaken for Local Plan site allocations.

Protect the Green Belt

4.12 The extent of the Green Belt in Chelmsford is already established in the Council's previously adopted Local Plan (Local Development Framework) and therefore national planning policy is clear that the boundaries should only be altered in exceptional circumstances. The Green Belt will be protected as it provides the strongest possible planning policy to prevent the encroachment of urban growth into open undeveloped areas and the coalescence of existing built-up areas.

Respect the character and appearance of landscapes and the built environment, and preserve or enhance the historic environment and biodiversity

4.13 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.

Focus development at the higher order settlements outside the Green Belt and respect the existing development pattern and hierarchy of other settlements

4.14 Strategic development will be focused in accordance with a Settlement Hierarchy by directing the new development growth in or around the higher order settlements i.e. Chelmsford City and South Woodham Ferrers Town Centre and Key Service Settlements outside the Green Belt. The existing settlement pattern should be respected so development does not sprawl into nearby settlements undermining their distinct and separate identities, and to prevent more isolated development which is severed or with poor connectivity.

Ensure development is deliverable

4.15 The Local Plan as a whole including supporting infrastructure must be deliverable and viable. The Council will also need to demonstrate a rolling five-year supply of deliverable housing land, in accordance with national policy throughout the Local Plan period.

Ensure development is served by necessary infrastructure

4.16 Development will need to be supported by provision of infrastructure, services and facilities that are identified to serve the needs arising from new development, and provided in a timely and, where appropriate, phased manner to serve the occupants and users of the development. This will include maximising the efficient use of existing infrastructure and securing forward-funded infrastructure that supports new development such as the provision of new schools.

Utilise existing and planned infrastructure effectively

4.17 The Council will actively engage with partners to maximise the opportunities presented through new development to help fund and deliver new and improved infrastructure necessary to mitigate the impact that arises from new development, especially where significant new greenfield housing development is required. Infrastructure includes roads and other transport facilities, education and healthcare facilities, flood defences, open spaces and cultural and recreational facilities.

5- Creating Sustainable Development

5.1 This Section sets out the Strategic Policies that underpin and guide the Council's Spatial Strategy by addressing climate change, promoting social inclusion, conserving and enhancing the historic and natural environment and safeguarding community assets.

Addressing sustainability

5.2 The achievement of sustainable development is at the heart of the planning system. Through its policies and proposals, the Council will secure new development that fulfils the three dimensions of sustainable development: economic, social and environmental.

5.3 In addition, the need to address climate change and ensure that new development contributes towards improved quality of life and wellbeing are important structuring elements. There is a need to balance these objectives with the amount of new development which is proposed within the Local Plan period.

STRATEGIC POLICY S2 – ADDRESSING CLIMATE CHANGE AND FLOOD RISK

The Council, through its planning policies and proposals that shape future development, will seek to mitigate and adapt to climate change. In addressing the move to a lower carbon future for Chelmsford, the Council will encourage new development that:

- **Reduces greenhouse gas emissions**
- **Promotes the efficient use of natural resources such as water**
- **Reduces the need to travel and provides for sustainable transport modes**
- **Provides opportunities for renewable and low carbon energy technologies and schemes**
- **Provides opportunities for decentralised energy and heating systems**
- **Encourages design and construction techniques which contribute to climate change mitigation and adaptation**
- **Minimises impact on flooding**
- **Provides opportunities for green infrastructure including city greening, and new habitat creation.**

The Council will require that all development is safe, taking into account the expected life span of the development, from all types of flooding and appropriate mitigation measures are identified, secured and implemented. New development should not worsen flood risk elsewhere.

Reasoned Justification

5.4 The global climate is changing and the NPPF makes it clear that climate change is a core planning principle to the achievement of sustainable development. Greenhouse gas emissions from human activity is widely believed to be the main cause, especially carbon dioxide and nitrogen oxides being emitted from the burning of fossil fuels such as oil, gas and coal. There has been a global increase in temperature and episodes of severe and sustained rainfall and increased river flows which are likely to affect the nature and frequency of flooding. This is consistent with projections of climate change.

5.5 Essex as a whole has been identified as a large area of water stress by the Environment Agency. Given that the southern part of the East of England has been earmarked for extensive development, this will generate increased demand for water resources adding pressure on an already dry area.

5.6 To mitigate the impacts of climate change, the Climate Change Act 2008 commits the UK to reducing carbon dioxide emissions by at least 80% below 1990 levels by 2050. This is a very challenging target and local plans present an obvious opportunity to help meet this target e.g. promoting green infrastructure including city greening, and by shaping the location and design of new development, including measures to promote renewable and low carbon energy developments, water and energy efficiency such as insulation, living walls/roofs, passive solar design, tree planting, Sustainable Drainage System (SuDS) and providing resilient ecological networks.

5.7 Areas of flood risk include risk from all sources of flooding - including from rivers and the sea, directly from rainfall on the ground surface and rising groundwater, overwhelmed sewers and drainage systems, and from reservoirs, canals and lakes and other artificial sources.

5.8 The Council will require that development is protected from flooding and that appropriate measures are implemented to mitigate flood risk both within the development boundary and off-site in all flood zones, and to ensure that the development remains safe throughout its life. In line with Policy DM18, development within areas of flood risk will be required to provide a safe means of access or suitably manage risk through some other means. At a development site level, mitigation measures can include SuDS, the use of permeable hardstanding materials and landscaping. At a strategic level, in order to reduce flood risk within Chelmsford City Centre, the Council will work with the Environment Agency to put in place strategic flood defence measures upstream from Chelmsford's Urban Area on the Rivers Can and Wid and, in appropriate circumstances, local flood protection measures within development sites.

5.9 In considering proposals for development the Council will follow a sequential risk-based approach, including the application of the "exception test" where some continuing development is necessary for wider sustainable reasons. The Sequential Test should consider flood risk from all sources, when considering whether development in that location is appropriate.

5.10 Climate change including sea level rise is likely to increase pressure on the management of coastal habitats and coastal communities along Chelmsford's coastal fringe around South Woodham Ferrers. The current Essex and Suffolk Shoreline Management Plan aims to reduce the threat of flooding and erosion to dwellings, key infrastructure and tourism facilities. This and other relevant

policies in the Local Plan help to support the implementation of the Essex and Suffolk Shoreline Management Plan.

5.11 The Marine Management Organisation (MMO) is preparing a South East (Inshore) Marine Plan which includes land to the south of South Woodham Ferrers. The Marine Plan's jurisdiction will overlap with the Council's responsibilities (which extend to mean low water) and due regard must be given to the Marine Plan. Once adopted, the South East (Inshore) Marine Plan, will be considered alongside the Local Plan, to provide a consistent approach for planning on land, and within the inter-tidal and marine environment.

STRATEGIC POLICY S3 – CONSERVING AND ENHANCING THE HISTORIC ENVIRONMENT

The Council will 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.

The Council will designate and keep under review Conservation Areas in order to preserve or enhance their special architectural or historic interest with an emphasis on retaining and where appropriate improving the buildings and/or features that make a positive contribution to their character or appearance.

The Council will conserve or enhance the significance (including any contribution made by its 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.

The Council will seek the protection, conservation, and where appropriate and important to their significance, re-use and/or enhancement of historic places and sites on the Heritage at Risk Register and the local buildings at risk register.

When assessing applications for development, the Council will place great weight on the preservation 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 preservation and where appropriate enhancement, as appropriate to their significance. Policy DM13 sets out how the Council will consider proposals affecting the different types of designated heritage assets and their significance.

The Council will seek to conserve and where appropriate enhance the significance of non-designated heritage assets and their settings, which includes buildings, structures, features, gardens of local interest and protected lanes. Policy DM14 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 DM15, the Council will seek the preservation and where appropriate enhancement of sites and their setting of archaeological interest.

Reasoned Justification

5.12 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 of Chelmsford. Within Chelmsford's administrative area there are 1,010 listed buildings. There are also 25 Conservation Areas, 19 Scheduled 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.

5.13 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 14th-17th centuries reflecting the property of the 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.

5.14 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 Areas. 5 Conservation Areas cover the City Centre, 17 historic village centres, St Johns Hospital and John Keene Memorial Homes and are designated for their special character.

5.15 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.

5.16 There are 6 Registered Parks and Gardens, including an 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 wellbeing. They also contribute to the local economy though organised events and formal and informal recreation. The Council recognises that Registered Parks and Gardens should be protected.

5.17 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.

5.18 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 Register of 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 Register of Buildings of Local Value, and 12 sites are 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 Hoffmann, Marconi, and Crompton were located in the town.

5.19 A Heritage at Risk programme has been implemented by Historic England. It protects and manages the historic environment so the number of 'at risk' historic places and sites across England is reduced. The Heritage at Risk Register identifies those sites that are most at risk of being lost as a result of neglect, decay or inappropriate development.

5.20 The Council also 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 Buildings at Risk Register includes 12 entries. In determining planning applications, the Council will take account of the desirability of sustaining and promoting opportunities to enhance the significance of both designated and non-designated assets and their settings.

5.21 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.

5.22 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.

STRATEGIC POLICY S4 – CONSERVING AND ENHANCING THE NATURAL ENVIRONMENT

The Council is committed to the conservation and enhancement of the natural environment through the protection of designated sites and species, whilst planning positively for biodiversity networks and minimising pollution.

The Council will plan for a multifunctional network of green infrastructure which protects, enhances and, where possible, restores ecosystems, securing a net gain in biodiversity across the Council's area. 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 including water resources, and climate change adaptation.

The Council will ensure that new development does not contribute to water pollution and, where possible, enhances water quality, and demonstrates the advancement of biodiversity and amenity interests through the provision of a range of greenspaces.

The Council will take a precautionary approach where insufficient information is provided about avoidance, management, mitigation and compensation measures. Management, mitigation and compensation measures will be secured through planning conditions/obligations where necessary.

The Council will ensure that, where appropriate, new development seeks to improve water-related biodiversity taking account of Water Framework Directive objectives and River Basin Management Plan actions.

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.

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 Habitats Regulations and Habitats Directive.

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).

Reasoned Justification

5.23 The Council has a duty to protect sites of international, national, regional and local nature conservation importance. The importance of these sites in the City is reflected in the range of designations and reflects the specific importance of particular habitats. Designated sites include Ramsar Sites, Special Protection Areas, Special Areas of Conservation (SACs), Sites of Special Scientific Interest (SSSIs), Ancient Woodlands, Local Nature Reserves and Local Wildlife Sites. Proposals likely to have an adverse effect on sites designated for their international, European and national importance to nature conservation will require a full assessment in line with European legislation. Appropriate weight will also be given to sites pending designation.

5.24 New development should minimise pollution of the natural environment including potential light pollution from glare and spillage on intrinsically dark landscapes and nature conservation.

5.25 The area's nature conservation assets form the basis for a City-wide network of green infrastructure which meets the needs and potential of biodiversity, recreation, habitat creation, amenity and sustainability (notably in respect of travel, water management and climate change) together.

5.26 The Council has developed a Green Infrastructure Strategic Plan which sets out the aspirations and opportunities to establish a green infrastructure network across the City and to promote city greening. This will include both green and blue spaces (such as, hedgerows, woodlands, parks, rivers and water courses). Objectives, standards and guidelines for its implementation aim for a City which is more ecologically diverse and robust, better connected and can meet the needs and expectations of its residents, workers and visitors.

5.27 The expansion of the City's natural assets and green infrastructure network will be secured through:

- Protecting, enhancing and restoring green infrastructure assets of all kinds, as part of a multifunctional network which reflects the needs and potential of biodiversity, natural and historic landscapes, sense of place, sport and recreation, water management, productive and healthy farming landscapes, climate change adaptation, sustainable movement, and community health and wellbeing
- Facilitating greater appreciation and use of the City's green infrastructure assets, promoting a sense of place and ownership
- Realising greater connectivity across the City through a network of high quality and accessible green spaces and corridors
- At the landscape and local scales planning and managing networks of natural and cultural assets to conserve, enhance and restore ecosystem function and human wellbeing
- Securing a step-change in environmental quality and performance to meet the goals of sustainable development, quality of life enhancement and climate change adaptation
- Where appropriate planning positively for the creation, protection, enhancement and management of networks of biodiversity and green infrastructure.

5.28 New development in particular will be expected to incorporate multifunctional greenspaces which provide for biodiversity, recreation and sustainable travel, whilst helping to reduce pollution through the use of sustainable drainage systems (SuDS). In addition, new development should seek to improve water-related biodiversity taking account of Water Framework Directive objectives and River Basin Management Plan actions. Appropriate mitigation measures will be required on sites where protected species are impacted by development.

5.29 Provision will include new strategic greenspaces which will be of City-wide importance including two new Country Parks in East Chelmsford and North East Chelmsford and areas for future recreation use/SuDS to support strategic site allocations in Great Leighs and West Chelmsford. As part of the original masterplan for Chelmer Village, an area of open land was also identified for informal strategic recreation. These and other green infrastructure allocations are shown on the Policies Map.

5.30 Residential development proposed within the Local Plan has the potential to result in an increase in recreational disturbance on the Essex Estuaries Special Area of Conservation (SAC) and Crouch and Roach Estuaries Special Protection Areas (SPA). This issue has been further considered in an Appropriate Assessment which identifies the need to prepare a Recreational Avoidance and Mitigation Strategy (RAMS). Following consultation with Natural England, an Essex-wide RAMS is being prepared to cover the Essex Estuaries SAC and Crouch together with the Roach Estuaries SPA and the Colne and Blackwater Estuaries SPAs and Ramsar sites, with a view to its subsequent adoption as a Supplementary Planning Document (SPD). Any residential development that is likely to affect the integrity of European Sites, will be required to either contribute towards mitigation measures identified in the RAMS or, in exceptional circumstances, identify and implement bespoke mitigation measures to ensure compliance with the Habitats Regulations.

5.31 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 Zone of Influence. Ahead of the SAMM being finalised, financial contributions may be sought towards mitigation measures on residential development proposals in consultation with Natural England and the National Trust. At this stage, a small area in the north-west of the Council's administrative area falls within the Zone of Influence. None of the residential site allocations allocated within the Local Plan are within this Zone of Influence.

5.32 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 natural 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. Furthermore the Council will seek the provision of high quality green infrastructure that will protect, enhance and create wildlife corridors to maintain ecological connectivity when greenfield land will be lost.

STRATEGIC POLICY S5 – PROTECTING AND ENHANCING COMMUNITY ASSETS

The Council recognises the important role that community facilities have in existing communities including health, education, social, sports and leisure, parks and green spaces, arts and cultural facilities and are also an integral part of any proposals for new residential and employment development. New facilities will be accessible to the community, and will be secured by a range of funding measures including planning obligations, Community Infrastructure Levy (CIL), and/or its successor, and other relevant funding streams. Existing community assets will also be protected from inappropriate changes of use or redevelopment.

Reasoned Justification

5.33 Community assets are an important part of the fabric of communities. To ensure that new places are sustainable and create developments where people want to live, work and enjoy, there is a need to ensure that community facilities are provided as part of larger developments.

5.34 An important element of sustainable development and creating sustainable communities is the provision and protection of community uses such as schools, health and recreation, education, community halls, pavilions, scout huts, places of worship and other cultural buildings at locations that are readily accessible. Schools are specifically identified on the Policies Map. These uses are predominately within Use Class D1 of the Use Classes Order 1987 (as amended). In addition, and especially outside the urban areas, facilities such as public houses, post offices, local shops and petrol stations and other community facilities can perform a vital function in terms of the economic and social welfare of such areas, and to help ensure the continued vitality of village and rural communities.

5.35 As community assets are not immune from development pressures, the Council will seek to protect its existing community assets through relevant Local Plan policies.

5.36 Existing indoor and outdoor recreation facilities represent important assets serving the communities in which they are located, and in some instances the wider area. This importance relates to their function and also the amenity value and the contribution the outdoor facilities have in providing a 'green lung' and visual break in the built environment. Where appropriate, and especially in the context of the new residential neighbourhoods, local and strategic open space such as country parks should form part of the masterplan for these areas. When considering proposals, the Council will have regard to the changing needs or demands for such facilities.

6- How will future development growth be accommodated?

6.1 This Section sets out the requirements for development for the period up to 2036 and the Council's Spatial Strategy. It also presents a number of strategic policies including policies related to securing infrastructure and delivering growth. Strategic Growth Sites, those providing over 100 or more new homes, have an accompanying policy which sets out the expectations for their delivery. Growth Sites, those providing less than 100 new homes, also have specific policies where appropriate.

Development requirements

STRATEGIC POLICY S6 – HOUSING AND EMPLOYMENT REQUIREMENTS

The Council will make provision for the following new development requirements:

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.

In order to meet identified need, a total of 9 permanent pitches for Gypsies and Travellers as defined by national planning policy for the period 2016-2036 will be provided.

In order to meet identified need, a total of 24 permanent plots will be provided for Travelling Showpeople as defined by national planning policy in the period 2016-2036.

B. EMPLOYMENT AND RETAIL

In order to meet the forecast growth in total employment of 725 jobs per annum in 2013-36, the Local Plan allocates development sites to accommodate a minimum of 55,000sqm of new business floorspace (Use Classes B1-B8), in addition to existing commitments.

In order to meet future convenience retail growth, the Local Plan makes provision for 11,500sqm of floorspace either within the City Centre or Designated Centres within Chelmsford's Urban Area and additional convenience retail floorspace of 1,900sqm at South Woodham Ferrers.

Reasoned Justification

New Homes

6.2 The Council is committed to plan positively for new homes and to help significantly boost the supply of housing to meet the needs of the area. To meet the requirements of national planning policy there is a need to establish the number and type of new homes needed within the Housing Market Area (HMA). The Council (together with Braintree, Colchester and Tendring Councils) commissioned an Objectively Assessed Housing Need Study (OAHN). Detailed analysis in the report affirms that a HMA comprising Braintree, Colchester, Chelmsford and Tendring Council areas forms a sound basis for assessing housing need.

6.3 The OAHN report published in November 2016 uses the 2014 based national population and household projections together with an update to the Strategic Housing Market Assessment (SHMA) undertaken in December 2015. It provides up-to-date independent evidence to support the Council's housing requirement for the Local Plan. This shows that the objectively assessed housing need for Chelmsford is 805 homes per year. The base date for the assessments is 2013.

6.4 The Strategic Housing Market Assessment (2015) identifies the need for 179 new affordable homes per year. This equates to 22% of the OAHN which is well within the current affordable housing requirement of 35%. Therefore, there is no need to increase the OAHN to meet the need for more affordable homes in Chelmsford.

6.5 Taking into account all the stages set out above, the full OAHN for Chelmsford is 805 net new homes per year equating to a total housing requirement of 18,515 new homes for the period 2013-2036.

6.6 The Council, alongside the partner authorities within the HMA, will review housing numbers regularly in accordance with national policy requirements, and in doing so will have regard to the housing needs of the wider area through the Duty to Co-operate.

Housing Supply

6.7 Using the full OAHN of 805 new homes per year, the total requirement is a minimum of 18,515 dwellings for the 23 years from 2013-2036. To provide flexibility in the supply of housing sites and help significantly boost its supply, the Council proposes to allocate development sites in the Local Plan to provide close to a further 20% supply buffer above the OAHN. The buffer allows for an additional housing supply in Chelmsford to be maintained throughout the Local Plan period. This same approach was implemented by the Council's previously adopted LDF covering the period 2001-2021.

6.8 When taking the supply buffer into account, provision is made for a total of 21,843 new homes in the period 2013-2036. When considering existing housing completions (5,348), existing sites with planning permission and a windfall allowance for the period 2019- 2024 (5,399 + 317), and a windfall allowance of 1,200 for 2024-2036, the residual new Local Plan Allocations for the period to 2036 is 9,579 new homes.

Table 2 Housing Supply

Housing supply as at 2018/19 base date	Net new homes
Completions 2013-2019	5,348*
Sites with planning permission (excludes new Local Plan sites) (including windfall allowance for the period 2019-2024	5,716
SUB-TOTAL	11,064
New Local Plan Allocations	9,579
Windfall allowance (2024-2036)	1,200
TOTAL SUPPLY	21,843

* 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.

6.9 Based on past delivery records, windfall sites will also make an important contribution to the Spatial Strategy. These are sites expected to come forward throughout the Local Plan period and as such are taken into account in determining the residual housing requirement. The Council has assessed the contribution of windfall sites on past housing supply in Chelmsford. The evidence shows that around 217 new homes have been built on windfall sites per year. For future housing supply, a windfall allowance of 100 new homes a year is considered robust and represents a modest contribution to overall supply.

6.10 Housing completions will be assessed annually against the housing trajectory to monitor performance and determine whether any action is required to improve delivery rates. This will be reported in the Authority Monitoring Report (AMR).

Gypsy and Travellers and Travelling Showpeople

6.11 In accordance with the National Planning Policy for Traveller Sites (PPTS) the Council in partnership with the other Essex Local Authorities undertook a Gypsy and Traveller Accommodation Assessment in 2016. This identified those Gypsies, Travellers and Travelling Showpeople which should be planned for in accordance with the PPTS, as they retain a nomadic lifestyle, and those which should otherwise have their specific cultural needs of living accommodation met in accordance with the Equalities Act 2010, the Children's and Families Act 2014 and the Human Rights Act 1998, but no longer exercise a nomadic lifestyle and where the PPTS does not apply. The Local Plan needs to consider the accommodation needs of all Gypsies, Travellers and Travelling Showpeople, but this will be done through different planning policy criteria for those who still lead a nomadic habit of life and those which no longer travel. For those Gypsy and Travellers that do not meet the PPTS

definition their needs will be considered through the provisions for specialist housing covered by Policy DM1.

6.12 The Gypsy and Traveller Accommodation Assessment covers the period 2016 to 2033 and identifies a requirement of 8 additional nomadic Gypsy and Traveller pitches and 20 additional nomadic Travelling Showpeople plots to be developed by 2033 within Chelmsford. Extrapolating these figures up to 2036 by calculating the average numbers required per year from 2016 to 2033 and adding them on to 2016 to 2033 requirements results in the total requirements of 9 Gypsy and Traveller pitches and 24 Travelling Showpeople plots up to 2036.

6.13 The Gypsy and Traveller Accommodation Assessment finds no evidence of need for a transit site specifically within Chelmsford. Further work is currently being undertaken by Essex County Council to consider the need for transit provision across Essex as a whole. Should such a need be identified within Chelmsford in the future this will be considered through the review of the Local Plan.

6.14 The Council will expect to see Travelling Showpeople accommodation provided on suitable large strategic development allocations, the detail of which are set out in separate strategic site policies.

New Employment and Retail Floorspace

6.15 National policy requires Local Plans to proactively drive and support sustainable economic development to deliver jobs that the country needs. The Council wants Chelmsford's economy to develop further and for businesses to be even more successful and productive. To achieve this, the Local Plan will ensure that there is an appropriate quantity and range of employment land to enable the local economy to function efficiently. The Local Plan will also assist in the creation of new jobs and inward investment by less direct means, for example, by supporting the expansion of education and training, facilitating improvements to transport and telecommunications and maintaining an attractive environment through the protection of the landscape and heritage assets.

6.16 Chelmsford's economy and employment base is strong and continues to grow in line with its role as a regional administrative and commercial centre. Chelmsford supports around 87,000 jobs – the second highest of any district in Essex and there are around 8,000 businesses.

6.17 The economy of Chelmsford is mixed with high numbers of jobs in the service sector, education and health, administration, manufacturing and construction. The Chelmsford Economic Strategy (2016-2036) identifies growing employment sectors that are set to create new jobs over the next 20 years including advanced manufacturing, low carbon and renewables, life sciences and healthcare, digital and creative services, financial and business services and logistics.

6.18 As part of the OAHN work, an analysis of economic forecasts was undertaken together with demographic projections to establish the inter-relationship between population growth, forecasts of new jobs and the number of new homes needed to accommodate these levels of growth. An Employment Land Review, Retail Capacity Study and Office Needs Assessment have also been carried out which set out the amount and types of employment and retail floorspace that will be required

within the Local Plan period.

6.19 The Council is planning for total job growth of 725 net additional jobs per year over the Local Plan period 2013-36, based on the growth forecasts. This translates into an identified need for employment land to accommodate 64,407sqm of net additional floorspace over the period. To meet this need, the Local Plan makes new allocations to accommodate 55,000sqm of net additional business floorspace. This new supply is additional to the existing net supply provided by completions between the base date of the Local Plan (2013) and 2019, and planning permissions outstanding at 2019.

6.20 The Chelmsford Retail Capacity Study 2015 shows that Chelmsford is one of the best performing shopping centres in the sub-region. It has an impressive range of shops and offers an attractive shopping environment drawing people into the City Centre from across Essex and beyond. The study shows a current and growing need for more convenience retail floorspace of up to 11,500sqm up to 2036 in Chelmsford. Due to the recent expansion of comparison retail, the study does not consider it necessary for the Local Plan to include provision for additional comparison goods floorspace in Chelmsford.

6.21 South Woodham Ferrers Town Centre was designed and developed through the masterplanning of the new town in the 1970s. The Town Centre contains a supermarket, shops, health facilities, churches, library, leisure centre and schools. The Chelmsford Retail Capacity Study 2015 shows the need for up to 1,900sqm additional food retail floorspace in the town. Planning permission has been granted for a new 4,180sqm food superstore on land to the north of Burnham Road, South Woodham Ferrers. As this permission has been implemented there is no need to allocate any further sites in South Woodham Ferrers for food retail.

The Spatial Strategy

6.22 In order to meet identified development needs, the Spatial Strategy sets out the scale and distribution of new development across Chelmsford during the Local Plan period up to 2036. It is based on a number of considerations including national planning policy, the Local Plan's Strategic Priorities, Vision and Spatial Principles, environmental constraints, and the availability and viability of land for development.

STRATEGIC POLICY S7 – THE SPATIAL STRATEGY

The Spatial Strategy applies the Spatial Principles to focus new housing and employment growth to the most sustainable locations by making the best use of previously developed land in Chelmsford Urban Area; sustainable urban extensions around Chelmsford and South Woodham Ferrers; and development around Key Service Settlements outside the Green Belt in accordance with the Settlement Hierarchy set out below:

Settlement Hierarchy

Category	Settlement	
1. City or Town	Chelmsford, South Woodham Ferrers	
2. Key Service Settlements	**Outside Green Belt**	**Within Green Belt**
	Bicknacre, Boreham, Broomfield, Danbury and Great Leighs	Galleywood, Runwell, Stock and Writtle
3. Service Settlements	**Outside Green Belt**	**Within Green Belt**
	East Hanningfield, Ford End, Great Waltham, Little Waltham, Rettendon Place and Woodham Ferrers	Highwood, Margaretting, Ramsden Heath/Downham, Roxwell and West Hanningfield
4. Small Settlements	Chatham Green, Good Easter, Howe Green, Howe Street, Little Baddow, Rettendon Common and Sandon	Edney Common

In addition, at any of the Settlement categories, new growth sites which are in accordance with the Local Plan Spatial Principles and Strategic Policies can be allocated through relevant Neighbourhood Plans.

New development allocations will be focused on the three Growth Areas of Central and Urban Chelmsford, North Chelmsford, and South and East Chelmsford using the distribution set out in the Key Diagram (Figure 8), Policies Map, and the table below:

Spatial Strategy - Development Locations and Allocations

Development Allocations to 2036		New Homes	Traveller Pitches	Travelling Showpeople Plots	Net New Employment Floorspace
Growth Area 1 - Central and Urban Chelmsford					
Site/Location					
1	Previously developed sites in Chelmsford Urban Area	2,381			4,000sqm Office, 11,500sqm Food Retail
2	West Chelmsford	800		5	
3a	East Chelmsford - Manor Farm	250			
3b	East Chelmsford - Land North of Maldon Road				5,000sqm Office/ Business Park
3c	East Chelmsford - Land South of Maldon Road	100			
3d	East Chelmsford - Land North of Maldon Road	50			
4	Land North of Galleywood Reservoir	13			
5	Land surrounding Telephone Exchange, Ongar Road, Writtle	25			

Development Allocations to 2036		New Homes	Traveller Pitches	Travelling Showpeople Plots	Net New Employment Floorspace
Area Total		**3,619**		**5**	**9,000sqm Office, 11,500sqm Food Retail**
Growth Area 2 - North Chelmsford					
Site/Location					
6	North East Chelmsford	3,000		9	45,000sqm Office/Business Park
7a	Great Leighs - Land at Moulsham Hall	750		5	
7b	Great Leighs - Land East of London Road	250			
7c	Great Leighs - Land North and South of Banters Lane	100			
7d	Great Leighs - Land East of Main Road	100			
8	North of Broomfield	450			
9	East of Boreham	143			
GT1	Drakes Lane, Little Waltham		10		
Area Total		**4,793**	**10**	**14**	**45,000sqm Office/Business Park**

Development Allocations to 2036		New Homes	Traveller Pitches	Travelling Showpeople Plots	Net New Employment Floorspace
Growth Area 3 - South and East Chelmsford					
Site/Location					
10	North of South Woodham Ferrers	1,000		5	1,000sqm Business Space, 1,900sqm Food Retail
11	South of Bicknacre	35			
12	St Giles, Bicknacre	32			
13	Danbury	100			
Area Total		**1,167**		**5**	**1,000sqm Office, 1,900sqm Food Retail**
Total New Local Plan Allocations		**9,579**	**10**	**24**	**55,000sqm Office/Business Space, 13,400sqm Food Retail**
Windfall Allowance 2024-2036		**1,200**			
TOTAL		**10,779**	**10**	**24**	**55,000sqm Office/Business Space, 13,400sqm Food Retail**

There will also be opportunities for small-scale rural exception sites providing affordable homes to meet identified local needs in locations where there are policies of constraint.

Windfall sites are further expected to be a reliable source of housing supply during the period of the Local Plan.

New employment growth will be delivered as part of mixed used development on appropriate previously developed sites in Chelmsford Urban Area. Strategic employment growth is directed to strategic site allocations at North East Chelmsford and East Chelmsford.

All development allocations will be located to ensure existing settlements maintain their distinctive character and to avoid coalescence between them. Beyond the main settlements the Council will support diversification of the rural economy and the conservation and enhancement of the natural environment.

New development will be delivered in a manner that ensures the timely provision of necessary supporting infrastructure. Strategic Growth Sites will be delivered in accordance with masterplans to be approved by the Council.

Where there are large and established mainly institutional uses within the countryside, Special Policy Areas will be used to support their necessary functional and operational requirements. The Special Policy Areas are defined on the Policies Map at Chelmsford City Racecourse, Broomfield Hospital, Hanningfield Reservoir Treatment Works, RHS Hyde Hall Gardens, Sandford Mill and Writtle University College.

Figure 8 : Key Diagram



Reasoned Justification

The General Principles

6.23 The amount and type of new development provides the starting point for the formulation of the Spatial Strategy, which is then shaped by the Vision, Spatial Principles and the need to secure sustainable development. This includes the protection of the Green Belt. The Spatial Strategy avoids new development in areas of high flood risk, or ensures that any flood risk is managed for development at highly sustainable locations in Chelmsford City Centre.

6.24 The Local Plan focuses new development, including housing and employment growth, leisure, office, cultural and tourist facilities, retail and mixed use development at the most sustainable locations that meet the Local Plan Vision and Spatial Principles. It does this first through making the best use of previously developed land within Chelmsford Urban Area. As this area is unable to accommodate all of the new development needed, the Local Plan also allocates land for development in the following areas:

- Sustainable urban extensions forming new distinct neighbourhoods containing housing and employment to Chelmsford and South Woodham Ferrers
- Development around Key Service Settlements outside the Green Belt.

6.25 The Spatial Strategy sets out the need to balance sustainable development against a number of different issues including the loss of agricultural land, particularly the Best and Most Versatile agricultural land. The majority of the agricultural land in Chelmsford is either Grade 2 or 3. However as the identified development needs cannot be accommodated solely on previously developed land, the loss of some agricultural land to development is inevitable. Most agricultural land lost as a result of new development will be Grade 3. This will lead to a loss of approximately 446 hectares of Grade 3 agricultural land and approximately 252 hectares of Grade 2 land. This equates to around 2.5% of the total Grade 2 and around 2.2% of the total Grade 3 land in Chelmsford's administrative area.

6.26 The Settlement Hierarchy ranks settlements according to their size, function, characteristics and sustainability. The City of Chelmsford and Town of South Woodham Ferrers are at the top of the hierarchy. These are considered the most sustainable as they have the most functions and the best services and facilities including transport links and employment opportunities. They also have the most potential to provide new infrastructure. Accordingly, most new development over the Local Plan period is proposed in and around these settlements.

6.27 Key Service Settlements provide a range of services and facilities for their residents. These include primary school provision, local employment opportunities, convenience shopping facilities, community facilities, good links by public transport to higher order settlements, good access to the strategic road network, and in most cases primary healthcare provision. These Key Service Settlements will be the focus for housing provision outside Chelmsford and South Woodham Ferrers, with a higher level of growth due to their higher level of services, facilities and economic activity. Growth in Key Service Settlements aims to increase their self-containment and enhance their service role, reflecting the aspirations of national policy in promoting stronger communities.

6.28 Service Settlements have more limited services and facilities. They have primary schools, but do not have the range of other services and facilities that are found at the Key Service Settlements. Small Settlements have the least services and facilities and transport links which means they are bottom of the Settlement Hierarchy. These are considered the least sustainable. There may be limited opportunities for small-scale development growth within these areas through affordable housing exception sites, or other development promoted through Neighbourhood Plans, although no growth is allocated within the Local Plan.

6.29 Settlement boundaries are drawn around settlements identified in the Settlement Hierarchy on the Policies Map. Settlement boundaries in the Green Belt have been drawn around existing consolidated areas of development. Smaller villages and hamlets within the Green Belt which because of their open character make an important contribution to the openness of the Green Belt are retained within the Green Belt.

6.30 For the avoidance of doubt the use of the words 'area total' and 'total' contained within the tables in Strategic Policy S7 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 of the site allocation policies. Strategic Policy S6 makes it clear that the overall housing provision is a minimum number.

6.31 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 proposals which support and strengthen local services, with a particular focus on encouraging development that improves existing deficiencies and weaknesses in services or facilities.

6.32 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.

6.33 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.

The Growth Areas

6.34 Taking the above considerations into account, the Spatial Strategy identifies three broad geographic areas where new development growth will be accommodated. This comprises:

- Growth Area 1 - Central and Urban Chelmsford
- Growth Area 2 - North Chelmsford
- Growth Area 3 - South and East Chelmsford

6.35 Strategic Growth Sites and other types of sites allocated for development are defined at Table 4 in the Local Plan.

6.36 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.

Growth Area 1

6.37 The objective for development in the Chelmsford Central and Urban Growth Area is to focus on the regeneration of previously developed sites in Urban Chelmsford to help to continue its renewal as an important centre for employment, shopping, public services, leisure and cultural facilities. The Local Plan makes provision for a total of 3,619 new homes in Growth Area 1 with around 1,200 new homes focused at sustainable new neighbourhoods on the edge of Urban Chelmsford linked to the City Centre by public transport, cycling and walking. These new neighbourhoods are located close to the Green Wedge in order to maximise opportunities for cycling and walking into the City Centre. The remainder of new homes will be located on predominately previously developed sites within Chelmsford's Urban Area. Provision is also made for 9,000sqm floorspace of offices and 11,500sqm of food retail in this Growth Area.

Growth Area 2

6.38 North Chelmsford will continue to be the location for significant new development growth.

6.39 The Council's previously adopted Local Development Framework allocated a minimum of 3,200 new homes and 64,000sqm of commercial floorspace at North East Chelmsford known as Beaulieu and Channels. Outline planning permission has been granted for 4,350 new homes, 40,000sqm floorspace business park and a new rail station. Construction work commenced on the scheme in 2014. The phased delivery of this allocation will continue into the late 2020s and future detailed planning applications will be considered in accordance with the approved masterplan and Landscape and Design Management Plan which were informed by the relevant sections of the North Chelmsford Area Action Plan (NCAAP). This includes the approved heritage compensatory measures for the protection of the Grade I listed New Hall School and Registered Park and Garden. As the site has

outline planning permission and development has commenced, it will continue to be delivered in accordance with the approved Masterplan and therefore does not require a new site allocation policy within the Local Plan. The Local Plan supersedes the NCAAP document. Some of the provisions in NCAAP have already been delivered. Other provisions within the NCAAP that are not yet fully implemented and that will continue to be relied on into the next Local Plan period and beyond, have been approved as separate planning guidance by the Council.

6.40 Following on from that, development at North East Chelmsford (Location 6) will provide a new sustainable neighbourhood of 3,000 new homes to be delivered in the Local Plan period. The wider allocation at north east Chelmsford has the capacity for a further 2,500 new homes to be developed post-2036. Due to the nature and configuration of the site with areas subject to mineral extraction affecting its phasing and other masterplanning matters such as the location of green infrastructure, the wider site is being allocated within the Local Plan for 3,000 new homes. This development will be underpinned by Garden City principles developed by the Town and Country Planning Association (e.g. comprehensively planned, enhance the natural environment and provide high quality homes). The timing and delivery of further development would need to be considered as part of a review of the Local Plan.

6.41 Alongside other developments at Great Leighs (Location 7), this allocation will help to deliver strategic infrastructure including the Chelmsford North East Bypass. Development at Land North of Broomfield (Location 8) will deliver a new vehicular access road into Broomfield Hospital.

Growth Area 3

6.42 The vision for growth in South and East Chelmsford is for sites which will support and strengthen South Woodham Ferrers' important local role and to help deliver improvements to the A132 corridor. In addition, small allocations in the Key Service Settlements of Bicknacre and Danbury will help to support the villages' services and facilities.

Phasing and Delivery of Site Allocations

6.43 These new developments will be phased according to deliverability and identified need. Development in North East Chelmsford will accommodate a substantial amount of the housing and employment growth planned for Chelmsford within the Local Plan period and beyond in a sustainable way. It is anticipated that smaller allocated sites will provide the majority of supply in the first five years alongside existing commitments. The delivery and phasing of development sites is set out in the Development Trajectories at Appendix C. The new Local Plan allocations will deliver the majority of new development from 2022 onwards with a five-year land supply maintained from 2018/19-2022/23 through existing commitments.

6.44 Housing delivered on windfall sites will also make an important contribution to the Spatial Strategy. These are sites expected to come forward throughout the Local Plan period and as such are taken into account in determining the residual housing requirement. The Council will strongly resist development on unallocated greenfield sites where they would conflict with other relevant Local Plan policies.

Other Housing Needs

6.45 Small-scale developments providing affordable houses for local need on rural exception sites will be encouraged where they accord with other relevant Local Plan policies. The Local Plan also includes policies to support the rural economy including tourism related development and farm diversification schemes whilst protecting the countryside.

6.46 A 2016 Gypsy and Traveller and Travelling Showpeople Accommodation Assessment identified a requirement for 9 Gypsy and Traveller pitches and 24 Travelling Showpeople plots up to 2036. The Council will expect to see Travelling Showpeople accommodation provided on large strategic development allocations.

Special Policy Areas

6.47 Special Policy Areas will be defined within and around existing facilities and institutions to enable their operational and functional requirements to be planned in a strategic and phased manner as they are within locations where policy would ordinarily be one of constraint.

- Chelmsford City Racecourse is being developed as a major new racecourse and equestrian centre with supporting entertainment facilities
- Broomfield Hospital is an important regional hospital and the largest employer in the Council's area, and will require room for expansion and upgrading of facilities
- Writtle University College is a long-established and nationally-recognised land-based technologies institution, which is seeking to expand and broaden its educational facilities and opportunities
- Hanningfield Reservoir Treatment Works is a major site containing water treatment facilities, and will need to cater for the long-term provision of water supplies and related business functions
- Sandford Mill is located within the Chelmer River Valley and comprises a former water treatment works and associated facilities. It has been recognised as an opportunity for a mixed-use development incorporating a range of leisure development in conjunction with usage of the Chelmer and Blackwater Navigation
- The RHS Gardens at Hyde Hall are nationally important landscape scale gardens. There has been significant investment at Hyde Hall in the recent past, with a new visitor centre and associated development, and the RHS have plans for continued investment in the gardens

6.48 The Council will consider development proposals within each Special Policy Area in the context of an approved masterplan for each site.

STRATEGIC POLICY S8 – DELIVERING ECONOMIC GROWTH

The Council will make provision for flexible and market-responsive allocations of employment land which will allow further diversification of Chelmsford's economy, in particular nurturing the growing advanced manufacturing, life sciences and healthcare, financial services, creative industries, and research and development sectors. The Council will encourage links between business and the significant education sector in Chelmsford, in particular the roles of the two Universities as major economic catalysts for economic growth.

In determining planning applications for delivering economic growth the Council will assess development proposals against the following principles:

- **Priority will be given to the use of previously developed land in sustainable locations and also focusing new employment at locations well-served by existing or planned public transport provision**
- **Existing Employment Areas and Rural Employment Areas identified on the Policies Map will be safeguarded for employment uses, unless it can be demonstrated that there is no reasonable prospect of the allocated employment area being used for that purpose**
- **Support will be given to the sustainable growth and expansion of rural businesses**
- **Chelmsford City Centre and sites allocated for employment are the appropriate locations for large new office development, and**
- **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.**

Reasoned Justification

6.49 The economic vitality of Chelmsford and the success of its businesses are fundamental to improving the prosperity, skills and quality of life of existing and future residents. There is a need to ensure that Chelmsford's businesses thrive, innovate and can be even more productive. The Local Plan will ensure that Chelmsford fosters new economic growth, creates new local employment opportunities to meet forecast local needs and further supports Chelmsford's economic success. The overall approach will promote flexible employment floorspace providing opportunities to support a wide range of businesses including start-ups, growing businesses (e.g. through grow-on space) and larger companies. For the purposes of this policy, large new office development will be developments of 1,000sqm gross floorspace or above.

6.50 To maximise opportunities for economic growth and development, the Council is working closely with the South East Local Enterprise Partnership (SELEP), the Greater Essex Business Board (GEBB) and more locally through the Chelmsford Business Board. The Council's Economic Strategy and Employment Land Review provides the local evidence to support the relevant Local Plan policies.

6.51 The new employment growth allocations will ensure a flexible rolling supply of employment land over the Local Plan period. In order to support Chelmsford's economic diversity it is important to retain, where appropriate, existing designated employment areas in order to maintain supply and choice of employment floorspace. This includes the provision of essential ancillary facilities close to places of employment and rural employment development opportunities which have seen significant growth in recent years.

6.52 Existing employment areas will be protected through being designated as Employment Areas or Rural Employment Areas. The acceptable uses on these sites will vary depending on their function, context and planning history.

6.53 Other relevant policies of the Local Plan provide the criteria for the detailed implementation of economic growth. 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. Other policies also ensure that new employment developments will be of high quality design and incorporate sustainable design features.

STRATEGIC POLICY S9 – INFRASTRUCTURE REQUIREMENTS

Priorities for infrastructure provision or improvements are also contained within relevant Strategic Policies and Site Allocation policies.

New development must be supported by the provision of infrastructure, services and facilities that are identified as necessary to serve its needs.

Transport and Highways

New development must be supported by sustainable means of transport to serve its need including walking, cycling and public transport modes. New highway infrastructure should help reduce congestion, link new development and provide connections in the strategic road network. These include but are not limited to:

- **New Rail Station**
- **Chelmsford North East Bypass**
- **An additional new Radial Distributor Road 2 in North East Chelmsford**
- **New access road to Broomfield Hospital**
- **Safeguard land for the expansion of Chelmer Valley and Sandon Park and Ride sites**

- **Additional Park and Ride facilities will be provided in West Chelmsford and North East Chelmsford within the broad locations shown on the Policies Map**
- **Improvements to the Army and Navy Junction**
- **Improvements to A130 (Essex Regiment Way) and A131**
- **Junction improvements on the A12 and other main roads to reduce congestion**
- **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**
- **Multi-user crossings across the B1012 in South Woodham Ferrers which may include a bridge or underpass**
- **New and improved cycling and walking routes both within development sites and to provide connections to centres and hubs of activity such as transport nodes, City, Town and Neighbourhood Centres, strategic areas of recreation and employment areas**
- **Bus Priority schemes and rapid transit measures**
- **Improvements to inter-urban public transport**
- **Transport links between new neighbourhoods and Chelmsford City Centre and employment areas**
- **Improved road infrastructure aimed at reducing congestion and providing more reliable journey times.**

Flood Risk Management

New development must be safe from all types of flooding and suitable strategic and site level measures will need to provide appropriate flood risk management. These include but are not limited to:

- **Strategic flood defence measures on the Rivers Can and Wid to protect existing development in Chelmsford City Centre**
- **Local flood mitigation measures within or as part of development sites including the use of SuDS.**

Community Facilities

Infrastructure necessary to support new development must provide a range of community infrastructure to ensure that it is served by the essential education, health and community services and facilities. These include but are not limited to:

- **Early years, primary and secondary, and tertiary education provision**
- **Essential primary, acute and community healthcare provision**
- **Health and wellbeing facilities and measures**
- **Sport, leisure and recreational facilities**
- **Community buildings and space**

- **Cultural facilities and public art**
- **Emergency services infrastructure**
- **Municipal waste/recycling facilities.**

Green Infrastructure and Natural Environment

Infrastructure necessary to support new development must provide or contribute towards ensuring a range of green and natural infrastructure, net gain in biodiversity and public realm improvements. These include but are not limited to:

- **Provision of a wide range of open space within development sites to meet amenity, recreational and functional needs**
- **To contribute towards a multifunctional network of green infrastructure and to enhance biodiversity**
- **Provision of new public realm and enhancements at key centres of activity**
- **Contributions towards recreation disturbance avoidance and mitigation measures for European designated sites as identified in the Essex Recreational disturbance Avoidance and Mitigation Strategy.**

Historic Environment

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.

Utilities

Infrastructure necessary to support new development must include appropriate utility infrastructure. This includes but is not limited to:

- **Utility infrastructure including electricity and gas distribution and supply, water supply, foul drainage and waste water treatment, telecommunications and superfast broadband**
- **Opportunities for appropriate renewable, low carbon or district-scale energy production.**

Reasoned Justification

6.54 New development can place additional demand upon existing infrastructure and services including the local and strategic transport network, healthcare, open spaces and education provision. These will be identified by the relevant infrastructure provider for example Essex County Council as Highways and Education Authority and NHS England and the Mid-Essex Clinical Commissioning Group as healthcare providers. Some existing infrastructure in Chelmsford has little or no spare capacity to cope with population growth and new development. Therefore new development proposals

must contribute to improvements in infrastructure capacity to cater for the additional needs they generate. Infrastructure improvements can be in the form of new, co-located or expanded facilities. The Council's Infrastructure Delivery Plan (IDP) sits alongside the Local Plan. This assesses the current status of infrastructure across Chelmsford and identifies what new infrastructure investment is required to support the Local Plan growth, when it is needed, and funding sources.

6.55 The Council will work with local landowners and partners to bring forward the infrastructure required to facilitate the development set out within the Local Plan.

6.56 The Council is cooperating with broadband infrastructure providers and Essex 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.

6.57 Policy S10 outlines how the delivery of infrastructure will be secured for example, by planning condition and/or planning obligation, or through other infrastructure funding sources. The scale and type of new development will affect the infrastructure, services and facilities required to serve the needs arising from it.

6.58 Residential developments proposed within the Local Plan have the potential to result in a significant increase in recreational disturbance to the Essex Estuaries Special Area of Conservation (SAC) and Crouch and Roach Estuaries Special Protection Areas (SPA). Measures required to mitigate the impacts of recreational disturbance on European Sites will be delivered as detailed in the Essex Coast Recreational disturbance Avoidance and Mitigation Strategy (RAMS). Any residential development that is likely to affect the integrity of European Sites, will be required to either contribute towards mitigation measures identified in the RAMS (or subsequent Supplementary Planning Document) or, in exceptional circumstances, identify and implement bespoke mitigation measures to ensure compliance with the Habitats Regulations. Where appropriate, mitigation identified through the RAMS needs to be in place prior to occupancy of new developments.

Transport and Highways Infrastructure

6.59 The preferred route for the Chelmsford North East Bypass and the new 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.

6.60 New development will inevitably create demand for additional road, cycle and rail use and therefore a need for new and upgraded transport infrastructure. Planned growth allocated within the Local Plan will provide the opportunity to address future transport infrastructure needs.

6.61 Given high levels of commuting, the relative prosperity of Chelmsford and ongoing demand for services and facilities, transport infrastructure is already under pressure. A significant change in how people make their journeys towards more sustainable travel choices is necessary. The Local Plan seeks to improve transport infrastructure and ensure that new development is accessible by

sustainable forms of transport. All major development should also follow the modal hierarchy by providing access as set out in the Spatial Principles.

6.62 A new rail station in north east Chelmsford will improve rail infrastructure from the mid 2020s onwards. Measures designed to encourage people to make other sustainable travel choices such as better public transport provision, car clubs, electric vehicle charging points and provision of cycle and walking routes will also be required to achieve such a change. The use of Travel Plans and Transport Assessments will help identify specific interventions. 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 Assessments/Statements as part of future planning applications. These will be required to consider the transport implications and mitigation measures where necessary in the adjoining Maldon, Basildon and Rochford Districts in respect to the Strategic Site Allocation at South Woodham Ferrers.

6.63 A number of transport improvement schemes are proposed across Chelmsford, which will help relieve congestion or provide connections to new developments. The Local Plan safeguards or allocates suitable land for these schemes which are in addition to strategic highway improvements including on the A12 and A120.

6.64 Essex County Council has proposed a Chelmsford North East Bypass between Boreham Interchange on the A12 and Deres Bridge junction on the A131 just south of Great Leighs. The bypass would close the gap in Essex's strategic road network, alleviate congestion and shorten journey times over a wide area, helping ease congestion and reducing journey times in and around Chelmsford.

6.65 A number of consultations led to a preferred route being safeguarded through the 2008 Core Strategy. Essex County Council has reviewed the scheme and is proposing an updated safeguarded area for allocation in the Local Plan, making sure there is enough space for the scheme and that no land is safeguarded unnecessarily. This does not alter the previously agreed route for the bypass, but it will ensure the bypass can be built, connected to the local road network, and provide land for environmental mitigation. The updated safeguarded area is shown on the Policies Map.

6.66 Route-based strategies are prepared and delivered by Essex County Council for strategic road corridors, in consultation with local authorities. Route-based strategies currently being prepared in Mid and North Essex for delivery post 2018/19 include A131 - Chelmsford to Braintree; A131 Braintree to Sudbury, and A132 South Woodham Ferrers. Their key objective is to identify options that will support economic growth.

6.67 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 and awarded £218m to be directed to the delivery of the Chelmsford North East Bypass and rail station.

6.68 Essex County Council's vision is for Chelmsford's transport system to become 'best in class' offering enhanced connectivity and access to opportunities for residents, commuters, visitors and businesses to support the sustainable economic growth of the City. The overarching approach of Essex County Council is to develop three strategic zonal focuses (see Table 3 below):

Table 3 : Strategic Zonal Focuses

Zone	Aim
Outer	• Remove as much traffic as possible from the outskirts of the City and beyond • Utilise the existing and potential future Park and Rides (Park and Ride Strategy) • Encourage rail use to access Chelmsford (Rail Strategy) • Efficient utilisation of the strategic route network to direct people onto the most appropriate routes into the City Centre (Network Management Strategy)
Mid	• Encourage trips originating within Chelmsford to be made by sustainable modes (Bus Strategy and Cycling Strategy)
Central	• Improve the pedestrian environment for walking trips and shoppers and visitors (Public Realm Strategy and Walking Strategy) • Utilise the network to its best advantage by directing trips onto the most appropriate route (Network Management Strategy) • Direct the remaining car trips to the most appropriate car park (working with Chelmsford City Council)

STRATEGIC POLICY S10 – SECURING INFRASTRUCTURE AND IMPACT MITIGATION

Infrastructure must be provided in a timely and, where appropriate, phased manner to serve the occupants and users of the development.

Permission will only be granted if it can be demonstrated that there is sufficient appropriate infrastructure capacity to support the development or that such capacity will be delivered by the proposal. It must further be demonstrated that such capacity as is required will prove sustainable over time both in physical and financial terms.

Where a development proposal requires additional infrastructure capacity, to be deemed acceptable, mitigation measures must be agreed with the Local Planning Authority and the appropriate infrastructure provider. Such measures may include (not exclusively):

- **Financial contributions towards new or expanded facilities and the maintenance thereof**
- **On-site provision (which may include building works)**
- **Off-site capacity improvement works, and/or**
- **The provision of land.**

Infrastructure will be secured through the use of planning condition and/or planning obligation and/or financial contributions through the Community Infrastructure Levy or its successor.

Developers and land owners must work positively with the Council, neighbouring Local Planning Authorities and other infrastructure providers throughout the planning process to ensure that the cumulative impact of development is considered and then mitigated, at the appropriate time, in line with adopted policies and published guidance.

In negotiating planning obligations, the Council will take into account local and strategic infrastructure needs and financial viability. The Council will ensure that the cumulative impact of planning policy, standards and infrastructure requirements do not render the sites and development identified in the Local Plan unviable and therefore undeliverable.

Reasoned Justification

6.69 The new housing, employment and other development proposed in the Local Plan will increase demands on physical infrastructure such as roads and sewers, social infrastructure such as health and education facilities, and green infrastructure such as open spaces. The Council will work with partners

such as the Highways Authority, Highways England, the Local Education Authority, the Environment Agency, utility companies, Mid Essex Clinical Commissioning Group, and Sport England to bring forward the necessary infrastructure that is required in order to deliver the Spatial Strategy.

6.70 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, bridleways and highways; public transport; drainage, SuDs and flood protection; waste recycling facilities; education and childcare; healthcare; sports, leisure and recreation facilities; community and social facilities; cultural facilities, including public art; emergency services; green infrastructure; open space; affordable housing; live/work units and lifetime homes; broadband; and facilities for specific sections of the community such as youth or the elderly.

6.71 It should be recognised that infrastructure improvements may be provided in various ways including new infrastructure, improvements to existing facilities/services or as co-located or expanded services/facilities. In particular co-located facilities are likely to become a growing trend where there is limited funding available and, in more urban locations such as central Chelmsford, a lack of land to provide all the requirements individually. When infrastructure cannot be provided within, or is not appropriate to be located on, the development site itself, developers will be expected to make a contribution to the cost to provide the infrastructure elsewhere.

6.72 In negotiating planning obligations, the Council will require a fully transparent open book viability assessment to demonstrate full mitigation cannot be afforded and that all possible steps have been taken to minimise the residual level of unmitigated impacts. Developers may be required to enter into obligations that provide for appropriate additional mitigation in the event that viability improves prior to completion of the development.

6.73 Some infrastructure providers will fund and deliver infrastructure themselves. Other infrastructure will be funded by developers and landowners, secured by planning obligations or the Community Infrastructure Levy (CIL) or its successor as part of the planning permission. On-site infrastructure provision will usually be secured by planning conditions or legal agreements. Off-site provision will usually be secured by legal agreements and through other financial contributions.

6.74 The Council will work with infrastructure providers through the CIL and planning obligations to facilitate the timely provision of infrastructure needed to support development. This may involve suitable phasing of development in order to ensure that essential infrastructure is in place when needed. The CIL funds from developments within Chelmsford may be pooled, allowing the forward-funding of vital infrastructure required to support a particular development. The Council will pass a proportion of CIL receipts to Parish/Town Councils in line with legislation and local policy. The Government is currently considering changes to CIL and it may be that contributions are secured under other provisions in the future.

6.75 The site allocation policies in the Local Plan identify infrastructure needed to support new developments. The Council will require masterplans for larger development sites to provide an indicative development layout, phasing and implementation plan and to help ensure the timely delivery of infrastructure.

6.76 The Council has prepared an Infrastructure Delivery Plan (IDP) to inform the Local Plan. This sits alongside the Local Plan and identifies the main items of infrastructure needed to support the planned development and more detail about its phasing, costing and delivery. The site allocation policies also identify key pieces of site specific infrastructure needed to support the development. As part of this process the Council will ensure that the impact of the Local Plan policies and financial contributions on development viability ensure the growth aspirations can be delivered alongside developer contributions to help fund infrastructure improvements.

6.77 In addition to developer funding, where necessary, the Council will collaborate with partners to lobby central Government and funding partners for additional funding sources for key large strategic infrastructure projects such as the new rail station.

6.78 Applicants should consult the Council's Planning Obligations Supplementary Planning Document for more guidance. Essex County Council's Developer's Guide to Infrastructure Contributions sets out ECC's standards for the receipt of relevant infrastructure funding.

STRATEGIC POLICY S11 – THE ROLE OF THE COUNTRYSIDE

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:

A) Green Belt

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.

B) Green Wedge

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.

C) Rural Area

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 character and beauty.

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.

Reasoned Justification

6.79 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.

6.80 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.

6.81 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.

6.82 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 as having distinctive landscape qualities and an important multifunctional role. These areas are locally designated as the Green Wedge.

6.83 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 designation within the river valleys reflects this multi-faceted green network.

6.84 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.

6.85 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.

6.86 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 are within the countryside.

STRATEGIC POLICY S12 – ROLE OF CITY, TOWN AND NEIGHBOURHOOD CENTRES

The Council will promote through its planning policies and proposals, the continued strengthening of the following Designated Centres in their varied roles and functions to positively contribute towards the viability, vitality, character and structure of these centres. New main Town Centre uses and development will be directed to the appropriate Designated Centres as set out below.

Chelmsford City Centre

Chelmsford and in particular the City Centre will be the main focus for shopping, major employment, civic and administrative functions, arts, culture and leisure and a centre of excellence for education and healthcare. Major new retail, office, leisure and cultural facilities will be directed to reinforce Chelmsford's regional role as 'Capital of Essex'. The City Centre is defined on the Policies Map.

Within the City Centre there is an area where retail development is concentrated. This Primary Shopping Area contains all the Primary Frontages and closely related Secondary Frontages. The Primary Shopping Area and frontages are defined on the Policies Map.

South Woodham Ferrers Town Centre

South Woodham Ferrers Town Centre will be a focus for shopping, business, education, and leisure. The Town Centre will continue to provide an important role for the residents of South Woodham Ferrers and the surrounding area.

Within the Town Centre there is an area where retail development is concentrated. This Primary Shopping Area contains all the Primary Frontages and closely related Secondary Frontages. The Primary Shopping Area and frontages are defined on the Policies Map.

Principal Neighbourhood Centres

The larger neighbourhood centres will be a focus of more localised retail, commercial and community facilities and services that reduce the need to travel and contribute towards more sustainable and neighbourhood-scale living. These larger neighbourhood centres and their frontages are defined on the Policies Map as Principal Neighbourhood Centres.

Local Neighbourhood Centres

Smaller Local Neighbourhood Centres play an important retail, business and community role, especially in areas more remote from the larger centres. The frontages within the Local Neighbourhood Centres are defined on the Policies Map.

Retail development outside Designated Centres

Retail proposals above 500sqm gross floorspace outside of Designated Centres will be required to undertake an impact assessment.

Reasoned Justification

6.87 The NPPF requires that centres are designated and placed in a hierarchy which are defined in Local Plans. The NPPF defines main town centre uses as being retail development (including warehouse clubs and factory outlet centres); leisure, entertainment facilities and the more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, night-clubs, casinos, health and fitness centres, indoor bowling centres, and bingo halls); offices; and arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities).

6.88 Chelmsford City Centre is by far the largest centre in the Council's administrative area, and as such provides a range of functions, services and facilities. The primary shopping area in Chelmsford has recently seen a significant expansion through the development of the Bond Street centre on former car parks to the east of the High Street comprising 27,900sqm of new retail and leisure floorspace. The Chelmsford Retail Capacity Study 2015 does not consider it necessary for the Local Plan to include provision for additional comparison goods floorspace in Chelmsford. However, the study does indicate a need for 11,500sqm of food retail floorspace in Chelmsford in the Local Plan period.

6.89 South Woodham Ferrers is the second largest settlement in Chelmsford and its town centre performs an important role providing more local services and facilities. The Retail Capacity Study also shows the need for 1,900sqm of food retail floorspace at South Woodham Ferrers. Planning permission has been granted for a new 4,180sqm supermarket on a site to the north of South Woodham Ferrers which has been reflected in the Local Plan. As this permission has been implemented this accommodates the identified need and therefore there is no need to allocate any further site in South Woodham Ferrers for food retail.

6.90 The Principal Neighbourhood Centres have been identified as they provide a wider mix of services and facilities such as retail, commercial and community uses and tend to have a wider catchment. The Principal Neighbourhood Centres are:

- The Vineyards, Great Baddow, Chelmsford
- Gloucester Avenue, Moulsham Lodge, Chelmsford
- Dickens Place, Newlands Spring, Chelmsford
- Village Centre, Chelmer Village, Springfield, Chelmsford
- Beaulieu Neighbourhood Centre, North East Chelmsford.

6.91 Local Neighbourhood Centres will often be a small parade of shops providing local convenience shopping and services.

6.92 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 2,500sqm.

6.93 The Chelmsford Retail Capacity Study 2015 found that retail developments of less than the default national threshold of 2,500sqm 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 500sqm gross threshold should apply across the whole of the Council's administrative area (for proposals in edge and out of centre locations).

6.94 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 designated centres, particularly those which are anchored by an existing foodstore. Therefore, a 500sqm gross threshold is also applied to development proposals for convenience goods floorspace over this amount in edge and out of centre locations.

6.95 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.

6.96 Development proposals below the 500sqm gross threshold will still need to comply with the other requirements of national policy, in particular the sequential approach.

STRATEGIC POLICY S13 – MONITORING AND REVIEW

The Council will monitor the implementation of the policies and proposals of the Local Plan using the key indicators and targets set out in the Local Plan Monitoring Framework. A full or focused formal review of the Local Plan will commence two years after its adoption.

Reasoned Justification

6.97 There is a need to ensure that the Local Plan's policies and proposals are effective in delivering the objectives of the Local Plan and maintain a sufficient supply of housing sites to meet need. The Council will produce an annual Authority Monitoring Report (AMR) to measure the overall effectiveness of the Local Plan and a Housing Implementation Strategy to set out how a five-year supply of housing land will be maintained.

6.98 The Council will review the Local Plan every five years. On the basis that it takes around three years to formally complete this process, a formal review, including a formal Regulation 18 consultation, will commence two years after the adoption of the Local Plan. This is envisaged to be in 2022.

7- Where will development growth be focused?

7.1 To implement the Spatial Strategy, new development will be directed to sustainable locations within the three Growth Areas - (1) Central and Urban Chelmsford, (2) North Chelmsford, (3) South and East Chelmsford, and will be supported by necessary infrastructure including health and education facilities, new roads and sewers and green infrastructure, such as open spaces. This will ensure the future success of Chelmsford as a great place to live, work, visit and invest in.

7.2 This section provides the site policies for delivering the Spatial Strategy. The sites that are allocated for development in the three Growth Areas vary in scale and type and are categorised as shown in Table 4 below.

Table 4 : Types of Site Allocations

Site Type	Threshold	Commentary
Strategic Growth Sites	Housing and/or mixed use sites for 100 or more new homes	These include both previously developed and greenfield sites
Growth Sites	Residential sites of less than 100 new homes	Smaller previously developed, or other small sites
Employment Sites	No threshold	Employment uses for Use Class B1, B2 and B8

7.3 The site policies are set out in the sections dealing with each Growth Area with a policy for each site allocation. These policies set out the amount and type of development expected to be provided within each of the site allocations. They also set out what specific supporting infrastructure and other requirements are needed for each site. In most cases the Council expects the amount of new homes stated in residential site policy allocations to be a minimum. This will ensure an adequate supply of land is allocated for residential development to meet local needs and is supported by the Local Plan evidence base.

7.4 Each site policy contains the key requirements for that site and the 'Reasoned Justification' which follows sets out the detail of those requirements.

7.5 In addition, the Strategic Policies S1 to S13 and the more detailed policies found in Section 8 and 9 apply to all sites.

7.6 Within each Growth Area, site policies for the new Local Plan allocations appear first, followed by site policies for the 'Special Policy Areas'. These cover specific existing facilities or institutions which are in locations were development would otherwise be constrained.

Growth Area 1 - Central and Urban Chelmsford

7.7 Collectively the site allocations in this Growth Area will improve and enhance public access into the Green Wedge and provide opportunities for sustainable travel (including cycling and walking) linking the new sites to the City Centre's services and facilities. This provides sustainable locations for new development. The site allocations will further deliver a number of benefits to the local area including a new Country Park, city greening, new employment, new primary schools, early years and childcare provision, enhanced bus services, unlock access into the Sandford Mill Special Policy Area, a new Park and Ride to serve the south and west road corridors into the City and improvements to the Army and Navy junctions.

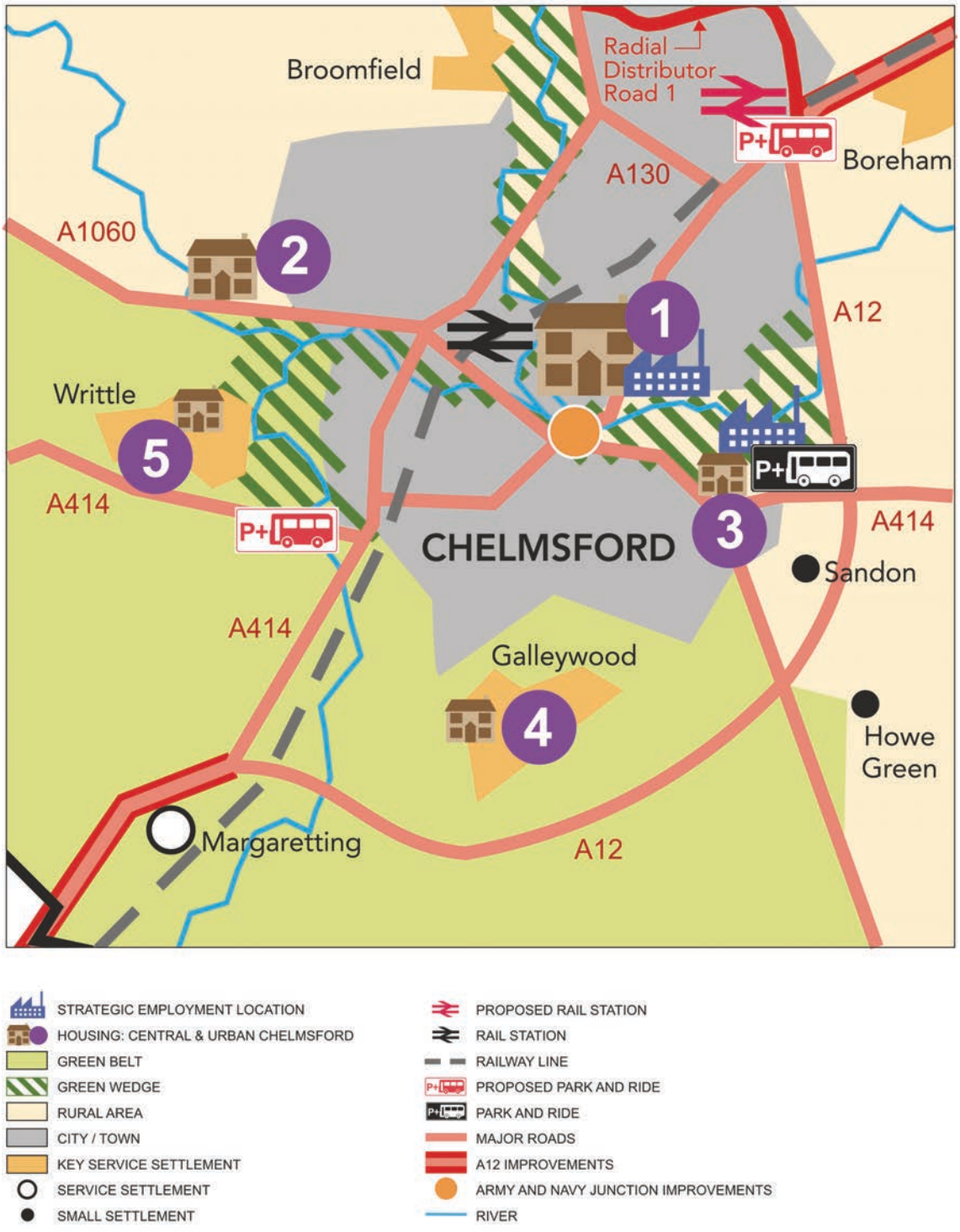
7.8 This Growth Area will accommodate around 3,600 new homes, 9,000sqm of office and business, and 11,500sqm of convenience retail over the Local Plan period. New development will be focused on previously developed land within Chelmsford to meet the Council's objectives for strengthening and expanding the City as a major residential, employment and retail centre.

7.9 The main new development growth will be focused on a number of sites in and around Chelmsford's existing Urban Area. Location 1 (as shown in Figure 9) is made up of allocations in the Urban Area which comprises sites 1a-1v. The largest of these sites and a key driver for City Centre regeneration is Chelmer Waterside (Strategic Growth Site 1a). This will deliver a significant amount of new growth and contribute to the continued urban renaissance of the City Centre.

7.10 In addition, there will be greenfield landscape-led residential developments. In West Chelmsford (Location 2) there is a single allocation. In East Chelmsford (Location 3) there are four allocations. These will provide integrated sustainable new residential-led neighbourhoods and a new high-quality business park in East Chelmsford (Site 3b). Provision is also made for 5 Travelling Showpeople plots.

7.11 In addition, smaller development at two sustainable Key Service Settlements of Galleywood and Writtle will provide 13 homes and 25 homes respectively, alongside opportunities to contribute towards and enhance existing facilities and services of the villages.

Figure 9 : Growth Area 1 - Central and Urban Chelmsford



Location 1 - Chelmsford Urban Area

7.12 Sites in the City Centre and Urban Area make the best and most efficient use of previously developed land. They are often vacant or underused areas where there is an opportunity for more significant development and change to support sustainable growth patterns. Development will be expected to unlock these areas, remove dereliction and contamination, continue City Centre regeneration, promote city greening and create high quality new developments that maximise the opportunities for sustainable travel.

STRATEGIC GROWTH SITE POLICY 1a – CHELMER WATERSIDE

To the east of the City Centre is Chelmsford's largest previously developed opportunity area in a river landscape setting fronting the River Chelmer and the Chelmer and Blackwater Navigation. Development proposals will accord with a masterplan approved by the Council to provide:

Amount and type of development:

Strategic Growth Site Policy 1a comprises six sites (CW1a to CW1f) with a potential total residential capacity of around 1,100 new homes, including affordable housing, along with an element of non-residential development. Sites at Chelmer Waterside have been assessed individually and can come forward independently, as sites become available.

Site 1a - Chelmer Waterside Allocations	Number of homes	Main vehicular access
CW1a Former Gas Works	Around 250	Wharf Road
CW1b Peninsula	Around 420	Wharf Road
CW1c Lockside	Around 130	Navigation Road
CW1d Baddow Road Car Park and Land to the East of the Car Park	Around 190	Baddow Road
CW1e Travis Perkins	Around 75	Navigation Road
CW1f Navigation Road sites	Around 35	Navigation Road/Sandringham Place

Supporting on-site development:

- **New homes of a mixed size and type, including affordable housing**
- **Supporting commercial uses including B1a, the A Use Classes and Use Classes D1 and D2**
- **Improvements to Chelmer and Blackwater Navigation waterway infrastructure**
- **Site CW1a - Commercial interface with Primary Shopping Area and River Chelmer**
- **Site CW1a - Provide new or improved premises for water-based clubs**
- **Site CW1d - Re-provision of public car parking.**

Site masterplanning principles:

Movement and access

- **Development that maximises opportunities for sustainable travel**
- **New or improved pedestrian and cycle connections**
- **Provide a new vehicular access to serve the site**
- **Provide an operational car club for residents and businesses within the site area and beyond.**

Historic and natural environment

- **Preserve and where appropriate enhance the setting of designated and non-designated heritage assets**
- **Conserve and enhance biodiversity and avoid adverse effects on the Chelmer Valley Riverside and Chelmsford Watermeadows Local Wildlife Sites**
- **Undertake a pre-application Archaeological Assessment**
- **Provide suitable SuDS and flood risk management**

Design and layout

- **Layout which contributes towards the distinct identity of Chelmer Waterside and encourages use of the waterways and their environs**
- **Provide public art which contributes towards place creation**
- **Ensure layout maintains a generous waterside margin free of buildings to enable maintenance, waterway function and habitat connectivity, agreed on an individual site basis with the Local Planning Authority**
- **Ensure existing sites occupied by water users are incorporated or re-provided within development to support those functions and benefit the development and diversity of City Centre uses**

- **Layout to incorporate adequate tree planting and other green infrastructure to include natural flood risk and surface water management measures**
- **Maintain, enhance and create new landscaped site edges with a network of dense planting belts and buffers to mitigate the visual impact of the development, safeguard the historic environment, and provide suitable wildlife connections.**

Site infrastructure requirements:

- **Appropriate mitigation, compensation and enhancements to the local and strategic road network as required by the Local Highways Authority**
- **Sites CW1a – CW1e - Provide a new vehicular access to serve Strategic Growth Site 1a through proportionate contributions. Physical provision of the new vehicular access route shall be delivered through development of sites CW1a and/or CW1d (both currently Council owned sites)**
- **Site CW1f - Safeguard land for Springfield Road junction improvement**
- **Appropriate measures to promote and enhance sustainable modes of transport**
- **Provide, or make financial contributions, to facilitate, sustain and enhance car club facilities for residents and businesses within the site**
- **Provide, or make financial contributions to, new or enhanced sport, leisure and recreation facilities**
- **Financial contributions to early years, primary and secondary education provision, and community facilities including healthcare provision as required by the NHS/CCG**
- **Site CW1c - Land (circa 0.13 hectares) for a stand-alone early years and childcare nursery (Use Class D1).**
- **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 Habitats Regulations and Habitats Directive.**

Reasoned Justification

7.13 Chelmer Waterside comprises large areas of previously developed land between the River Chelmer and the Chelmer and Blackwater Navigation. These sites will deliver a significant amount of new growth and contribute to the continued urban renaissance of the City Centre. The sites have been grouped together as they provide an opportunity to complete the overall regeneration of this part of the City Centre. They will accommodate higher-density residential development and commercial uses making the most of the waterside setting.

7.14 This area is a past industrial landscape established around the waterways which were once used for transit of goods and raw materials. Development will be expected to deliver a comprehensive remediation strategy to address any outstanding historic contamination issues to enable development, which may include use of voids, membranes or capping if necessary.

7.15 Infrastructure required for this site is in addition to relevant requirements of Policy S9.

7.16 Affordable, self-build and custom-build, appropriately accessible and adaptable housing, and other types of specialist housing should be provided in accordance with the Council's policy requirements. Opportunities should be taken to include flexible units for integrated residential and commercial uses, to enhance sustainable and economic growth.

7.17 Good pedestrian and cycle connections are expected between Site 1a and nearby shops and bus stops in Navigation Road and Byron Road, the primary school at Trinity Road, the City Centre, water meadows and the Green Wedge. There should also be good connection between adjacent sites to create strong east-west links.

7.18 Springfield Road/Navigation Road junction must be improved to provide sufficient capacity to support initial development. Beyond initial development, there is a requirement for a new strategic access route to serve Chelmer Waterside linking with Wharf Road to reduce movements at the Springfield Road/Navigation Road junction. This must be physically provided as part of the comprehensive development of this area, but with proportionate financial contributions from CW1a – CW1e.

7.19 Residential travel plans will be required for developments to include a package of measures to ensure sustainable means of travel are available to all new residents, to promote the benefits of sustainable transport, reduce the need to travel, and encourage the use of non-car modes.

7.20 A car club can provide a viable alternative to car ownership. Chelmer Waterside is an ideal location for a car club given that it is within easy walking distance of the City Centre.

7.21 The sites making up Site 1a are highly-visible and prominent within local streetscape and wider townscape aspect. The development is an extension of the City Centre so must respect the character of Chelmsford, be sympathetic to the character and appearance of the Chelmer and Blackwater Navigation Conservation Area whilst establishing its own legible identity. There are also two Local Wildlife Sites in the area. Development shall make the most of the waterside setting, with buildings presenting active faces and uses to the water and where possible introducing water-related uses to fully integrate development areas and functional use of the water. Development should retain waterside margins of at least 10 metres to allow access for maintenance by the Environment Agency and facilitate access to the water in general. Wider margins will be encouraged on a site-by-site basis to allow leisure, water access and habitat connectivity.

7.22 Sites CW1a and CW1b contain high pressure gas transmission pipelines and CW1a contains a gas pressure reduction compound. These will significantly constrain the amount of development that can be placed on these areas. It is possible to relocate the gas pressure reduction compound and the high pressure gas pipelines to increase the site's capacity potential.

7.23 There is a large bore sewer running beneath sites CW1a and CW1c which will constrain the amount of development that can be placed on these areas as maintenance easements must be retained along the length of the pipeline.

7.24 Development may also need to safeguard a route for a potential access from the east to link to the City Centre road network, in consultation with Essex County Council.

7.25 Across Site 1a, owing to current and historic uses, contamination is highly likely, or known to be present. Development will be expected to deliver a remediation strategy to address any outstanding contamination on site to enable development.

7.26 The site may contain archaeological deposits which will need to be considered by future development proposals, through an archaeological evaluation.

7.27 Chelmer Waterside, the adjacent water meadows and the Chelmer and Blackwater Navigation all the way through to Heybridge Basin, have Conservation Area status. In addition, there are small parts of the allocated sites that fall within the Green Wedge. Development within these areas must ensure land use retains the integrity of the Conservation Area, and the Green Wedge and habitat is protected or enhanced, whilst sustainably utilising the opportunities to deliver City Centre development.

7.28 Strategic Growth Sites in the Urban Area will collectively need to deliver other forms of local infrastructure required to support growth. Financial contributions will be required to meet infrastructure needs generated by new development, including education, health, transport, access and sports/leisure facilities.

7.29 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.

STRATEGIC GROWTH SITE POLICY 1b – FORMER ST PETER'S COLLEGE, FOX CRESCENT

Land off Langton Avenue, formerly St Peter's College and playing fields, as shown on the Policies Map, is allocated for residential, specialist education uses, and community uses. Development proposals will accord with a masterplan approved by the Council to provide:

Amount and type of development

- **Around 185 new homes of a mixed size and type including affordable housing**
- **Two new special schools.**

Supporting on-site development:

- **Provision of linked publicly accessible open spaces, in line with local standards, for intensive recreation activities for sport, educational and diverse community use**
- **Equipped play provision for children and teenage users**
- **New or relocated community facilities to meet evidenced needs**
- **Integration of flexible workspace facilities.**

Site masterplanning principles:

Movement and access

- **Development that maximises opportunities for sustainable travel**
- **Main vehicle access will be from Fox Crescent**
- **Provide pedestrian and cycle connections**
- **New/improved vehicle access into the site.**

Design and layout

- **Adapt existing buildings for new uses where practicable, and reuse key elements that contribute to character**
- **Adaptable building types which offer opportunities for small workspaces**
- **Landscape focused on a public open space network**
- **Retention and enhancement of existing natural features to create distinctive landscape character.**

Site infrastructure requirements:

- **Appropriate mitigation, compensation and enhancements to the local and strategic road network as required by the Local Highways Authority**
- **Land (circa 2.5 hectares) for two new special schools (Use Class D1) in line with Local Education Authority requirements**
- **Financial contributions to early years, primary and secondary education provision, and community facilities including healthcare provision as required by the NHS/CCG**
- **Provide rationalised/retained formal/informal open space**
- **Provide a play area with particular emphasis on children and teenage users**

- **Provide, or make financial contributions to new or enhanced sport, leisure and recreation facilities**
- **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 Habitats Regulations and Habitats Directive.**

Reasoned Justification

7.30 The former St Peter's College is in the Melbourne area of Chelmsford, located north west of the City Centre. The neighbourhood is focused on Melbourne Avenue shops, health facilities and local services. The opportunity is for around 185 new homes between 2021 and 2025, along with new specialist education uses and other community facilities to bring significant benefits not only to the site's residents but the wider community.

7.31 Infrastructure required for this site is in addition to relevant requirements of Policy S9.

7.32 The development should provide a mix of size and types of homes. Affordable, self-build and custom-build, appropriately accessible and adaptable housing, and other types of specialist housing should be provided in accordance with the Council's policy requirements. Opportunities should be taken to include flexible units for integrated residential and commercial uses, to enhance sustainable and economic growth.

7.33 Land at the southern part of the allocated site will be required by the Local Education Authority for provision of two new special schools for age 7-16 pupils, one for autistic spectrum condition, and one for social, emotional and mental health needs. The schools will be funded by the Education and Skills Funding Agency, and Essex County Council.

7.34 The site contains open space comprising former school playing fields, as shown on the Policies Map. Notwithstanding the provisions of Policy DM21 a commuted sum will be secured in lieu of the loss of any open space, as agreed with the County Council which owns 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.

7.35 An evidence-based study should be provided to show how existing open space and play deficiencies in the locality can be remedied, and how the needs generated by development on site will be accommodated, with the advice of Sport England. Development is expected to provide a number of linked open spaces for different uses, which will define the character of the area, and which could include formal or informal sports areas, semi-natural green space, play areas and community gardens. Natural features, such as existing trees, hedges and a pond, shall be used to shape spaces and contribute to character.

7.36 Development will need to provide enhanced and new pedestrian and cycle connections to all directions from the site including Melbourne Avenue, Hobart Close and Highfield Road, facilitating easy access to shops, community and sports facilities, as well as bus services and the existing pedestrian/cycle route network. A residential travel plan will be required to include a package of measures to ensure sustainable means of travel are available to all new residents, to promote the benefits of sustainable transport, reduce the need to travel, and encourage the use of non-car modes.

7.37 The Council would welcome the reuse of key built features on-site including the clock tower and entrance building/doorway. This would enable retention of a distinctive building in the area, and provide a lead for new character.

7.38 In addition, Strategic Growth Sites in the Urban Area will collectively need to deliver other forms of local infrastructure required to support growth. Provision of facilities, or financial contributions will be required, to meet infrastructure needs generated by new development, including education, health, transport, access and sports/leisure facilities.

7.39 The site is located within a Critical Drainage Area (CDA). This 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.

7.40 Development proposals must be progressed with the involvement of local community representatives, through collaborative working between the landowner, the Council and the community. The Council has adopted a Planning Brief to guide the future development of this site.

7.41 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.

STRATEGIC GROWTH SITE POLICY 1c – FORMER ROYAL MAIL PREMISES, VICTORIA ROAD

Land at the former Royal Mail premises in Victoria Road, as shown on the Policies Map, has potential for high quality residential development.

Amount and type of development:

- **Around 150 new homes of a mixed size and type including affordable housing**
- **Provision of a stand-alone early years and childcare nursery.**

Site development principles

Movement and access

- **Development that maximises opportunities for sustainable travel**
- **Main vehicle access will be from Regina Road or Victoria Road, incorporating improvements at the Regina Road/Victoria Road junction as required by the Local Highways Authority**
- **Widening of public footway along Victoria Road (minimum 3.5m)**
- **Provide pedestrian and cycle connections**
- **Provide a well connected internal road layout.**

Design and layout

- **Integration of flexible workspace facilities**
- **Effective measures to reduce the impact of the adjoining railway line on the amenity of residential development**
- **Provide public art which contributes towards place creation**
- **Design of open spaces and streets to incorporate adequate tree planting and other green infrastructure, natural flood risk and surface water management measures.**

Site infrastructure requirements:

- **Land (circa 0.13 hectares) for a stand-alone early years and childcare nursery (Use Class D1) and the total cost of physical scheme provision with delivery through the Local Education Authority**
- **Financial contributions to primary and secondary education provision, and community facilities including healthcare provision as required by the NHS/CCG**
- **Provide, or make financial contributions to, new or enhanced sport, leisure and recreation facilities**

- **Provide or make financial contributions to facilitate, sustain and enhance car club facilities for scheme occupiers**
- **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 Habitats Regulations and Habitats Directive.**

Reasoned Justification

7.42 The site lies close to Chelmsford City Centre, and the transport hub of railway and bus stations. As such, it is well located for a residential development of around 150 new homes between 2020 and 2022.

7.43 Infrastructure required for this site is in addition to relevant requirements of Policy S9.

7.44 The development should provide a mix of size and types of homes. Affordable, self-build and custom-build, appropriately accessible and adaptable housing, and other types of specialist housing should be provided in accordance with the Council's policy requirements. Opportunities should be taken to include flexible units for integrated residential and commercial uses, to enhance sustainable and economic growth.

7.45 Links should be made with pedestrian and cycle routes close to the site, particularly towards Anglia Ruskin University, the City Centre, the bus and railway stations, and the riverside pedestrian/cycle route network. A residential travel plan will be required to include a package of measures to ensure sustainable means of travel are available to all new residents, to promote the benefits of sustainable transport, reduce the need to travel, and encourage the use of non-car modes.

7.46 The site is highly visible and prominent within local streetscape and from the mainline railway approach to Chelmsford. The development is an extension of the City Centre, but the immediate area has a mixed character including the presence of early 20th Century two-storey homes on the opposite side of Victoria Road; the scale, massing and finer design attributes must remain appropriately sympathetic to that context. Practical design considerations, such as service yards, utility related plant, etc. must be effectively designed to sustain a high quality approach to streetscape. Where residential use meets the street, units must be designed to offer suitable privacy to those units without harm to the streetscene.

7.47 Strategic Growth Sites in the Urban Area will collectively need to deliver other forms of local infrastructure required to support growth. Financial contributions will be required to meet infrastructure needs generated by new development, including education, health, transport, access and sports/leisure facilities.

7.48 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.

STRATEGIC GROWTH SITE POLICY 1d – RIVERSIDE ICE AND LEISURE LAND, VICTORIA ROAD

The Riverside Ice and Leisure Centre was redeveloped during 2017-2019 to provide improved replacement facilities. As part of these proposals, the site as shown on the Policies Map has potential for residential, parking and commercial development.

Amount and type of development:

- **Around 125 new homes of a mixed size and type including affordable housing**
- **Food/drink and/or retail units**
- **Decked car parking.**

Supporting on-site development:

- **Enhanced pedestrian and cycle route links, including contributions towards improvements to Mallard Bridge**
- **Integration of flexible workspace facilities.**

Site development principles

Movement and access

- **Development that maximises opportunities for sustainable travel**
- **Main vehicle access will be from Waterloo Lane**
- **Provide pedestrian and cycle connections.**

Historic and natural environment

- **Preserve or enhance the character or appearance of the adjoining Chelmsford Central Conservation Area and its setting**
- **Generous waterside margin to enable maintenance, recreation and habitat connectivity.**

Design and layout

- **Ensure key public open spaces and routes are fronted by active and complementary uses at street level**
- **Ensure new development makes the most of the waterside location**
- **Provide public art which contributes towards place creation.**

Site infrastructure requirements:

- **Appropriate mitigation, compensation and enhancements to the local and strategic road network as required by the Local Highways Authority**
- **Financial contributions to primary and secondary education provision, and community facilities including healthcare provision as required by the NHS/CCG**
- **Provide, or make financial contributions to, new or enhanced sport, leisure and recreation facilities**
- **Provide or make financial contributions to facilitate, sustain and enhance car club facilities for scheme occupiers**
- **Financial contribution towards improvements to Mallard Bridge**
- **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 Habitats Regulations and Habitats Directive.**

Reasoned Justification

7.49 The site lies close to Chelmsford City Centre, and the transport hub of railway and bus stations. Redevelopment of the swimming pool site will release former leisure centre land and parking areas for development. It is well-located for a residential development of around 125 new homes between 2030 and 2035.

7.50 Infrastructure required for this site is in addition to relevant requirements of Policy S9.

7.51 The development should provide a mix of size and types of homes. Affordable, appropriately accessible and adaptable housing, and other types of specialist housing should be provided in accordance with the Council's policy requirements.

7.52 Ground floor non-residential uses in residential blocks will be encouraged to strengthen the life of the neighbourhood north of the main shopping area. This may include a wide range of business or community uses including food, drink and retail. These will be particularly appropriate in buildings facing public routes through the site. Opportunities should also be taken to include flexible units for integrated residential and commercial uses, to enhance sustainable and economic growth.

7.53 Proposals should include measures to rationalise existing public car parking on the site, which may be achieved by relocating existing parking provision. A residential travel plan will be required to include a package of measures to ensure sustainable means of travel are available to all new residents, to promote the benefits of sustainable transport, reduce the need to travel, and encourage the use of non-car modes. Provision or contributions to facilitate, sustain and enhance car club facilities for scheme occupiers will also be required. Provision of a car club will provide a viable alternative to car ownership and can reduce the need for land devoted to car parking.

7.54 Links should be made with pedestrian and cycle routes to/from the site and the University, City Centre, bus and railway stations and the wider cycle/footpath network. There are also opportunities to enhance access across the River Chelmer, including financial contributions to help secure improvements to the existing Mallard Bridge.

7.55 Practical design considerations, such as service yards, utility related plant, etc. must be effectively designed to sustain a high quality approach to streetscape. Where residential uses meet the street, units must be designed to offer suitable privacy to those units without harm to the streetscene – potentially through duplex residential or live-work units.

7.56 Although there are no heritage assets on the site, development should preserve or enhance the character or appearance of the adjoining Chelmsford Central Conservation Area and its setting.

7.57 The southern edge of the site faces the River Chelmer, and development should make the best use of the waterside setting, with buildings facing the water, across waterside margins of at least 10 metres which will allow access for maintenance by the Environment Agency (EA), recreation and habitat connectivity. Advice should be sought from the EA as to whether Environmental Permit Regulations will apply.

7.58 Strategic Growth Sites in the Urban Area will collectively need to deliver other forms of local infrastructure required to support growth. Financial contributions will be required to meet infrastructure needs generated by new development, including education, health, transport, access and sports/leisure facilities.

7.59 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.

STRATEGIC GROWTH SITE POLICY 1e – CIVIC CENTRE LAND, FAIRFIELD ROAD

Chelmsford Civic Centre land, as shown on the Policies Map, is suitable for city-scale residential development, with supporting commercial uses.

Amount and type of development:

- **Around 100 new homes of a mixed size and type including affordable housing.**

Supporting on-site development:

- **Parking for residential elements to be provided separately from public parking provision**
- **Integration of flexible workspace facilities.**

Site development principles

Movement and access

- **Development that maximises opportunities for sustainable travel**
- **Retained vehicular access from Coval Lane/Fairfield Road for Civic Centre operational uses, with potential access from Viaduct Road for residential uses**
- **Provide pedestrian and cycle connections.**

Historic and natural environment

- **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 and enhance the character or appearance of the West End Conservation Area and its setting.**

Design and layout

- **Layout to provide appropriate street frontage to Marconi Plaza, Coval Lane and Viaduct Road**
- **Opportunity for landmark buildings**
- **Enhanced landscaping to the site's boundary with Parkway**

- **Provide public art which contributes towards place creation.**

Site infrastructure requirements:

- **Appropriate mitigation, compensation and enhancements to the local and strategic road network as required by the Local Highways Authority**
- **Financial contributions to primary and secondary education provision, and community facilities including healthcare provision as required by the NHS/CCG**
- **Provide, or make financial contributions to, new or enhanced sport, leisure and recreation facilities**
- **Financial contribution to facilitate, sustain and enhance car club facilities for scheme occupiers.**
- **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 Habitats Regulations and Habitats Directive.**

Reasoned Justification

7.60 The site is located south of Duke Street adjacent to the City's transport hub of railway and bus stations, with excellent pedestrian and cycle links to the main shopping and business area, but also close to Central Park and with links to the wider area through the Green Wedge. This justifies intensive use of part of the site for City Centre living at a city scale (i.e. taller, higher-density buildings) for around 100 new homes between 2030 and 2035, while retaining the majority of public car parking on site.

7.61 Infrastructure required for this site is in addition to relevant requirements of Policy S9.

7.62 The development should provide a mix of size and type of homes. Affordable, appropriately accessible and adaptable housing, and other types of specialist housing should be provided in accordance with the Council's policy requirements.

7.63 This allocation focuses on residential development of an area currently used for Council staff and public surface car parking, with other existing land uses remaining on-site. There is also scope for alternative land uses across the wider site including cultural or entertainment uses, offices, specialist workspace or retail, to complement residential uses. Opportunities should also be taken to include flexible units for integrated residential and commercial uses, to enhance sustainable and economic growth.

7.64 Development on the wider site should 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 or appearance of the adjoining West End Conservation Area and its setting. The West End Conservation Area is on the Heritage at Risk Register in 2018. The Council will support development that provides opportunities to enhance the Conservation Area.

7.65 Provision of an improved pedestrian and cycle link is expected, linking Coval Lane to Fairfield Road, to safely accommodate people accessing the railway and bus stations from surrounding business and residential premises. Improved links shall also be facilitated under the railway viaduct to the subway entrance to Central Park, and to new development east of the railway line.

7.66 A residential travel plan will be required to include a package of measures to ensure sustainable means of travel are available to all new residents, to promote the benefits of sustainable transport, reduce the need to travel, and encourage the use of non-car modes. Provision or contributions to facilitate, sustain and enhance car club facilities for scheme occupiers will also be required. Provision of a car club will provide a viable alternative to car ownership and can reduce the need for land devoted to car parking.

7.67 Development is expected to include high-quality architecture responding to its prominent City location, with the potential for landmark buildings in key positions. Where appropriate, ground floor commercial uses in residential blocks will be encouraged to strengthen the commercial facilities around the transport hub. These will be particularly appropriate in buildings facing Marconi Plaza and public routes through the site.

7.68 Public realm improvements are expected, particularly to the southern edge of the site where it fronts Parkway, and to extend Marconi Plaza northwards along Fairfield Road to improve the theatre environs.

7.69 Strategic Growth Sites in the Urban Area will collectively need to deliver other forms of local infrastructure required to support growth. Financial contributions will be required to meet infrastructure needs generated by new development, including education, health, transport, access and sports/leisure facilities.

7.70 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.

STRATEGIC GROWTH SITE POLICY 1f – EASTWOOD HOUSE CAR PARK, GLEBE ROAD

Land adjacent to Eastwood House, Glebe Road, as shown on the Policies Map, is allocated for well-connected residential development.

Amount and type of development:

- **Around 100 new homes of a mixed size and type including affordable housing.**

Supporting on-site development:

- **Retain vehicular access to office building**
- **Sufficient parking for the office use should be retained to ensure future operations are not jeopardised by development of surface parking areas**
- **Integration of flexible workspace facilities.**

Site development principles

Movement and access

- **Development that maximises opportunities for sustainable travel**
- **Main vehicle access will be from Glebe Road**
- **Provide pedestrian and cycle connections.**

Historic and natural environment

- **Preserve or enhance the character or appearance of the adjoining West End Conservation Area and its setting.**

Design and layout

- **Create new built edges to Glebe Road and Marconi Road**
- **Enhance the setting of Eastwood House**
- **Landscape design incorporating tree planting, flood risk and surface water management.**

Site infrastructure requirements:

- **Appropriate mitigation, compensation and enhancements to the local and strategic road network as required by the Local Highways Authority**
- **Financial contributions to primary and secondary education provision, and community facilities including healthcare provision as required by the NHS/CCG**
- **Provide, or make financial contributions to, new or enhanced sport, leisure and recreation facilities**

- **Provide or make financial contributions to facilitate, sustain and enhance car club facilities for scheme occupiers**
- **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 Habitats Regulations and Habitats Directive.**

Reasoned Justification

7.71 Eastwood House is an office building with a large surface parking area and undercroft parking. The land being allocated is the surface parking area, which could accommodate around 100 homes between 2025 and 2030.

7.72 Infrastructure required for this site is in addition to relevant requirements of Policy S9.

7.73 The development should provide a mix of size and types of homes. Affordable, appropriately accessible and adaptable housing, and other types of accessible housing should be provided in accordance with the Council's policy requirements. Opportunities should be taken to include flexible units for integrated residential and commercial uses, to enhance sustainable and economic growth. There is also scope for alternative land uses across the wider site including cultural or entertainment uses.

7.74 The office building itself is designated as an Employment Area. Vehicular access will need to be retained for the office use and its undercroft parking. In addition, sufficient parking should be retained for the office use to ensure its future use is not compromised by lack of parking provision.

7.75 Development will be expected to deliver a remediation strategy to address any outstanding historic contamination issues on the site to enable development, which may include use of voids, membranes or capping if necessary.

7.76 The site is very close to the transport hub of bus and railway stations, Anglia Ruskin University, and the City Centre. Safe and convenient connections should be provided from the site into the pedestrian and cycle network to ensure sustainable access, including to the Marconi quarter and railway station to the south-east.

7.77 A residential travel plan will be required to include a package of measures to ensure sustainable means of travel are available to all new residents, to promote the benefits of sustainable transport, reduce the need to travel, and encourage the use of non-car modes.

7.78 Development is expected to include high-quality architecture responding to its prominent central City location. Opportunities to include attractive, flexible use units in the development will be encouraged to enable live/work use, which can provide small business premises in City Centre locations adding to sustainability of the developments and vitality of the local community.

7.79 Although there are no heritage assets on the site, development should preserve or enhance the character or appearance of the adjoining West End Conservation Area and its setting. The West End Conservation Area is on the Heritage at Risk Register in 2018. The Council will support development that provides opportunities to enhance the Conservation Area.

7.80 The setting of Eastwood House should be enhanced with suitable planting and landscaping to provide a separation between the office building and residential development. Landscaping may also provide an opportunity for surface water management solutions.

7.81 Strategic Growth Sites in the Urban Area will collectively need to deliver other forms of local infrastructure required to support growth. Financial contributions will be required to meet infrastructure needs generated by new development, including education, health, transport, access and sports/leisure facilities.

7.82 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.

Growth Sites in Chelmsford Urban Area

7.83 Growth Sites 1g to 1v share common features due to their central position in Location 1, and are all subject to Policy GR1 as well as infrastructure requirements in Policy S9. Additional policy requirements and phasing information are then listed in individual site-specific policies.

POLICY GR1 - GROWTH SITES IN CHELMSFORD URBAN AREA

Allocated Growth Sites in the City Centre and Chelmsford Urban Area are shown on the Policies Map.

Growth Sites 1g to 1v will be required to provide the following type of development and site infrastructure requirements, and take into consideration the site development principles. In addition, the relevant infrastructure requirements of Policy S9 also apply to these sites. Additional policy requirements and phasing information are then listed in individual site-specific policies. These new developments will be planned carefully using the following principles and with the use of Planning Briefs or Design Codes where appropriate.

Type of development:

- **New homes of a mixed size and type, including affordable housing, where applicable.**

Supporting on-site development:

- **Integration of proportionate workspace, employment and community facilities.**

Site development principles:

Movement and access

- **Development that maximises opportunities for sustainable travel**
- **Provide pedestrian and cycle connections**
- **Ensure good access to bus services and bus stops.**

Historic and natural environment

- **Conserve and where appropriate enhance designated and non-designated heritage assets and their settings**
- **Preserve or enhance the character or appearance of Conservation Areas.**

Design and layout

- **Ensure design and layout supports commercial function, where applicable.**

Site infrastructure requirements:

- **Appropriate mitigation, compensation and enhancements to the local and strategic road network as required by the Local Highways Authority**
- **Appropriate measures to promote and enhance sustainable modes of transport**
- **Provide, or make financial contributions to, new or enhanced sport, leisure and recreation facilities**
- **Financial contributions to early years, primary and secondary education provision, and community facilities including healthcare provision as required by the NHS/CCG**
- **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 Habitats Regulations and Habitats Directive.**

Reasoned Justification

7.84 Growth Sites are smaller sites which will accommodate less than 100 new houses, but which will collectively contribute to regeneration objectives and securing sustainable development. Policy GR1 sets out requirements for Growth Sites 1g to 1v. These sites share common features in that they make the best and most efficient use of previously developed land, are often vacant or underused areas where there is an opportunity for sustainable growth patterns, are in locations which will allow good connections with their local neighbourhoods and the City Centre, and will regenerate unused or underused previously developed land.

7.85 Infrastructure requirements for Growth Sites 1g to 1v are in addition to relevant requirements of Policy S9. Further site-specific policy and phasing information is set out in the site-specific policies which follow.

7.86 These sites have been allocated to create high quality, sustainable new developments, covering a capacity range from around 10 to around 90 homes. Exact site capacity will depend on site specific considerations including local context and appropriate scale. The Council will consider the use of Planning Briefs and Design Codes on Growth Sites where appropriate in line with Policy DM24.

7.87 Development should provide a mix of size and types of homes as listed in the site-specific policies which follow. Affordable, self-build and custom-build, appropriately accessible and adaptable housing, and other types of specialist housing should be provided in accordance with the Council's policy requirements.

7.88 Opportunities to include attractive, flexible use units in developments will be encouraged to enable employment or community uses. Where appropriate, live-work units should be provided to ensure developments are as sustainable as possible. Combining work and home in a single unit will help to reduce the need to travel, reduce traffic levels and related air quality impacts. It will also promote new economic development. Other uses may include retail, hotels, or cultural facilities.

7.89 Previously developed sites in the City Centre are often highly-visible and prominent within local streetscape or wider townscape aspect. New development is expected to complement Chelmsford's character and respect designated and non-designated heritage assets, but also create a distinctive sense of place and comfortable living environment through high-quality design, architecture and materials, excellent public realm, enhanced connectivity and contribution to townscape. Existing buildings and spaces which contribute to the character of an area should be retained and reused. Practical design considerations, such as service yards and utility related plant and sub-stations must be effectively integrated within the overall design.

7.90 Whilst sites within the Urban Area mostly benefit from better transport access, it will be necessary or desirable to enhance connections between the site and transport infrastructure, or the infrastructure itself, to meet growing demand. Residential travel plans may be required for developments to include a package of measures to ensure sustainable means of travel are available to all new residents, to promote the benefits of sustainable transport, reduce the need to travel, and encourage the use of non-car modes.

7.91 Allocated Growth Sites in the Urban Area will collectively need to deliver other forms of local infrastructure required to support growth. Financial contributions will be required to meet infrastructure needs generated by new development, including education, early years, health, transport, access and sports/leisure facilities.

7.92 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.

GROWTH SITE POLICY 1g – CHELMSFORD SOCIAL CLUB AND PRIVATE CAR PARK, SPRINGFIELD ROAD

Development will be permitted at this site subject to meeting the requirements of Policy GR1, and the following site-specific criteria:

- **Around 90 new homes**
- **Enhanced route links from Riverside Ice and Leisure to Springfield Road, including financial contributions towards improvements to Mallard Bridge**
- **Main vehicle access will be from Springfield Road**
- **Preserve and where appropriate enhance the setting of adjoining Grade II listed buildings at 73-75 and 80 Springfield Road**
- **Generous waterside margin to enable maintenance, recreation and habitat connectivity**
- **Ground floor active frontages for residential blocks where appropriate, fronting public routes**
- **New development making the most of the waterside location**
- **Potential to retain community use in new layout**
- **Safeguard land for Springfield Road junction improvement.**

GROWTH SITE POLICY 1h – ASHBY HOUSE CAR PARKS, NEW STREET

Development will be permitted at this site subject to meeting the requirements of Policy GR1, and the following site-specific criteria:

- **Around 80 new homes**
- **Main vehicle access from Brook Street**
- **Conserve and where appropriate enhance the setting of the locally listed Globe House and Marriage's Mill**
- **New built frontage to Brook Street**
- **Opportunity to extend Ashby House for residential use**
- **Avoid adverse impacts on the Chelmer Valley Local Nature Reserve**
- **Financial contributions towards improvements to Brook Street public realm.**

GROWTH SITE POLICY 1i – RECTORY LANE CAR PARK WEST

Development will be permitted at this site subject to meeting the requirements of Policy GR1, and the following site-specific criteria:

- **Around 75 new homes**
- **Potential for student accommodation, due to its proximity to Anglia Ruskin University**
- **Main vehicle access will be from Broomfield Road/Elms Drive**
- **Improved level pedestrian/cycle connection to two existing road crossing points to the south**
- **Conserve and where appropriate enhance the setting of the nearby locally listed King Edward VI School, and preserve or enhance the character or appearance of the adjoining John Keene Memorial Homes Conservation Area and its setting**
- **High quality architectural design to enhance the gateway location of the site**
- **Layout to retain some public parking provision**
- **Layout to respect neighbouring frontages on Elms Drive**
- **Enhanced landscaped edge to Broomfield Road, Parkway and Chelmer Valley Road.**

GROWTH SITE POLICY 1j – CAR PARK TO THE WEST OF COUNTY HOTEL, RAINSFORD ROAD

Development will be permitted at this site subject to meeting the requirements of Policy GR1, and the following site-specific criteria:

- **Around 45 new homes**
- **Main vehicle access will be from Rainsford Road**
- **Facilitate future access to adjoining County Hotel car park where it would benefit from inclusive design principles**
- **Safe pedestrian and cycle access to Rainsford Road**
- **Conserve and where appropriate enhance the setting of the nearby locally listed Trinity Methodist Church, and preserve or enhance the character or appearance of the adjoining West End Conservation Area which is on the Heritage at Risk Register in 2018**
- **Scale to respect the character and appearance of the West End Conservation Area and form a definitive edge to Parkway**
- **Layout to provide appropriate street frontage to both Parkway and Rainsford Road**

- Enhanced landscaping to the site's boundary with Parkway
- Financial contributions towards improvements to Rainsford Road public realm.

GROWTH SITE POLICY 1k – FORMER CHELMSFORD ELECTRICAL AND CAR WASH, BROOK STREET

Development will be permitted at this site subject to meeting the requirements of Policy GR1, and the following site-specific criteria:

- Around 40 new homes
- Provision of a 3.5m widened cycle/footway along the New Street frontage, in accordance with Local Highways Authority requirements
- Main vehicle access will be from Brook Street/New Street
- Preserve and where appropriate enhance the setting of the Grade II listed Marconi 1912 building, and conserve and where appropriate enhance the setting of the locally listed Globe House and Marriage's Mill
- Layout to provide appropriate street frontage to both New Street and Brook Street
- Ground floor non-residential uses and active frontages for residential blocks, fronting public routes
- Financial contributions towards improvements to Brook Street public realm.

GROWTH SITE POLICY 1l – BT TELEPHONE EXCHANGE, COTTAGE PLACE

Development will be permitted at this site subject to meeting the requirements of Policy GR1, and the following site-specific criteria:

- Around 30 new homes
- Financial contributions to improve Church Street/Cottage Place public realm
- Main vehicle access from Cottage Place
- Preserve and where appropriate enhance the setting of the nearby Grade II listed Imperial House and The Wheatsheaf, conserve and where appropriate enhance the setting of the locally listed Cathedral Court, and preserve or enhance the character or appearance of the adjoining Chelmsford Central Conservation Area
- Adaptation or redevelopment of existing buildings
- Consideration of security to remainder of BT premises building.

GROWTH SITE POLICY 1m – RECTORY LANE CAR PARK EAST

Development will be permitted at this site subject to meeting the requirements of Policy GR1, and the following site-specific criteria:

- **Around 25 new homes**
- **Potential for student accommodation, due to its proximity to Anglia Ruskin University**
- **Main vehicle access to be taken from Chelmer Valley Road**
- **Improved level pedestrian/cycle connection to existing road crossing point to the south**
- **Conserve and where appropriate enhance the setting of the adjacent locally listed Cemetery Gatehouse and Lodge on Rectory Lane**
- **Character and scale determined by adjacent residential development**
- **Layout shaped by utility easements**
- **Enhanced landscaped edge to Rectory Lane and Chelmer Valley Road.**

GROWTH SITE POLICY 1n – WATERHOUSE LANE DEPOT AND NURSERY

Development will be permitted at this site subject to meeting the requirements of Policy GR1, and the following site-specific criteria:

- **Around 20 new homes**
- **An accessible, alternative Parks Depot will need to be in place prior to development to allow continuity of service**
- **Main vehicle access will be from Waterhouse Lane**
- **Maintain wide grass verge and trees to Waterhouse Lane road frontage**
- **Development layout should ensure sensitive treatment to the allotments' boundary and the preservation of the setting of the nearby Grade II listed barn.**

GROWTH SITE POLICY 1o – CHURCH HALL SITE, WOODHALL ROAD

Development will be permitted at this site subject to meeting the requirements of Policy GR1, and the following site-specific criteria:

- **Around 19 new homes**
- **Main vehicle access will be from Woodhall Road**
- **Character and scale determined by adjacent residential development**
- **Development layout should respect neighbouring rear boundaries**
- **Drainage and flood risk management led by SuDs to address location in a Critical Drainage Area.**

GROWTH SITE POLICY 1p - BRITISH LEGION, NEW LONDON ROAD

Development will be permitted at this site subject to meeting the requirements of Policy GR1, and the following site-specific criteria:

- **Around 15 new homes**
- **Alternative provision of the community use should be secured prior to development**
- **Main vehicle access from New London Road**
- **Development should preserve or enhance the character 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**
- **Retain natural landscaping to enhance the setting.**

GROWTH SITE POLICY 1q – REAR OF 17 to 37 BEACH'S DRIVE

Development will be permitted at this site subject to meeting the requirements of Policy GR1, and the following site-specific criteria:

- **Around 14 new homes**
- **Main access will be from Beach's Drive**
- **Pedestrian and cycle access should be created into Admirals Park at the south-east of the site to connect to safe pedestrian/cycle routes to the City Centre to the east and wider countryside to the west**

- Character and scale determined by adjacent residential development
- Development layout should respect neighbouring rear boundaries.

GROWTH SITE POLICY 1r - GARAGE SITE, ST NAZAIRE ROAD

Development will be permitted at this site subject to meeting the requirements of Policy GR1, and the following site-specific criteria:

- Around 12 new homes
- Main vehicle access will be from St Nazaire Road
- New pedestrian link to the existing pedestrian/cycle route network
- Maintain the green setting and mature trees
- Enhanced built edge and frontage to existing footpath
- Development layout should maintain the privacy of existing adjacent homes
- Drainage and flood risk management led by SuDs to address location in a Critical Drainage Area.

GROWTH SITE POLICY 1s – GARAGE SITE AND LAND, MEDWAY CLOSE

Development will be permitted at this site subject to meeting the requirements of Policy GR1, and the following site-specific criteria:

- Around 10 new homes
- Improved main vehicle access will be from Medway Close
- Natural boundaries should be retained as an edge to development
- Character and scale determined by adjacent residential development
- Drainage and flood risk management led by SuDs to address partial location in a Critical Drainage Area.

GROWTH SITE POLICY 1t – CAR PARK R/O BELLAMY COURT, BROOMFIELD ROAD

Development will be permitted at this site subject to meeting the requirements of Policy GR1, and the following site-specific criteria:

- Around 10 new homes

- Main vehicle access will be from Broomfield Road
- Preserve and where appropriate enhance the setting of the Grade II listed Coval Hall to the west, and preserve or enhance the character or appearance of the adjoining West End Conservation Area and its setting.

GROWTH SITE POLICY 1u – RIVERMEAD, BISHOP HALL LANE

Development will be permitted at this site subject to meeting the requirements of Policy GR1, and the following site-specific criteria:

- Around 80 new homes of a mixed size and type, including affordable housing, where applicable
- New bridges to Anglia Ruskin University and Springfield Hall Park to the east for connections to pedestrian and cycle network, and improved pedestrian and cycle connection to Bishop Hall Lane
- Bridges to provide adequate headroom for boating activity
- New publicly accessible riverside areas
- Residential and/or business accommodation on north island
- Retain and improve business area on south island
- Preserve and where appropriate enhance the waterside character and the setting of the adjacent listed Mill House and pond
- Avoid adverse impacts on the Chelmer Valley Local Nature Reserve
- Layout guided by views from surrounding area
- Main vehicle access will be from Bishop Hall Lane
- Appropriate mitigation, compensation and enhancements to the local and strategic road network as required by the Local Highways Authority
- Financial contributions to supporting infrastructure, depending on uses
- 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 Habitats Regulations and Habitats Directive.

GROWTH SITE POLICY 1v – RAILWAY SIDINGS, BROOK STREET

Development will be permitted at this site subject to meeting the requirements of Policy GR1, and the following site-specific criteria:

- **Intensification of business or industrial use**
- **Improved pedestrian and cycle routes**
- **Avoid adverse impacts on the Chelmer Valley Local Nature Reserve**
- **Safeguarded access for minerals/aggregates rail freight area**
- **Financial contributions to improve Brook Street public realm**
- **Main vehicle access will be from Brook Street**
- **Appropriate mitigation, compensation and enhancements to the local and strategic road network as required by the Local Highways Authority**
- **Financial contributions to supporting infrastructure, depending on uses**
- **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 Habitats Regulations and Habitats Directive.**

Location 2 - West Chelmsford

STRATEGIC GROWTH SITE POLICY 2 – WEST CHELMSFORD

Land to the west of Chelmsford and north of Roxwell Road, as shown on the Policies Map, is allocated for a high-quality comprehensively-planned new sustainable neighbourhood that maximises opportunities for sustainable travel. Development proposals will accord with a masterplan approved by the Council to provide:

Amount and type of development:

- **Around 800 new homes of mixed size and type to include affordable housing**
- **Travelling Showpeople site for 5 serviced plots.**

Supporting on-site development:

- **Neighbourhood Centre**
- **Provision of a new primary school with co-located early years and childcare nursery**
- **Provision of new stand-alone early years and childcare nursery.**

Site masterplanning principles:

Movement and Access

- **Main vehicular access to the site will be from Roxwell Road (A1060)**
- **Provide pedestrian and cycle connections**
- **Provide a well-connected internal road layout which allows for bus priority measures**
- **Provide a new dedicated bus, cycle and pedestrian link into the existing Urban Area.**

Historic and Natural Environment

- **Mitigate the visual impact of the development**
- **Create a network of green infrastructure**
- **Provide suitable SuDs and flood risk management**
- **Ensure appropriate habitat mitigation and creation is provided**
- **Undertake an Archaeological Assessment.**

Design and Layout

- **Provide a coherent network of public open space, formal and informal sport, recreation and community space within the site.**

Site infrastructure requirements:

- **Land (circa 2.1 hectares) for a co-located primary school and early years and childcare nursery (Use Class D1) and the total cost of physical scheme provision with delivery through the Local Education Authority**
- **Land (circa 0.13 hectares) for a stand-alone early years and childcare nursery (Use Class D1) or contributions towards the cost of physical scheme provision with delivery through the Local Education Authority**
- **Appropriate improvements to the local and strategic road network as required by the Local Highways Authority**
- **Appropriate measures to promote and enhance sustainable modes of transport**
- **New and enhanced cycle routes, footpaths, Public Rights of Way and, where appropriate, bridleways**
- **Multi-user crossing of Roxwell Road**
- **Provide, or make financial contributions to, new or enhanced sport, leisure and recreation facilities**
- **Financial contributions to secondary education as required by the Local Education Authority and other community facilities such as healthcare provision as required by the NHS/CCG**
- **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 Habitats Regulations and Habitats Directive.**

Reasoned Justification

7.93 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.

7.94 This site is adjacent to Chelmsford Urban Area and in close proximity to a range of services and facilities in the City Centre and Melbourne. As such it represents an opportunity for a landscape-led development that maximises opportunities for travel by sustainable modes. It will provide a sustainable urban extension for around 800 homes expected to be delivered between 2021 and 2030. The development should provide a mix of size and types of homes. Affordable, self-build

and custom-build, appropriately accessible and adaptable housing, and other types of specialist housing should be provided in accordance with the Council's policy requirements.

7.95 Infrastructure required for this site is in addition to relevant requirements of Policy S9.

7.96 As this is a Strategic Growth Site and in order to achieve a mixed and balanced new community, a Travelling Showpeople site for 5 plots will be required within the Strategic Growth Site allocation. The location of these plots will be determined through the masterplanning process. This site will be serviced i.e. provided with services such as water, waste disposal and electricity. It is expected that 0.2 hectares per plot should be provided. Easy and convenient access to the site for heavy good vehicles is essential.

7.97 Although the development quantum and extent of the allocation is set out in the Local Plan, the site is located in the Parish of Writtle where an emerging Neighbourhood Plan is being prepared. It is envisaged that the Neighbourhood Plan will help to shape this site allocation. When their Neighbourhood Plan is made (approved), Writtle Parish Council will also receive 25% of the CIL receipt for this development and any other in its area, otherwise the rate will be 15%.

7.98 Given the scale of the development, a wide range of new community services and facilities including a new primary school, open spaces, recreation, sport and play facilities and neighbourhood centre are required. These services and facilities should be of an appropriate scale to serve the new communities and located where they will be easily accessible by walking, cycling and public transport to the majority of residents in the development. The neighbourhood centre will need to make provision for community facilities and health care, and a main unit for convenience food shopping not exceeding 500sqm gross floorspace.

7.99 The scale of development in this location will require a primary school with co-located 56 place early years and childcare nursery, as well as a further stand-alone 56 place nursery school. The developer will be expected to provide the land and costs towards the physical schemes provision with delivery through the Local Education Authority.

7.100 The development will take its main vehicular access from Roxwell Road and be expected to adequately mitigate its likely impacts on the performance of the local road and strategic road network including around Writtle village and the A1060 corridor into the City Centre. These will be expected to include appropriate improvements to the junctions of Roxwell Road/Chignal Road and Roxwell Road/Lordship Road.

7.101 Opportunities for sustainable transport modes should be maximised to create neighbourhoods where alternative forms of transport to the private car (walking, cycling and public transport) are prioritised. The Council will approve a sustainable transport-led masterplan that creates a place where walking, cycling and public transport is given priority over the private car. The development will provide good accessibility for bus services including a new bus link from Avon Road and bus priority measures within the site.

7.102 The development will be expected to improve connections for walking and cycling into and through the Green Wedge and to services and facilities that will serve the development in Melbourne, Writtle and the City Centre including schools, jobs, Writtle University College, shops and Chelmsford rail station. This should include cycleway connections into the Chignal Road cycle route and National Cycle Network 1, via Lawford Lane. The site is well located to provide access via these modes to the City Centre. The development will also be required to provide a safe multi-user crossing along Roxwell Road.

7.103 A site-wide travel plan will be expected to incorporate strategic measures which reduce the need to travel and encourage people to make sustainable travel choices. Household travel plans will tailor those strategies to households and will include limited-term access to subsidised bus services to all new residents, to promote the benefits of sustainable transport and secure a modal shift from the private car.

7.104 Layout should incorporate compensation measures for landscape impact from the development including lower dwelling densities, appropriate tree and hedge planting along countryside edges, and to protect important views into the site from the north and west. The design is also expected to ensure that the development achieves an attractive and well-planned gateway into Chelmsford. 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 the nearby Local Wildlife Site. For these reasons, the land to the west of the site is allocated for future recreation use/SuDS, 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.

7.105 The development is expected to promote the highest standards of design to ensure inclusive and high quality buildings and spaces. This shall include a comprehensive and coherent network of green infrastructure, formal and informal recreation and community spaces.

7.106 The site may contain archaeological deposits which will need to be considered by future development proposals, through an archaeological evaluation.

7.107 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.

Location 3 - East Chelmsford

7.108 This broad location for growth, as shown on the Key Diagram (Figure 8), comprises the following four Strategic Growth Sites:

- 3a: East Chelmsford – Manor Farm
- 3b: East Chelmsford – Land North of Maldon Road (Employment Site)
- 3c: East Chelmsford – Land South of Maldon Road
- 3d: East Chelmsford – Land North of Maldon Road (Residential Site)

STRATEGIC GROWTH SITE POLICY 3a – EAST CHELMSFORD – MANOR FARM

Land to the north of Great Baddow (Manor Farm) adjacent to Chelmsford's Urban Area as shown on the Policies Map, is allocated for a landscape-led, high-quality comprehensively-planned new sustainable neighbourhood that maximises opportunities for sustainable travel as well as a new Country Park. Development proposals will accord with a masterplan approved by the Council to provide:

Amount and type of development:

- **Around 250 new homes of mixed size and type to include affordable housing.**

Supporting on-site development:

- **A new Country Park**
- **New vehicular access road from Maldon Road into Sandford Mill.**

Site masterplanning principles:

Movement and Access

- **Main vehicular access to the site will be from a new junction at Maldon Road/Sandford Mill Lane**
- **Provide pedestrian and cycle connections**
- **Provide a well connected internal road layout.**

Historic and Natural Environment

- **Preserve or enhance the character or appearance of the Chelmer and Blackwater Conservation Area**
- **Protect and where appropriate enhance the nationally significant Bronze Age monument and its setting**
- **Protect important views into and through the site from across the Chelmer Valley**

- Create a network of green infrastructure
- Provide suitable SuDs and flood risk management
- Ensure appropriate habitat mitigation and creation is provided
- Retain the WWII pillbox in the eastern part of the site and provide interpretation boards
- Undertake a Minerals Resource Assessment
- Undertake an Archaeological Assessment.

Design and Layout

- Provide a coherent network of public open space, formal and informal sport, recreation and community space within the site
- Remove low voltage electricity lines from the site allocation and install electricity cables underground.

Site infrastructure requirements:

- Provision of a new Country Park and Visitor Centre at Sandford Mill with a landscape strategy and a delivery mechanism to provide for their long-term management and maintenance
- Heritage interpretation, including information boards and public art
- Provide appropriate improvements, as necessary, to the local and strategic road network as required by the Local Highways Authority
- Appropriate measures to promote and sustain travel through sustainable modes of transport
- Provide new and enhanced cycle routes, footpaths, Public Rights of Way and where appropriate bridleways within and between the sites and the surrounding area to enable the development to integrate with existing development areas and to provide links into City Centre, and the wider countryside beyond
- Financial contributions to early years, primary and secondary education provision as required by the Local Education Authority
- Financial contributions towards other community facilities such as healthcare provision as required by the NHS/CCG
- Provide, or make financial contributions to, new or enhanced sport, leisure and recreation facilities
- 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 Habitats Regulations and Habitats Directive.

Reasoned Justification

7.109 The boundary of this Strategic Growth Site allocation is defined on the Policies Map and comprises the following notations:

- Site for new housing
- Proposed Country Park, and
- Proposed Link Road into Sandford Mill.

7.110 This site allocation will provide a high-quality landscape-led residential development of around 250 new homes expected to be delivered between 2021 and 2030. This location represents an opportunity for a landscape-led development that maximises opportunities for travel by sustainable modes. It is one of four development sites in East Chelmsford, adjacent to Chelmsford Urban Area and close to local services and facilities in Great Baddow and Sandon.

7.111 Infrastructure required for this site is in addition to relevant requirements of Policy S9.

7.112 The development should provide a mix of size and types of homes. The development is expected to promote the highest standard of design with dwelling heights, density and massing of new development which responds positively to the historic environment and the local landscape context. Affordable, self-build and custom-build, appropriately accessible and adaptable housing, as well as other types of specialist housing should be provided in accordance with the Council's policy requirements.

7.113 The development will provide an opportunity to provide a high-quality residential development and new Country Park to the north of the residential development. It will also provide an opportunity to provide an improved access to Sandford Mill which is an important community asset and a focus for regeneration through the delivery of a new road link from Maldon Road/Sandford Mill Lane. It is envisaged that the new Visitor Centre will be located at Sandford Mill.

7.114 The Country Park will be expected to provide a high-quality context for the residential development and protect and enhance the character and appearance of the adjoining Green Wedge and Conservation Area, retain and improve habitats for wildlife and provide new and enhanced recreational opportunities for local people. Appropriate and sustainable long-term management and maintenance arrangements for the new Country Park and Visitor Centre will also be required. 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.

7.115 The development will be expected to promote the highest standards of design to ensure that it works in sympathy with the local landscape and provides a strong sense of place. The design and layout of proposals will need to incorporate landscape compensation measures including the provision of suitable planting belts and buffers, restricting dwelling heights to a maximum of two storeys, protection of key views, promoting non-standard housing types and requiring lower dwelling densities at the most visually sensitive locations. The layout of the development will also need to

reflect and incorporate a safeguarded corridor around the high pressure gas line that crosses the eastern part of the site. It is expected that the electricity pylons and lines that also cross the eastern part of the site will be removed and installed underground.

7.116 These measures will help to protect important views into and across the site from the north-west. Robust tree and hedge planting will also be expected to include at least heavy standard appropriate native species. Development will be considered in the context of an approved masterplan.

7.117 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.

7.118 Opportunities for sustainable transport modes should be maximised to create neighbourhoods where alternative forms of transport to the private car (walking, cycling and public transport) are prioritised.

7.119 The development will be expected to improve connections for cycling, walking and horse riding including connections into the existing networks and providing links to the City Centre, Chelmer East Green Wedge and nearby services and facilities such as the Vineyards Neighbourhood Centre, Sandon Secondary School and Baddow Hall Primary School. Cycle paths from the site should connect with National Cycle Network Route 1 to the north-east which connects with Chelmer Village, the City Centre and Hammonds Road.

7.120 The development will be required to provide direct, safe and convenient connections to and crossings at Maldon Road including to existing bus stops. In addition, where appropriate and in consultation with the Local Highways Authority, the development is expected to provide a safe multi-user crossing at Maldon Road.

7.121 The area has a fragmented bridleway network but there are opportunities within these four site allocations to provide bridleway connections within the site and to the countryside beyond.

7.122 A residential travel plan will be required for the development to include a package of measures to ensure sustainable means of travel are available to all new residents, to promote the benefits of sustainable transport and secure a modal shift from the private car.

7.123 The southern part of the site contains the remains of a Bronze Age enclosure, in the area north of the Manor Farm shop. Although the remains are not scheduled, previous excavation has revealed evidence of Bronze Age and later use of the site and its environs. The feature is potentially of national importance and therefore in accordance with paragraph 139 of the NPPF (2012) it should be treated as if it were a Scheduled Monument. An appropriate buffer will be required around the site and a green link to the river valley maintained, which is fundamental to the setting of the monument. Other significant archaeological remains and their settings should also be identified and protected.

7.124 The development should seek to protect and enhance heritage assets including retaining the WWII pillbox in the eastern part of the site. This is part of a group of WWII pillboxes which form part of the General Headquarters defence line running north-south and skirting the east side of Chelmsford, forming part of a stop line in the event of invasion. These are an interesting feature and contribute to the heritage of the area. It is, therefore, expected that the development should retain, protect and provide interpretation and information boards for the WWII pillbox.

7.125 The site lies within a Minerals Safeguarding Area. The developer will be required to undertake a Minerals Resource Assessment to assess if the site contains a viable minerals resource that would require extraction prior to development.

7.126 As the site contains archaeological deposits, these will need to be considered by future development proposals, through an archaeological evaluation.

7.127 This site is within a 10km zone of influence of the Crouch and Roach Estuaries Special Protection Area, Ramsar site and Site of Special Scientific Interest near South Woodham Ferrers. These European designated sites are particularly sensitive to increased visitor pressure, which may be caused by new residential development within the zone of influence.

7.128 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 this development allocation 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.

STRATEGIC GROWTH SITE POLICY 3b – EAST CHELMSFORD – LAND NORTH OF MALDON ROAD (EMPLOYMENT)

Land to the north of Maldon Road as shown on the Policies Map, is allocated for a office/business park. Development proposals will accord with a masterplan approved by the Council to provide:

Amount and type of development:

- **Around 5,000sqm (net) new Use Class B1 floorspace, or other appropriate B Use Classes**
- **Stand-alone early years and childcare nursery.**

Site masterplanning principles:

Movement and Access

- **Main vehicular access to the site will be from a new junction at Maldon Road/Sandford Mill Lane**
- **Provide a well connected internal road network**
- **Provide pedestrian and cycle connections including access to the Sandon Park and Ride.**

Historic and Natural Environment

- **Preserve or enhance the character or appearance of the Chelmer and Blackwater Conservation Area**
- **Protect important views into and through the site from across the Chelmer Valley**
- **Create a network of green infrastructure**
- **Mitigate the visual impact of the development**
- **Provide suitable SuDs and flood risk management**
- **Minerals Resource Assessment**
- **Undertake an Archaeological Assessment.**

Design and Layout

- **Provide a coherent network of public open space, formal and informal sport, recreation and community space within the site.**

Site infrastructure requirements:

- **Land (circa 0.13 hectares) for the physical provision of a stand-alone early years and childcare nursery (Use Class D1) in consultation with the Local Education Authority**
- **Safeguard land for the future expansion of Sandon Park and Ride site**
- **Provide appropriate improvements, as necessary, to the local and strategic road network as required by the Local Highways Authority**
- **Appropriate measures to promote and sustain travel through sustainable modes of transport.**

Reasoned Justification

7.129 This site allocation will provide employment development of around 5,000sqm of new B1 floorspace as part of a new office/business park which is expected to be delivered in 2021 and 2026. As such this allocation will support Chelmsford's economic growth by providing new employment

floorspace and jobs. It is one of four development sites in East Chelmsford located to the east of Great Baddow and north of Sandon and is close to local services and facilities in these locations.

7.130 Infrastructure required for this site is in addition to relevant requirements of Policy S9.

7.131 The site is adjacent to Sandon Park and Ride and well located to existing and proposed developments in East Chelmsford. It has excellent access to the strategic road network via the A12 and A414.

7.132 The development should provide a mix of type and range of sizes of Use Class B1 employment units to help Chelmsford accommodate the predicted growth in economic development and identified need for new jobs which include the business sectors identified in Policy S8. To ensure flexibility and market responsiveness, other complementary B Use Classes may also be appropriate as part of the allocation.

7.133 To serve the proposed employment site and the wider area including patrons of the Park and Ride, a new stand-alone early years and childcare nursery should form part of the development proposals. 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 early years provider at site masterplanning and planning application stages in consultation with ECC.

7.134 The development will be expected to promote the highest standards of design to ensure that the type, size, heights, density and massing of new development responds positively to the historic and natural environment and works in sympathy with the local landscape. The design and layout of proposals will need to incorporate landscape compensation measures including the provision of suitable planting belts and buffers to preserve the character or appearance of the Conservation Area.

7.135 These measures will help to protect important views into and across the site from the north-west. Robust tree and hedge planting will also be expected to include at least heavy standard appropriate native species. Development will be considered in the context of an approved masterplan to address the nature, form, density, massing, design and phasing of the new development.

7.136 The development will be expected to improve connections for cycling and walking including connections into the existing networks and providing links to the City Centre and Chelmer East Green Wedge.

7.137 Cycle paths from the site should connect with National Cycle Network Route 1 to the north to encourage sustainable modes of travel. This route connects with Chelmer Village, the City Centre and Hammonds Road. A cycle/footway should connect the site to Sandon Park and Ride to the east to maximise use of the existing Park and Ride site.

7.138 The development will be required to provide direct, safe and convenient connections to and crossings at Maldon Road including to existing bus stops. In addition, where appropriate and in consultation with the Local Highways Authority, the development is expected to provide a safe multi-user crossing at Maldon Road.

7.139 Although the development quantum and extent of the allocation is set out in the Local Plan, the emerging Neighbourhood Plan being prepared in Sandon is envisaged to help shape this site allocation.

7.140 The site lies within a Minerals Safeguarding Area. The developer will be required to undertake a Minerals Resource Assessment to assess if the site contains a viable minerals resource that would require extraction prior to development.

7.141 The site may contain archaeological deposits which will need to be considered by future development proposals, through an archaeological evaluation.

STRATEGIC GROWTH SITE POLICY 3c – EAST CHELMSFORD – LAND SOUTH OF MALDON ROAD

Land to the south of Maldon Road as shown on the Policies Map, is allocated for a residential development. Development proposals will accord with a masterplan approved by the Council to provide:

Amount and type of development:

- **Around 100 new homes of mixed size and type to include affordable housing.**

Site masterplanning principles:

Movement and Access

- **Main vehicular access to the site will be from a new junction at Maldon Road/Sandford Mill Lane**
- **Provide a well connected internal road network**
- **Provide pedestrian and cycle connections which may include access to the Sandon Park and Ride.**

Historic and Natural Environment

- **Minimise the impact on Cross Wood, the tree belt that lines the site to the north and north west**
- **Create a network of green infrastructure**
- **Mitigate the visual impact of the development including the electricity pylons and the sub-station to the east of the site**
- **Provide suitable SuDs and flood risk management**
- **Preserve or enhance the character or appearance of the Sandon Conservation Area**
- **Preserve and where appropriate enhance the setting of the Graces Cross listed building**

- **Retain the WWII pillbox to the east of the site and provide interpretation boards**
- **Undertake a Minerals Resource Assessment**
- **Undertake an Archaeological Assessment.**

Design and Layout

- **Development should front onto Molrams Lane, Maldon Road and the open space to the east**
- **Provide a coherent network of public open space, formal and informal sport, recreation and community space within the site**
- **Remove low voltage electricity lines from within the site and install electricity cables underground.**

Site infrastructure requirements:

- **Provide appropriate improvements, as necessary, to the local and strategic road network as required by the Local Highways Authority**
- **Appropriate measures to promote and sustain travel through sustainable modes of transport**
- **Provide new and enhanced cycle routes, footpaths, Public Rights of Way and bridleways where appropriate**
- **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**
- **Provide, or make financial contributions to, new or enhanced sport, leisure and recreation facilities**
- **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 Habitats Regulations and Habitats Directive.**

Reasoned Justification

7.142 This site will provide residential development of around 100 new homes expected to be delivered between 2020 and 2023. This allocation is located to the east of Great Baddow and north of Sandon, close to local services and facilities in these locations. This allocation is one of four development sites in East Chelmsford.

7.143 Infrastructure required for this site is in addition to relevant requirements of Policy S9.

7.144 The development should provide a mix of size and types of homes. The development is expected to promote the highest standard of design with dwelling heights, density and massing of new development which responds positively to the historic environment and the local landscape context. Affordable, self-build and custom-build, appropriately accessible and adaptable housing, as well as other types of specialist housing should be provided in accordance with the Council's policy requirements.

7.145 The site is adjacent to the edge of the built-up area. The development must respect the character of the location, by creating a generous landscaped edge to the eastern boundary and ensure that the open space in the south of the site maximises the separation of the development with Sandon village.

7.146 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 by a Tree Preservation Order and a small section of Cross Wood will need to be removed to incorporate a vehicular access from Maldon Road. In accordance with a Forestry Commission obligation until 2027, if any trees are removed, parts of the grant will have to be repaid. Hedgerows on the site shall also be retained and strengthened where possible.

7.147 The development should conserve or enhance heritage assets including retaining the WWII pillbox (North of Sandon) to the east of the site. This is part of a group of WWII pillboxes which form part of the General Headquarters defence line running north-south and skirting the east side of Chelmsford, forming part of a stop line in the event of invasion. These are an interesting feature and contribute to the heritage of the area. It is, therefore, expected that the development should retain, protect and provide interpretation and information boards for the WWII pillbox.

7.148 The layout of the proposed development and proposed open space and landscaping should be used to minimise the visual impact of the new development and the electricity pylons to the east of the site. The layout of the development will also need to reflect and incorporate a safeguarded corridor for the high pressure gas line which crosses the site.

7.149 The development will be expected to improve connections for cycling, walking and horse riding including connections into the existing networks and providing links to the City Centre and nearby services and facilities such as the primary and secondary schools within Great Baddow and Sandon and the Vineyards Neighbourhood Centre.

7.150 The development will be required to provide direct, safe and convenient connections to and crossings at Maldon Road including to existing bus stops. In addition, where appropriate and in consultation with the Local Highways Authority, the development is expected to provide a safe multi-user crossing at Maldon Road.

7.151 The area has a fragmented bridleway network but there are opportunities within these four site allocations to provide bridleway connections within the site and to the countryside beyond.

7.152 A residential travel plan will be required for the development to include a package of measures to ensure sustainable means of travel are available to all new residents, to promote the benefits of sustainable transport and secure a modal shift from the private car.

7.153 Although the development quantum and extent of the allocation is set out in the Local Plan, the emerging Neighbourhood Plan being prepared in Sandon is envisaged to help to shape this site allocation.

7.154 The site lies within a Minerals Safeguarding Area. The developer will be required to undertake a Minerals Resource Assessment to assess if the site contains a viable minerals resource that would require extraction prior to development.

7.155 The site may contain archaeological deposits which will need to be considered by future development proposals, through an archaeological evaluation.

7.156 This site is within a 10km zone of influence of the Crouch and Roach Estuaries Special Protection Area, Ramsar site and Site of Special Scientific Interest near South Woodham Ferrers. These European designated sites are particularly sensitive to increased visitor pressure, which may be caused by new residential development within the zone of influence.

7.157 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 this development allocation 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.

GROWTH SITE POLICY 3d – EAST CHELMSFORD – LAND NORTH OF MALDON ROAD (RESIDENTIAL)

Land to the north of Maldon Road as shown on the Policies Map, is allocated for a residential development. Development proposals will accord with a masterplan approved by the Council to provide:

Amount and type of development:

- **Around 50 new homes of mixed size and type to include affordable housing.**

Site masterplanning principles:

Movement and Access

- **Main vehicular access to the site will be from a new junction at Maldon Road/Sandford Mill Lane**
- **Provide a well connected internal road network**
- **Provide pedestrian and cycle connections which may include access to Sandon Park and Ride.**

Historic and Natural Environment

- **Preserve or enhance the character or appearance of the Chelmer and Blackwater Conservation Area**
- **Protect important views into and through the site from across the Chelmer Valley**
- **Create a network of green infrastructure**
- **Mitigate the visual impact of the development**
- **Provide suitable SuDs and flood risk management**
- **Retain the WWII pillbox in the northern part of the site and provide interpretation boards**
- **Undertake a Minerals Resource Assessment**
- **Undertake an Archaeological Assessment.**

Design and Layout

- **Provide a coherent network of public open space, formal and informal sport, recreation and community space within the site.**

Site infrastructure requirements:

- **Provide appropriate improvements, as necessary, to the local and strategic road network as required by the Local Highways Authority**
- **Appropriate measures to promote and sustain travel through sustainable modes of transport**
- **Provide new and enhanced cycle routes, footpaths, Public Rights of Way and bridleways where appropriate**
- **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**

- **Provide, or make financial contributions to, new or enhanced sport, leisure and recreation facilities**
- **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 Habitats Regulations and Habitats Directive.**

Reasoned Justification

7.158 This site will provide residential development of around 50 new homes expected to be delivered in 2021 and 2022. This allocation is located to the east of Great Baddow and north of Sandon, close to local services and facilities in these locations. This allocation is one of four development sites in East Chelmsford.

7.159 Infrastructure required for this site is in addition to relevant requirements of Policy S9.

7.160 The development should provide a mix of size and types of homes. The development is expected to promote the highest standard of design with dwelling heights, density and massing of new development which responds positively to the historic environment and the local landscape context. Affordable, self-build and custom-build, appropriately accessible and adaptable housing, as well as other types of specialist housing should be provided in accordance with the Council's policy requirements.

7.161 The development will be expected to promote the highest standards of design to ensure that it works in sympathy with the local landscape. The design and layout of proposals will need to incorporate landscape compensation measures including the provision of suitable planting belts and buffers.

7.162 These measures will help to protect important views into and across the site from the north-west. Robust tree and hedge planting will also be expected to include at least heavy standard appropriate native species. Development will be considered in the context of an approved masterplan to address the nature, form, density, massing, design and phasing of the new development.

7.163 The development will be expected to improve connections for cycling, walking and horse riding including connections into the existing networks and providing links to the City Centre, Chelmer East Green Wedge and nearby services and facilities such as the Vineyards Neighbourhood Centre, Sandon Secondary School and Baddow Hall Primary School. Cycle paths from the site should connect with National Cycle Network Route 1 to the north which connects with Chelmer Village, the City Centre and Hammonds Road.

7.164 A cycle/footway should connect the site to Sandon Park and Ride to the east to increase the patronage of the Park and Ride buses. The development will also be required to provide direct, safe and convenient connections to and crossing at Maldon Road including to existing bus stops. In addition, where appropriate and in consultation with the Local Highways Authority, the development is expected to provide a safe multi-user crossing at Maldon Road.

7.165 A residential travel plan will be required for the development to include a package of measures to ensure sustainable means of travel are available to all new residents, to promote the benefits of sustainable transport and secure a modal shift from the private car.

7.166 The area has a fragmented bridleway network but there are opportunities within these four site allocations to provide bridleway connections within the site and to the countryside beyond.

7.167 The development should conserve or enhance heritage assets including retaining the WWII pillbox (Hammonds Road) in the northern part of the site. This is part of a group of WWII pillboxes which form part of the General Headquarters defence line running north-south and skirting the east side of Chelmsford, forming part of a stop line in the event of invasion. These are an interesting feature and contribute to the heritage of the area. It is, therefore, expected that the development should retain, protect and provide interpretation and information boards for the WWII pillbox.

7.168 Although the development quantum and extent of the allocation is set out in the Local Plan, the emerging Neighbourhood Plan being prepared in Sandon is envisaged to help shape this site allocation.

7.169 The site lies within a Minerals Safeguarding Area. The developer will be required to undertake a Minerals Resource Assessment to assess if the site contains a viable minerals resource that would require extraction prior to development.

7.170 The site may contain archaeological deposits which will need to be considered by future development proposals, through an archaeological evaluation.

7.171 This site is within a 10km zone of influence of the Crouch and Roach Estuaries Special Protection Area, Ramsar site and Site of Special Scientific Interest near South Woodham Ferrers. These European designated sites are particularly sensitive to increased visitor pressure, which may be caused by new residential development within the zone of influence.

7.172 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 this development allocation 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.

Location 4 - Galleywood

GROWTH SITE POLICY 4 – LAND NORTH OF GALLEYWOOD RESERVOIR

Land north of Galleywood Reservoir, as shown on the Policies Map, is allocated for residential development. Development will be expected to provide:

Amount and type of development:

- **Around 13 new homes of a mixed size and type to include affordable housing.**

Site development principles:

- **Vehicular access will be from Pyms Road**
- **Retention of the existing access from Beehive Lane to the reservoir site**
- **Provide pedestrian and cycle connections**
- **Protect existing trees within the development site**
- **Provide soft landscaping around the new access junction**
- **Provide suitable SuDS and flood risk management.**

Site infrastructure requirements:

- **New and enhanced cycle routes and footpaths**
- **On-site provision of new parking spaces that will be lost from Pyms Road**
- **Appropriate improvements, as necessary, to the local and strategic road network as required by the Local Highways Authority**
- **Financial contributions towards primary education and early years and childcare provision as required by the Local Education Authority, and community facilities such as healthcare provision as required by the NHS/CCG**
- **Provide, or make financial contributions to, new or enhanced sport, leisure and recreation facilities**
- **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 Habitats Regulations and Habitats Directive.**

Reasoned Justification

7.173 Galleywood is a Key Service Settlement. This allocation is located within Galleywood Defined Settlement Boundary and close to local services and facilities in the village. It will provide a high-quality residential development of around 13 new homes expected to be delivered between 2024 and 2025.

7.174 Infrastructure required for this site is in addition to relevant requirements of Policy S9.

7.175 The development should provide a mix of size and types of homes. The development is expected to promote the highest standards of design with dwelling heights and massing that responds positively to the local context. A proportion of affordable housing and appropriately accessible and adaptable housing should be provided in accordance with the Council's policy requirements.

7.176 The site allocation comprises a variety of existing land uses and there is potential to combine, in whole or in part, the Chelmsford City Council garages, adjacent green space and the Essex and Suffolk Water depot (excluding reservoir) for new residential development.

7.177 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.

7.178 The development will be required to incorporate the existing garage provision into the development, either rebuilt as garages or removed and the space used to provide general public parking.

7.179 The loss of the green space on the north-east of the site will need to be compensated by financial contributions towards new or enhanced formal open space/outdoor sports facilities and/or indoor leisure facilities to address priorities identified by the Council.

7.180 The development will take its main vehicular access from Pyms Road and be expected to adequately mitigate its likely impacts on the performance of the local and strategic road network. Additional pedestrian and cycle connections should also be provided between the site and the wider area.

7.181 Pyms Road currently experiences high demand from on street parking and the new access junction will lead to the loss of existing on-street parking spaces. Spaces lost will need to be provided on the allocation site.

7.182 Archaeological deposits may exist within the site due to its vicinity with the Napoleonic Fort on Galleywood Common. Therefore, an archaeological assessment of the site will be required prior to development.

7.183 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.

Location 5 - Writtle

GROWTH SITE POLICY 5 - LAND SURROUNDING TELEPHONE EXCHANGE, ONGAR ROAD, WRITTLE

Land surrounding the Telephone Exchange on Ongar Road, Writtle, as shown on the Policies Map, is allocated for residential development. Development will be expected to provide:

Amount and type of development:

- **Around 25 new homes of a mixed size and type to include affordable housing.**

Site development principles:

- **Vehicular access to the site will be from Ongar Road and/or The Green**
- **Provide pedestrian and cycle connections**
- **Preserve or enhance the character or appearance of the Writtle Conservation Area and its setting**
- **Preserve and where appropriate enhance the setting of the listed buildings at 49 and 57 The Green**
- **Protect existing trees within the development site**
- **Provide suitable SuDS and flood risk management.**

Site infrastructure requirements:

- **New and enhanced cycle routes and footpaths**
- **Appropriate improvements, as necessary, to the local and strategic road network as required by the Local Highways Authority**
- **Financial contributions towards primary education and early years and childcare provision as required by the Local Education Authority, and community facilities such as health provision as required by the NHS/CCG**
- **Provide, or make financial contributions to, new or enhanced sport, leisure and recreation facilities**

- **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 Habitats Regulations and Habitats Directive.**

Reasoned Justification

7.184 Writtle is a Key Service Settlement. This allocation is located within Writtle Defined Settlement Boundary and close to local services and facilities in the village. It will provide a high-quality residential development of around 25 new homes expected to be delivered between 2030 and 2035.

7.185 Infrastructure required for this site is in addition to relevant requirements of Policy S9.

7.186 The development should provide a mix of size and types of homes. The development is expected to promote the highest standards of design with dwelling heights and massing that responds positively to the local context. A proportion of affordable housing and appropriately accessible and adaptable housing should be provided in accordance with the Council's policy requirements.

7.187 The development could take its main vehicular access from Ongar Road and/or The Green, although access from Ongar Road is narrow in parts and will require careful design. The development will be expected to adequately mitigate its likely impacts on the performance of the local and strategic road network.

7.188 The site contains a number of mature trees which could soften the built development and integrate the development into the area. Any existing trees of good quality should therefore be retained where possible.

7.189 A scheme layout should not preclude development opportunities on adjoining land to the east and west, with potential for a new access from The Green to the side of The Rose & Crown Public House.

7.190 Although the development quantum and extent of the allocation is set out in the Local Plan, the emerging Neighbourhood Plan being prepared in Writtle is envisaged to help shape this site allocation.

7.191 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.

Growth Area 2 - North Chelmsford

7.192 The area to the north of Chelmsford is, and will continue to be, a significant area of change. This is due to its strategic location along key transport corridors which provides access into the wider North Essex strategic road network including the A120 corridor. There is significant new transport infrastructure planned for the A130/A131 corridor including a new Chelmsford North East Bypass (CNEB), new rail station and new Park and Ride. Development in this Growth Area, in particular in North East Chelmsford, represents a major opportunity to help deliver this infrastructure and create new strategic neighbourhoods and employment opportunities. There are also opportunities to maximise new infrastructure delivery given the close proximity of new development growth in Braintree District.

7.193 As shown in Figure 10, this growth area will focus new development growth at four locations - North East Chelmsford (Location 6), Great Leighs (Location 7), North of Broomfield (Location 8) and Boreham (Location 9). Together these will deliver around 4,793 new homes and 45,000sqm of office/business floorspace. Provision is also made for 10 Gypsy and Traveller pitches and 14 Travelling Showpeople plots. These allocations will deliver a substantial number of new homes and employment over the Local Plan period, underpinned by a comprehensive package of new infrastructure including new schools, early years and childcare provision, green infrastructure and Neighbourhood Centres. The sites at North East Chelmsford (Location 6) and North of Broomfield (Location 8) will also maximise opportunities for enjoyment of the Green Wedge and use for sustainable travel into the City Centre (cycling and walking).

7.194 The previously adopted Chelmsford Local Development Framework (LDF) 2001-2021 focused strategic greenfield growth in North Chelmsford. In addition to committed development in North East Chelmsford (at Beaulieu and Channels) a further 3,000 new homes, and 45,000 sqm of office/business floorspace are allocated at Location 6 and will be delivered over the Local Plan period. This will be a landscape-led development, utilising Garden City principles and well-connected by improved road and public transport links. It will accommodate the most significant amount of new housing and employment growth in the form of attractive well-designed communities, centred around open space/leisure facilities, a new Country Park and a new Business/Science Park.

7.195 Development at Great Leighs (Location 7) will deliver around 1,200 new homes and North of Broomfield (Location 8) will deliver around 450 new homes, along with supporting infrastructure and in the case of Location 8 will provide a secondary access into Broomfield Hospital. The allocation at East of Boreham (Location 9) will deliver around 143 new homes. These allocations will provide opportunities to contribute towards and enhance existing facilities and services in these villages.

Figure 10 : Growth Area 2 - North Chelmsford



Location 6 - North East Chelmsford

STRATEGIC GROWTH SITE POLICY 6 – NORTH EAST CHELMSFORD

Land to the north-east of Chelmsford beyond the existing developments at Beaulieu and Channels including the former Boreham Airfield, as shown on the Policies Map, is allocated for a high-quality comprehensively-planned new sustainable Garden Community that will provide a significant amount of new housing and employment development, and maximise opportunities for sustainable travel, in a landscaped setting. Development proposals will accord with a masterplan approved by the Council to provide:

Amount and type of development:

- **Around 3,000 new homes of mixed size and type to include affordable housing and specialist residential accommodation**
- **45,000sqm of floorspace in a new office/business park providing a range of unit sizes and types**
- **Travelling Showpeople site for 9 serviced plots.**

Supporting on-site development:

- **A new Country Park**
- **Single carriageway road (or Phase 1) of the Chelmsford North East Bypass within the site boundary**
- **An outer vehicular access Radial Distributor Road (RDR2) from Essex Regiment Way**
- **Neighbourhood Centres incorporating provision for convenience food retail, community and healthcare provision**
- **Provision of a new secondary school**
- **Provision of two new primary schools with co-located early years and childcare nurseries**
- **Provision of two new stand-alone early years and childcare nurseries**
- **Appropriate provision of community space and significant new multi-functional green infrastructure.**

Site masterplanning principles:

Movement and Access

- **Main vehicular access to the site will be from Essex Regiment Way via a new vehicular access outer Radial Distributor Road (RDR2)**

- Additional access to the site will be from Chelmsford North East Bypass (CNEB) and the existing Radial Distributor Road (RDR1)
- Provide well-connected internal road layouts which allow good accessibility for bus services and bus priority measures
- Provide an effective movement strategy within the site
- Provide pedestrian, cycle and where appropriate bridleway connections within the site and to the wider area including the Chelmer North Green Wedge, existing development in North East Chelmsford, new rail station and associated employment area, new Country Park and development east of the Chelmsford North East Bypass
- Provide a dedicated car club for residents and businesses on site and available to the rest of North East Chelmsford
- Provide safe multi-user crossings of the outer Radial Distributor Road (RDR2) and the Chelmsford North East Bypass (CNEB)
- Measures to enable travel by sustainable modes and that offer travel choice for people by non-car modes
- Extension of on-site Chelmsford Area Bus Based Rapid Transit (ChART) infrastructure
- Improvements to the local and strategic road network as required by the Local Highways Authority.

Historic and Natural Environment

- Provide a network of green infrastructure to mitigate the visual, biodiversity and heritage impacts of the development
- Preserve or enhance the character or appearance of the Little Waltham Conservation Area and its setting
- Preserve and where appropriate enhance the listed buildings and their settings including New Hall, Old Lodge, Bulls Lodge, Belsteads Farmhouse and barn, Channels Farmhouse, Mount Maskells, Powers Farmhouse, Peverel's Farmhouse, Shoulderstick Hall, Hobbits, Shuttleworth, Pratts Farmhouse, Pratts Farm Cottages, and New Hall Registered Park and Garden
- Provide a generous landscape buffer to preserve the settings of nearby heritage assets including Powers Farm, Peverel's Farm, Park Farm, Channels, Belsteads and those on Wheelers Hill/Cranham Road
- Provide suitable SuDs and flood risk management
- Appropriate re-phasing of minerals extraction and restoration and Minerals Resource Assessment
- Appropriate habitat mitigation and creation
- Undertake an Archaeological Assessment.

Design and Layout

- **Development to be planned around a coherent framework of routes, blocks and spaces that deliver areas of distinct character**
- **Layout to provide a coherent network of public open space, formal and informal sport, recreation and community space within the site**
- **Integrate historic and landscape features into the surrounding rural and urban context.**

Site infrastructure requirements:

- **Land (circa 9 hectares) for a co-located secondary school (Use Class D1) and the total cost of physical scheme provision with delivery through the Local Education Authority**
- **Land (circa 2.1 hectares and 2.4 hectares) for two co-located primary schools each with early years and childcare nursery (Use Class D1) and the total cost of physical scheme provision with delivery through the Local Education Authority**
- **Land (circa 0.26 hectares) for two 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**
- **Appropriate improvements to the local and strategic road network to include necessary works to Essex Regiment Way as required by the Local Highways Authority**
- **A single carriageway road (Phase 1) of the Chelmsford North East Bypass and a new Radial Distributor Road (RDR2)**
- **Appropriate measures to promote and enhance sustainable modes of transport including an extension of Chelmsford Area Bus Based Rapid Transit (ChART) infrastructure and a cycle/footpath bridge over Essex Regiment Way**
- **New and enhanced cycle routes, footpaths, Public Rights of Way and bridleways where appropriate**
- **Financial contributions to the delivery of the Chelmsford North East Bypass (CNEB) beyond the site boundary, rail station and community space and facilities**
- **Provide and/or financial contributions to healthcare provision as required by the NHS/CCG**
- **Provision of and financial contribution to facilitate and sustain car club facilities for residents and businesses with the site and for the use of the wider community**
- **Provide, or make financial contributions to, new or enhanced sport, leisure and recreation facilities**
- **Provide a new Country Park with delivery mechanism to provide for its long-term management and maintenance**
- **New multi-functional green infrastructure including public open space, formal and informal recreation, outdoor sports facilities and allotments**

- **Safeguarded land for the future extension of Chelmer Valley Park and Ride**
- **Appropriate flood risk management measures and SuDS.**
- **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 Habitats Regulations and Habitats Directive.**

The Council will encourage the appropriate development of renewable, low carbon and decentralised energy schemes on this site together with mass waste collection systems where appropriate.

The masterplan will need to be underpinned by Garden City Principles and address and respond to the protected route corridor of the proposed A130 Chelmsford North East Bypass (CNEB).

Reasoned Justification

7.196 The boundary of this Strategic Growth Site allocation is defined on the Policies Map and comprises the following notations:

- New Garden Community for major housing and employment development
- Proposed Country Park
- Proposed Radial Distributor Road (RDR2)
- Minerals site, and
- Existing open space.

7.197 The development will provide a large sustainable urban extension based around Garden City Principles for around 3,000 homes and a 45,000sqm office/business park, a new Country Park and a single carriageway road for the new Chelmsford North-East Bypass (CNEB). The development is expected to be delivered between 2022 and 2036. This site lies to the north-east of Chelmsford Urban Area, close to services and facilities in the existing and planned developments at Beaulieu and Channels.

7.198 Infrastructure required for this site is in addition to relevant requirements of Policy S9.

7.199 The development will provide a high-quality comprehensive garden community development underpinned by a series of interrelated principles which are based on the Town and Country Planning Association (TCPA) Garden City Principles. These include community and stakeholder involvement in the design and delivery of the garden community, promoting the highest quality of design, providing

opportunities for employment, encouraging healthy and active lifestyles, meeting the housing needs of all local people, providing integrated and sustainable transport systems, and putting in place long-term governance and stewardship arrangements for the new community infrastructure and assets.

7.200 The allocation is to be planned comprehensively in accordance with a masterplan-led approach to be prepared on the basis of the Town and Country Planning Association (TCPA) Garden City Principles. This will include community and stakeholder involvement in the formulation of the masterplan, which will be required to set out how the TCPA Garden City Principles are to be achieved, adapted for the special characteristics and features of this particular site.

7.201 The development should provide a mix of size and types of homes, to meet local needs and create a mixed and inclusive community. Affordable, self-build and custom-build, and appropriately accessible and adaptable housing should be provided in accordance with the Council's policy requirements. The development will also be expected to provide specialist residential accommodation which could include accommodation for frail elderly and homes for those with disabilities or support needs. This provision should be based on the latest assessment of need and in consultation with Essex County Council.

7.202 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 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. This site will be serviced i.e. provided with services such as water, waste disposal and electricity. It is expected that 0.2 hectares per plot should be provided. Easy and convenient access to the site for heavy goods vehicles is essential.

7.203 The wider allocation may have the capacity for a further 2,500 new homes to be developed post-2036. Due to the nature and configuration of the site with areas subject to mineral extraction affecting its phasing and other masterplanning matters such as the location of green infrastructure, the wider site is being allocated within this Local Plan for 3,000 new homes. Further development would need to be considered as part of a review of the Local Plan.

7.204 The development will be required to provide a high-quality new business park providing up to 45,000sqm of employment floorspace. 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 MedTech Campus. 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.

7.205 A wide range of new community services and facilities including a new secondary school, two new primary schools, early years and childcare nurseries, open spaces, recreation, sport and play facilities, community facilities and neighbourhood centres will need to be provided on the site. These services and facilities should be of an appropriate scale to serve the new communities and located where they will be easily accessible by walking, cycling and public transport to the majority of residents in the development and existing and planned neighbourhoods in North-East Chelmsford. The neighbourhood centres will need to make provision for community and healthcare facilities, as required by the CCG/NHS, and a main unit for convenience food shopping not exceeding 500sqm gross floorspace. The planning and design of development is required to encourage healthy and active lifestyle, in line with Sport England and Public Health England's Active Design guidance.

7.206 This site allocation will support Chelmsford's economic growth by providing new employment floorspace and jobs. Locations for office, employment 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 Chelmsford Urban Area. The development should provide a mix of type and range of sizes of Use Class B1 employment units to help Chelmsford accommodate the predicted growth in economic development and identified need for new jobs which include the business sectors identified in Policy S8. To ensure flexibility and market responsiveness, other complementary B Use Classes may also be appropriate as part of the allocation.

7.207 The scale of development in this location will require a new secondary school on around 9 hectares of land, two new primary schools with co-located early years and childcare nurseries and two new stand-alone nurseries. The developer will be expected to provide the land and total cost of the physical scheme provision with delivery through the Local Education Authority. Opportunities for dual use sports facilities within the new secondary school will be considered through the masterplan and in conjunction with the Local Education Authority.

7.208 The development will take its main vehicular access from Essex Regiment Way via a new vehicular access outer Radial Distributor Road (RDR2). Additional access to the site will be from CNEB and the existing Radial Distributor Road (RDR1). The development will be expected to adequately mitigate its likely impacts on the performance of the local and strategic road network. These will be expected to include:

- Appropriate improvements at Boreham Interchange, along Essex Regiment Way and other junctions on the A1016, A131 and A130 main road corridors, and
- A new second outer Radial Distributor Road to serve the development from the existing Radial Distributor Road/CNEB to Essex Regiment Way and to provide direct access into the new office/business park.

7.209 The development will also be required to safeguard the preferred route corridor for the A130 CNEB and provide a phased approach to its delivery, and ensure that any development on the wider site post-2036, is served with suitable junctions directly from this strategic route.

7.210 The development will be expected to provide additional and improved pedestrian, cycle and where appropriate bridleway connections within the site and to the wider area including the Chelmer North Green Wedge, existing development in North East Chelmsford, new rail station and associated employment area, new Country Park and development east of the CNEB, City Centre, to the north towards Braintree and Skyline 120 Business Park and, surrounding countryside and wider strategic network. Improved access must include safe multi-mode crossing points for Essex Regiment Way and the CNEB.

7.211 Site-wide travel plan(s) will be expected to incorporate strategic measures which reduce the need to travel and encourage people to make sustainable travel choices. Household travel plans will tailor those strategies to households and will include limited-term access to subsidised bus services and access to car clubs. Provision of a car club will provide a viable alternative to car ownership and can reduce the need for land devoted to car parking. The development will be large enough to support its own car club and there will be alternative means of sustainable transport available to residents to complement it.

7.212 The development will be required to safeguard land for the future expansion of Chelmer Valley Park and Ride and to maximise opportunities for sustainable transport modes to be taken up to create neighbourhoods where alternative forms of transport to the private car (walking, cycling and public transport) are prioritised. The development will be required to provide good accessibility for bus services, including bus stop infrastructure as appropriate, along with bus priority measures within and related to the site to provide and maintain a quick and convenient local bus service and services to the wider area including Chelmsford City Centre.

7.213 The development will also be required to provide an appropriate extension of on-site Chelmsford Area Bus Based Rapid Transit (ChART). This is a direct, frequent bus service that will connect the new development with the City Centre, and the existing and new rail stations. It is critical for enabling local, frequent travel without reliance on the private car. When the rail station comes on line subsequent phases of ChART will create a link to serve the station. The masterplanning principle is to provide a choice of unimpeded route corridors within the developed area, able to carry rapid transit bus services and enable convenient connections between residential areas, employment area, the new rail station and Chelmsford City Centre. Essex County Council will work with the developers to determine a preferred-route corridor through the development to serve residents and key locations.

7.214 The site will provide a high-quality development in a landscaped setting which works in sympathy with the local landscape and heritage assets. The development must promote the highest standards of design and provide high quality and inclusively designed buildings and public and private spaces planned around a coherent framework of routes, blocks and spaces.

7.215 Layout should incorporate compensation measures for impacts from the development on the landscape, preserve the setting of heritage assets and create a distinct new place. Compensation measures will include appropriate landscaped edges, tree and hedge planting along countryside edges and green buffers to respect the amenities of adjoining residential properties including those along Domsey Lane, Wheelers Hill and Drakes Lane.

7.216 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 of Strategic Growth Site 6. 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.

7.217 Development design and layout is expected to preserve or enhance the character or appearance of the Little Waltham Conservation Area and preserve the listed buildings and their setting on and close to the site. The masterplan process will establish the detailed preservation and enhancement principles for this site.

7.218 The development is expected to ensure inclusive and high quality buildings and spaces. This shall include a comprehensive and coherent network of green infrastructure, formal and informal recreation and community spaces.

7.219 Practical design considerations, such as service yards and routing, utility related plant, etc. must be effectively designed to sustain a high quality approach to streetscape.

7.220 A significant amount of multi-functional green infrastructure will be required including open spaces, habitat creation, allotments and sports areas with associated facilities and play facilities. The new Country Park will be expected to retain and improve habitats for wildlife and provide new and enhanced recreational opportunities. Appropriate and sustainable long-term management and maintenance arrangements for the new Country Park will also be required.

7.221 Flood risk management and 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.

7.222 Given the scale and nature of the development, the Council will encourage the appropriate development of renewable, low carbon and decentralised energy schemes on the site, especially where there is a strong degree of community benefit. This may include a district energy plant and/or a Combined Heat and Power Plant. Early engagement with the Council is recommended to help support this.

7.223 As this is a major new development site, where appropriate the Council will encourage a move away from traditional wheeled bins to mass waste collection systems, such as an underground waste system. Advantages of hiding waste underground can include minimising the visual impact of bins on pavements and streets and managing odour and noise issues.

7.224 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 determined by the Minerals Planning Authority.

7.225 The site lies within a Minerals Safeguarding Area. In line with the Minerals Planning Authority, the developer will be required to undertake a Minerals Resource Assessment to assess if further areas of the site contain a viable minerals resource that would require extraction prior to development.

7.226 The site may contain archaeological deposits within unquarried areas which will need to be considered by future development proposals, through an archaeological evaluation.

7.227 North East Chelmsford is already an area of change arising from major new development allocated in the Council's previously adopted Local Development Framework which was subject of a detailed masterplan. Outline planning permission has been granted for 4,350 new homes and up to 62,300sqm of employment floorspace and the first phases are currently being developed.

7.228 As part of the conditions of the outline permission for 3,600 of the total of 4,350 new homes (known as Beaulieu and Channels), 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.

7.229 The specific area where the New Hall Heritage Compensatory Measures should be implemented are shown on the Local Plan Policies Map.

7.230 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.

Location 7 - Great Leighs

7.231 This broad location for growth, as shown on the Key Diagram (Figure 8), comprises the following Strategic Growth Sites:

- 7a: Great Leighs – Land at Moulsham Hall
- 7b: Great Leighs – Land East of London Road
- 7c: Great Leighs – Land North and South of Banters Lane
- 7d: Great Leighs – Land East of Main Road

7.232 Although this location is made up of four separate site allocations, the development across these sites should ensure a comprehensive development at Great Leighs. A comprehensive approach to connections to the sites, both vehicular and public routes will need to be demonstrated for each allocation. In addition the phasing of all allocations will be interdependent on essential infrastructure coming forward at the appropriate time, especially in respect of the new primary school, neighbourhood centre and other community facilities.

STRATEGIC GROWTH SITE POLICY 7a – GREAT LEIGHS - LAND AT MOULSHAM HALL

Land to the west of the Key Service Settlement of Great Leighs, as shown on the Policies Map, is allocated for a high-quality comprehensively-planned new sustainable neighbourhood that maximises opportunities for sustainable travel. Development proposals will accord with a masterplan approved by the Council to provide:

Amount and type of development:

- **Around 750 new homes of mixed size and type to include affordable housing**
- **Travelling Showpeople site for 5 serviced plots.**

Supporting on-site development:

- **Neighbourhood Centre**
- **Provision of a new primary school with co-located early years and childcare nursery**
- **Co-locate the neighbourhood centre and primary school at a location close to existing links across/under A131 to connect to Great Leighs.**

Site masterplanning principles:

Movement and Access

- **Main vehicular access to the site will be from Moulsham Hall Lane**
- **Provide pedestrian and cycle connections**
- **Provide a well-connected internal road layout which allows for bus priority measures.**

Historic and Natural Environment

- **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**
- **Create an enhanced parkland setting to Moulsham Hall**
- **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**
- **Ensure appropriate habitat mitigation and creation is provided**
- **Mitigate the visual impact of the development**
- **Create a network of green infrastructure**
- **Provide suitable SuDs and flood risk management**
- **Undertake a Minerals Resource Assessment**
- **Undertake an Archaeological Assessment.**

Design and Layout

- **Provide a coherent network of public open space, formal and informal sport, recreation and community space within the site.**

Site infrastructure requirements:

- **Land (circa 2.1 hectares) for a co-located primary school and early years and childcare nursery (Use Class D1) and the total cost of physical scheme provision with delivery through the Local Education Authority**
- **Appropriate improvements to the local and strategic road network as required by the Local Highways Authority**
- **Appropriate measures to promote and enhance sustainable modes of transport**
- **New and enhanced cycle routes, footpaths, Public Rights of Way and bridleways where appropriate**
- **Provide, or make financial contributions to, new or enhanced sport, leisure and recreation facilities**

- **Ensure appropriate waste water treatment provision and disposal is available in time to serve the site, including any associated sewer connections and any required mitigation within the sewerage network**
- **Financial contributions to delivery of the Chelmsford North East Bypass, early years and childcare, primary and secondary education as required by the Local Education Authority, and community facilities such as healthcare provision as required by the NHS/CCG**
- **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 Habitats Regulations and Habitats Directive.**

Reasoned Justification

7.233 The boundary of this Strategic Growth Site allocation is defined on the Policies Map and comprises the following notations:

- Site for new housing
- Area for conservation/strategic landscape enhancement
- Land allocated for future recreation use and/or SuDS
- Existing open space, and
- Local Wildlife Site.

7.234 This site is to the west of Great Leighs and will provide for around 750 homes, expected to be delivered between 2023 and 2036. The development will deliver a landscape-led high-quality sustainable new neighbourhood that maximises opportunities for travel by sustainable modes. It will provide a mix of size and types of homes including affordable, self-build and custom-build, appropriately accessible and adaptable housing, as well as other types of specialist housing in accordance with the Council's policy requirements.

7.235 Infrastructure required for this site is in addition to relevant requirements of Policy S9.

7.236 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 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. This site will be serviced i.e. provided with services such as water, waste disposal and electricity. It is expected that 0.2 hectares per plot should be provided. Easy and convenient access to the site for heavy goods vehicles is essential.

7.237 Given the scale of the development, a wide range of new community services and facilities including a new primary school, open spaces, recreation, sport and play facilities and neighbourhood centre are required. These services and facilities should be of an appropriate scale to serve the new communities and located where they will be easily accessible by walking, cycling and public transport to the majority of residents in the development. The neighbourhood centre will need to make provision for community and health care, and a main unit for convenience food shopping not exceeding 500sqm gross floorspace.

7.238 Great Leighs primary school is full, and forecast to remain so. The scale of development in this location will require a new primary school with co-located early years and childcare nursery. The developer will be expected to provide the land and total cost of the physical scheme provision with delivery through the Local Education Authority. A comprehensive approach will be necessary to deliver this new school early on in the development, and ahead of development of site 7c: Great Leighs – Land North and South of Banters Lane. 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. Efforts should therefore be made to provide safe and direct walking and cycling routes between Great Leighs and Notley High School in Braintree.

7.239 The site is separated from Great Leighs village by the A131. Good connections exist via a pedestrian/cycle footbridge, a pedestrian/cycle underpass and School Lane. These should be utilised and improved by the new development.

7.240 The development will take its main vehicular access from Moulsham Hall Lane and will be expected to adequately mitigate its likely impacts on the performance of the local and strategic road network, both individually and collectively with the other allocations in Great Leighs. These will include appropriate improvements along roads serving new development including Moulsham Hall Lane, Main Road, London Road, the A131 and financial contributions towards the Chelmsford North East Bypass.

7.241 Opportunities for sustainable transport modes should be maximised to create neighbourhoods where alternative forms of transport to the private car (walking, cycling and public transport) are prioritised. New and enhanced pedestrian and cycle connections should be provided within the site and from and between Sites 7a, 7b and 7c. Additional pedestrian and cycle connections should also be provided between the site and the wider area, including Moulsham Hall Lane, School

Lane and Dumney Lane to connect to Great Leighs village, Great Notley and Chelmsford City Racecourse.

7.242 A residential travel plan will be required for the development to include a package of measures to ensure sustainable means of travel are available to all new residents, to promote the benefits of sustainable transport and secure a modal shift from the private car. The development will be required to provide good accessibility for bus services including bus priority measures and provide the necessary bus stop infrastructure within the site and surrounding area.

7.243 Layout should incorporate compensation measures for landscape impact from the development including lower dwelling densities, appropriate tree and hedge planting along countryside edges, and green buffers adjacent to existing residential properties including those along Dumney Lane, Moulsham Hall Lane and School Lane. 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 on-site Local Wildlife Sites.

7.244 The development will be required to provide appropriate habitat mitigation and creation, and appropriate buffers to the adjacent Essex Wildlife Trust Nature Reserves, Phyllis Currie/Dumney Lane Woods. This may include financial contributions towards mitigating increased recreational impacts. 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 the south of the site.

7.245 An area around the Grade II listed Moulsham Hall is allocated for conservation and strategic landscape enhancement, as shown on the Policies Map. The development is expected to preserve the setting of Moulsham Hall and to create an enhanced parkland setting.

7.246 The development is expected to promote the highest standards of design to ensure inclusive and high quality buildings and spaces. This shall include a comprehensive and coherent network of green infrastructure, formal and informal recreation and community spaces. For these reasons, the land to the north west of the site is allocated for future recreation use/SuDS.

7.247 Great Leighs Water Recycling Centre (WRC) does not currently have sufficient capacity to deal with the proposed growth at Great Leighs. Although this is not a barrier to new development growth, additional capacity will need to be provided by Anglian Water as part of their business planning process and subject to approval by the the Environment Agency of any proposed increase of discharges to waterbodies which exceed current permit limits. Any increase in flows are subject to the provisions of the Water Framework Directive. Additional capacity could include improvements to the existing Great Leighs WRC and/or on-site wastewater treatment systems solutions.

7.248 The site lies within a Minerals Safeguarding Area. The developer will be required to undertake a Minerals Resource Assessment to assess if the site contains a viable minerals resource that would require extraction prior to development. In addition, consideration needs to be given to the neighbouring permitted mineral and waste activity to ensure appropriate phasing of the development to avoid impacts on these permitted and/or allocated minerals and waste activities.

7.249 The site may contain archaeological deposits which will need to be considered by future development proposals, through an archaeological evaluation.

7.250 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.

STRATEGIC GROWTH SITE POLICY 7b - GREAT LEIGHS - LAND EAST OF LONDON ROAD

Land to the north east of the Key Service Settlement of Great Leighs, as shown on the Policies Map, is allocated for a high-quality comprehensively-planned new sustainable extension to the settlement that maximises opportunities for sustainable travel, specifically for older persons. Development proposals will accord with a masterplan approved by the Council to provide:

Amount and type of development:

- **Around 250 new specialist residential homes for older persons.**

Site masterplanning principles:

Movement and Access

- **Main vehicular access to the site will be from London Road**
- **Provide pedestrian and cycle connections**
- **Provide a well-connected internal road layout.**

Historic and Natural Environment

- **Preserve and where appropriate enhance the setting of the listed buildings at Gubbions Hall and North Whitehouse**
- **Protect and where appropriate enhance the Gubbions Hall Scheduled Monument and its setting**
- **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**

- **Mitigate the visual impact of the development**
- **Create a network of green infrastructure**
- **Provide suitable SuDs and flood risk management**
- **Ensure appropriate habitat mitigation and creation is provided**
- **Undertake a Minerals Resource Assessment**
- **Undertake an Archaeological Assessment.**

Design and Layout

- **Provide a coherent network of public open space, formal and informal sport, recreation and community space within the site.**

Site infrastructure requirements:

- **Appropriate improvements to the local and strategic road network as required by the Local Highways Authority**
- **Appropriate measures to promote and enhance sustainable modes of transport**
- **New and enhanced cycle routes, footpaths, Public Rights of Way and bridleways where appropriate**
- **Provide, or make financial contributions to, new or enhanced sport, leisure and recreation facilities**
- **Ensure appropriate waste water treatment provision and disposal is available in time to serve the site, including any associated sewer connections and any required mitigation within the sewerage network**
- **Financial contributions to delivery of the Chelmsford North East Bypass, and community facilities such as healthcare provision as required by the NHS/CCG**
- **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 Habitats Regulations and Habitats Directive.**

Reasoned Justification

7.251 This allocation is to the north of Great Leighs and will provide a high-quality sustainable development for around 250 homes for older persons, expected to be delivered between 2021 and 2024. The allocation will provide housing for people over retirement age, including the active, newly retired through to very frail elderly. This housing need can encompass accessible, adaptable general needs housing for those looking to downsize from family housing and other specialised housing for those that require care.

7.252 Infrastructure required for this site is in addition to relevant requirements of Policy S9.

7.253 This part of the overall development at Great Leighs is in close proximity to the existing village and well-located to existing facilities including a shop/post office, public houses, village hall, employment area and Chelmsford City Racecourse. There is also a good frequency of bus services connecting into Chelmsford City Centre and Braintree.

7.254 The development will take its vehicular access from London Road and will be expected to mitigate its impacts on the local and strategic road network, both individually and collectively with the other allocations in the Great Leighs location. These will be expected to include appropriate improvements along roads that will serve the new development including Main Road, Banters Lane, London Road, the A131, and financial contributions towards the Chelmsford North East Bypass.

7.255 Opportunities for sustainable transport modes should be maximised to create neighbourhoods where alternative forms of transport to the private car (walking, cycling and public transport) are prioritised. New and enhanced pedestrian and cycle connections should be provided within the site and from and between Sites 7a, 7b and 7c. Additional pedestrian and cycle connections should also be provided between the site and the wider area, including into the existing Great Leighs village, Great Notley and Chelmsford City Racecourse.

7.256 A residential travel plan will be required for the development to include a package of measures to ensure sustainable means of travel are available to all new residents, to promote the benefits of sustainable transport and secure a modal shift from the private car. The development will be required to provide good accessibility for bus services and provide the necessary bus stop infrastructure within the site and surrounding area.

7.257 Layout should incorporate compensation measures for landscape impact from the development including an appropriate green buffer between the site and the Rural Area beyond. The development will be required to provide appropriate habitat mitigation and creation, incorporate green buffers adjacent to existing residential properties including those along Banters Lane, and appropriate buffers to the adjacent Local Wildlife Site, Bushy Wood.

7.258 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 other heritage assets, including the nearby listed buildings North Whitehouse and Gubbions Hall and the Schedule Monument at Gubbions Hall and its setting. 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 the south of the site.

7.259 The development is expected to promote the highest standards of design to ensure inclusive and high quality buildings and spaces. This shall include a comprehensive and coherent network of green infrastructure, formal and informal recreation and community spaces.

7.260 The development will need to ensure that appropriate new healthcare facilities are provided and financial contribution to existing provision is made to meet the specific needs of an older community.

7.261 The site lies within a Minerals Safeguarding Area. The developer will be required to undertake a Minerals Resource Assessment to assess if the site contains a viable minerals resource that would require extraction prior to development. In addition, consideration needs to be given to the neighbouring permitted mineral and waste activity to ensure appropriate phasing of the development to avoid impacts on these permitted and/or allocated minerals and waste activities.

7.262 The site may contain archaeological deposits which will need to be considered by future development proposals, through an archaeological evaluation.

7.263 Great Leighs Water Recycling Centre (WRC) does not currently have sufficient capacity to deal with the proposed growth at Great Leighs. Although this is not a barrier to new development growth, additional capacity will need to be provided by Anglian Water as part of their business planning process and subject to approval by the the Environment Agency of any proposed increase of discharges to waterbodies which exceed current permit limits. Any increase in flows are subject to the provisions of the Water Framework Directive. Additional capacity could include improvements to the existing Great Leighs WRC and/or on-site wastewater treatment systems solutions.

7.264 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.

STRATEGIC GROWTH SITE POLICY 7c – GREAT LEIGHS – LAND NORTH AND SOUTH OF BANTERS LANE

Land to the north east of the Key Service Settlement of Great Leighs, as shown on the Policies Map, is allocated for a high-quality comprehensively-planned new sustainable extension to the settlement that maximises opportunities for sustainable travel. Development proposals will accord with a masterplan approved by the Council to provide:

Amount and type of development:

- **Around 100 new homes of mixed size and type to include affordable housing.**

Site masterplanning principles:

Movement and Access

- **Main vehicular access to the site will be from Banters Lane or through Site 7d via Main Road**
- **Provide pedestrian and cycle connections**
- **Provide a well-connected internal road layout which allows for bus priority measures.**

Historic and Natural Environment

- **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**
- **Protect and where appropriate enhance the Gubbions Hall Scheduled Monument and its setting**
- **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**
- **Mitigate the visual impact of the development**
- **Create a network of green infrastructure**
- **Provide suitable SuDS and flood risk management**
- **Ensure appropriate habitat mitigation and creation is provided**
- **Undertake a Minerals Resource Assessment**
- **Undertake an Archaeological Assessment.**

Design and Layout

- **Provide a coherent network of public open space, formal and informal sport, recreation and community space within the site.**

Site infrastructure requirements:

- **Appropriate improvements to the local and strategic road network as required by the Local Highways Authority**
- **Appropriate measures to promote and enhance sustainable modes of transport**
- **New and enhanced cycle routes, footpaths, Public Rights of Way and bridleways where appropriate**
- **Provide, or make financial contributions to, new or enhanced sport, leisure and recreation facilities**
- **Ensure appropriate waste water treatment provision and disposal is available in time to serve the site, including any associated sewer connections and any required mitigation within the sewerage network**
- **Financial contributions to delivery of the Chelmsford North East Bypass, early years and childcare, primary and secondary education as required by the Local Education Authority, and community facilities such as healthcare provision as required by the NHS/CCG**
- **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 Habitats Regulations and Habitats Directive.**

Reasoned Justification

7.265 This allocation will provide a high quality sustainable extension to Great Leighs for around 100 homes expected to be delivered between 2023 and 2025. It will provide a mix of size and types of homes including affordable, self-build and custom-build, appropriately accessible and adaptable housing, as well as other types of specialist housing in accordance with the Council's policy requirements.

7.266 Infrastructure required for this site is in addition to relevant requirements of Policy S9.

7.267 This part of the overall development is in close proximity to the existing village and well-located to existing facilities including a shop/post office, public houses, village hall, employment area and Chelmsford City Racecourse. There is also a good frequency of bus services connecting into Chelmsford City Centre and Braintree.

7.268 Given the scale of the development, a range of new community services and facilities including open spaces and recreation facilities are required. These services and facilities should be of an appropriate scale to serve the new communities and located where they will be easily accessible by

walking, cycling and public transport to the majority of residents in the development.

7.269 Great Leighs Primary School does not currently have capacity to accommodate future pupil forecasts from this development. The scale of development proposed across Strategic Growth Location 7 will require a new two-form entry primary school with co-located 56 place early years and childcare nursery. The new school is proposed to be located on Site 7a: Great Leighs – Land at Moulsham Hall and Site 7c will contribute proportionately towards its provision. Whilst Site 7c may come forward prior to Site 7a 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 7a and 7c should otherwise be coincident to ensure viability of the primary school programmed to receive the pupils from both sites. However, in the event that Site 7a does not proceed on programme, as set out in the housing trajectory and Infrastructure Delivery Plan, and there remains insufficient places at Great Leighs Primary School, the developer of Site 7c 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 ability to deliver on new primary school provision in respect of Site 7a. 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. Therefore, as part of site infrastructure requirements there is a need to provide connections from the site 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.

7.270 The development will take its vehicular access from Banters Lane or through Site 7d, via Main Road, 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. These will include appropriate improvements along roads that will serve the new development including Main Road, Banters Lane, London Road, the A131, and financial contributions towards the Chelmsford North East Bypass.

7.271 Opportunities for sustainable transport modes should be maximised to create neighbourhoods where alternative forms of transport to the private car (walking, cycling and public transport) are prioritised. New and enhanced pedestrian and cycle connections should be provided within the site and from and between Sites 7a, 7b, 7c and 7d. Additional pedestrian and cycle connections should also be provided between the site and the wider area, including into the existing Great Leighs village, Great Notley and Chelmsford City Racecourse.

7.272 A residential travel plan will be required for the development to include a package of measures to ensure sustainable means of travel are available to all new residents, to promote the benefits of sustainable transport and secure a modal shift from the private car. The development will be required to provide good accessibility for bus services and provide the necessary bus stop infrastructure within the site and surrounding area.

7.273 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. Layout should incorporate compensation measures for landscape impact from the development including lower dwelling densities, and appropriate tree and hedge planting along countryside edges. Development design and layout should also take into consideration the setting of nearby heritage assets. 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 the south of the site.

7.274 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.

7.275 The development is expected to promote the highest standards of design to ensure inclusive and high quality buildings and spaces. This shall include comprehensive and coherent network of green infrastructure, formal and informal recreation and community spaces.

7.276 The site lies within a Minerals Safeguarding Area. The developer will be required to undertake a Minerals Resource Assessment to assess if the site contains a viable minerals resource that would require extraction prior to development. In addition, consideration needs to be given to the neighbouring permitted mineral and waste activity to ensure appropriate phasing of the development to avoid impacts on these permitted and/or allocated mineral and waste activities.

7.277 The site may contain archaeological deposits which will need to be considered by future development proposals, through an archaeological evaluation.

7.278 Great Leighs Water Recycling Centre (WRC) does not currently have sufficient capacity to deal with the proposed growth at Great Leighs. Although this is not a barrier to new development growth, additional capacity will need to be provided by Anglian Water as part of their business planning process and subject to approval by the the Environment Agency of any proposed increase of discharges to waterbodies which exceed current permit limits. Any increase in flows are subject to the provisions of the Water Framework Directive. Additional capacity could include improvements to the existing Great Leighs WRC and/or on-site wastewater treatment systems solutions.

7.279 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.

STRATEGIC GROWTH SITE POLICY 7d - GREAT LEIGHS - LAND EAST OF MAIN ROAD

Land to the east of Great Leighs, as shown on the Policies Map, is allocated for a high-quality comprehensively-planned new sustainable extension to the settlement that maximises the opportunities for sustainable travel. The development is expected to provide:

Amount and type of development:

- **Around 100 new homes of mixed size and type to include affordable housing.**

Site development principles:

- **Main vehicular access to the site will be from Main Road**
- **Provide pedestrian and cycle connections**
- **Preserve and where appropriate enhance the setting of Gubbions Hall and listed buildings along Main Road**
- **Protect and where appropriate enhance the Gubbions Hall Scheduled Monument and its setting**
- **Create a network of green infrastructure**
- **Mitigate the visual impact of the development**
- **Provide suitable SuDS and flood risk management**
- **Provide a coherent network of public open space and formal and informal sport, and recreation within the site.**

Site infrastructure requirements:

- **In accordance with the approved planning permission.**

Reasoned Justification

7.280 This site is located adjacent to the Defined Settlement Boundary of Great Leighs and well-located to existing facilities including a shop/post office, public houses, village hall, employment areas and Chelmsford City Racecourse. There is also a good frequency of bus services connecting into Chelmsford City Centre and Braintree.

7.281 The site has planning permission (Ref: 17/01949/REM). It is expected to be delivered between 2019 and 2021 and will provide a high-quality sustainable extension to Great Leighs for around 100 homes including a proportion of affordable housing. The development must ensure that the type, size, heights, density and massing of new development responds positively to the historic environment and the local landscape context.

7.282 The development will take its main vehicular access from Main Road and is expected to mitigate its impacts on the local and strategic road network. The development will be required to maximise opportunities for sustainable transport modes to be taken up to create neighbourhoods where alternative forms of transport to the private car (walking, cycling and public transport) are prioritised. It will be expected that upgrades will be undertaken to the two nearest bus stops to the site frontage on Main Road. It will also be expected to provide new and enhanced cycle and pedestrian routes between the site and the wider area including into the existing Great Leighs village, Great Notley and Chelmsford City Racecourse.

7.283 The development must ensure access to facilities and services both within and surrounding the development by walking, cycling and public transport including to Great Leighs and Great Notley. The development will be expected to incorporate measures which reduce the need to travel and encourage people to make sustainable travel choices such as household travel plans and subsidised bus season tickets.

7.284 Layout should incorporate compensation measures for landscape impact from the development including appropriate tree and hedge planting along countryside edges, and green buffers to protect the Sandylay and Moat Wood Local Wildlife Sites to the south east of the site.

7.285 The development is expected to promote the highest standards of design to ensure inclusive and high quality buildings and spaces. This shall include a comprehensive and coherent network of green infrastructure, formal and informal recreation and community spaces. The edges of the site contain a mix of trees and hedges including a number of large, mature oak trees which provide key focal points to the south and east. The highest quality trees and hedgerows should be retained as an integral part of the scheme.

7.286 A desk based assessment shows that archaeological deposits may exist within the site. Therefore, an archaeological assessment will be required prior to development.

Location 8 - North of Broomfield

STRATEGIC GROWTH SITE POLICY 8 – NORTH OF BROOMFIELD

Land to the north of Woodhouse Lane and west of Blasford Hill, as shown on the Policies Map, is allocated for a high-quality landscape-led development that maximises opportunities for sustainable travel. Development proposals will accord with a masterplan approved by the Council to provide:

Amount and type of development:

- **Around 450 new homes of mixed size and type to include affordable housing**.

Supporting on-site development:

- **Neighbourhood Centre**
- **Provision of a new stand-alone early years and childcare nursery located in the southern portion of the site.**

Site masterplanning principles:

Movement and Access

- **Main vehicular access to the site will be from Blasford Hill (B1008)**
- **Provide a new vehicular access road to serve the development and provide access to Broomfield Hospital and Farleigh Hospice**
- **Provide pedestrian and cycle connections**
- **Provide a well-connected internal road layout which allows for bus priority measures.**

Historic and Natural Environment

- **Conserve and where appropriate enhance the setting of the listed buildings on Blasford Hill and the non-designated assets Wood House, the Coach House and Wood House Lodge adjoining the site**
- **Protect and where appropriate enhance the setting of the nearby Scheduled Monument to the north of the site**
- **Mitigate the visual impact of the development**
- **Enhance the historic environment**
- **Create a network of green infrastructure**
- **Provide suitable SuDS and flood risk management**
- **Ensure appropriate habitat mitigation and creation is provided**
- **Undertake a Minerals Resource Assessment**
- **Undertake an Archaeological Assessment.**

Design and Layout

- **Provide a coherent network of public open space, formal and informal sport, recreation and community space within the site.**

Site infrastructure requirements:

- **Land (circa 0.13 hectares) for a stand-alone early years and childcare nursery (Use Class D1) and the total cost of physical scheme provision with delivery through the Local Education Authority**
- **Appropriate improvements to the local and strategic road network as required by the Local Highways Authority**

- **Appropriate measures to promote and enhance sustainable modes of transport**
- **New and enhanced cycle routes, footpaths, Public Rights of Way and bridleways where appropriate**
- **Provide, or make financial contributions to, new or enhanced sport, leisure and recreation facilities**
- **Financial contributions to delivery of the Chelmsford North East Bypass, primary and secondary education, and community facilities such as healthcare provision as required by the NHS/CCG**
- **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 Habitats Regulations and Habitats Directive.**

Reasoned Justification

7.287 The development will provide a high-quality sustainable urban extension for around 450 homes expected to be delivered between 2024 and 2035. This site is to the north of Broomfield and well-located in relation to existing community and educational facilities and areas of employment. Main Road (B1008) Broomfield is also a 'quality' bus corridor with a very good frequency of services connecting into Chelmsford City Centre. As such the allocation represents an opportunity for a landscape-led development that maximises opportunities for travel by sustainable modes.

7.288 Infrastructure required for this site is in addition to relevant requirements of Policy S9.

7.289 The development should provide a mix of size and types of homes. Affordable, self-build and custom-build, appropriately accessible and adaptable housing as well as other types of specialist housing should be provided in accordance with the Council's policy requirements. The capacity of the site and mix of housing will need to reflect the available primary school places within the admissions area.

7.290 There is an emerging Neighbourhood Plan being prepared in Broomfield which it is envisaged will help shape this site allocation. However, it is considered that the development quantum and extent should be allocated through the Local Plan as a strategic site delivering a significant new neighbourhood. The site straddles the parish boundary shared between Broomfield and Little Waltham. Broomfield Parish Council will also receive 25% of the CIL receipt for this development (and any other) in its area when the Broomfield Neighbourhood Plan is made (approved). Otherwise the rate will be 15%.

7.291 Given the scale of the development, a wide range of new community services and facilities including a new nursery school, open spaces, recreation facilities and neighbourhood centre are required. These services and facilities should be of an appropriate scale to serve the new communities and located where they will be easily accessible by walking, cycling and public transport to the majority of residents in the development and the wider area, reflecting the fact that this development is an extension of the existing village rather than a stand-alone settlement. The neighbourhood centre will need to make provision for community and health care.

7.292 The development will provide a new vehicular access road into Broomfield Hospital campus. This will help serve Broomfield Hospital, Farleigh Hospice and King Edward VI Grammar School playing fields. In addition, the new link road will facilitate a reduction of traffic on the rural lane network with a view to downgrading Woodhouse Lane and North Court Road to routes for local access only. It will also help to ease wider congestion on the Main Road, Broomfield corridor. The delivery of the new access road into Broomfield Hospital is a strategic objective of the Local Plan. Site developers should work in partnership with the Mid-Essex Hospital Trust to facilitate this proposed new vehicular access road to the Hospital.

7.293 The development will be expected to adequately mitigate its impacts on the performance of the local and strategic road network including appropriate road and junction alterations, improvements along the B1008 and Woodhouse Lane, and financial contributions towards the Chelmsford North East Bypass. The rural lane network to the south of the site is unfit for heavy traffic and measures to prevent intensification of use must be delivered as part of the development.

7.294 Opportunities for sustainable transport modes should be maximised to create neighbourhoods where alternative forms of transport to the private car (walking, cycling and public transport) are prioritised. New and enhanced pedestrian and cycle connections should be provided within the site and connecting to places such as Broomfield Hospital, Chelmer Valley High School, Little Waltham Primary School, Broomfield Primary School, City Centre, the Green Wedge, and surrounding countryside.

7.295 A residential travel plan will be required for the development to include a package of measures to ensure sustainable means of travel are available to all new residents, to promote the benefits of sustainable transport and secure a modal shift from the private car. The development will be required to provide good accessibility for bus services including bus priority measures and provide the necessary bus stop infrastructure within the site and surrounding area.

7.296 Layout should incorporate compensation measures for landscape impact from the development including lower dwelling densities, appropriate tree and hedge planting along countryside edges, and green buffers. Green buffers will be required to protect the amenities of neighbours including adjoining residential properties, Farleigh Hospice and King Edwards Grammar School (KEGS) playing field. The nature conservation value of Puddings Wood Local Wildlife Site to the south of the development must be considered and form part of a strategic approach to conserving the natural environment and mitigating the impacts of development. Where the new link road affects Puddings Wood, compensatory measures which replace and provide additional net habitat must be provided as part of the new development.

7.297 Layout should also positively use existing topographical, heritage, ecological and landscape site features such as established field boundaries, mature trees and vegetation, and on-site and nearby Local Wildlife Sites.

7.298 A Critical Drainage Area (CDA) has been identified in the Broomfield area. This site 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.

7.299 The development is expected to promote the highest standards of design to ensure inclusive and high quality buildings and spaces. This shall include a comprehensive and coherent network of green infrastructure, formal and informal recreation and community spaces. The development is an extension of the existing village of Broomfield so must remain sympathetic to the character of that settlement and respond to its direct abutment to the open countryside.

7.300 The site lies within a Minerals Safeguarding Area. The developer will be required to undertake a Minerals Resource Assessment to assess if the site contains a viable minerals resource that would require extraction prior to development.

7.301 The site may contain archaeological deposits which will need to be considered by future development proposals, through an archaeological evaluation.

7.302 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.

Location 9 - Boreham

STRATEGIC GROWTH SITE POLICY 9 – EAST OF BOREHAM

Land to the east of Boreham, as shown on the Policies Map, is allocated for a high-quality comprehensively-planned new sustainable extension to the settlement that maximises opportunities for sustainable travel. The development is expected to provide:

Amount and type of development:

- **Around 143 new homes of a mixed size and type to include affordable housing.**

Site development principles:

- **Vehicular access to the site will be from Plantation Road**
- **Provide pedestrian and cycle connections**
- **Preserve or enhance the character or appearance of the two Conservation Areas and their setting in the vicinity of the site**
- **Preserve and where appropriate enhance the setting of surrounding listed buildings**
- **Protect existing high quality trees and hedgerows on site and provide new tree planting**
- **Mitigate the visual impact of the development**
- **Create a network of green infrastructure**
- **Provide suitable SuDS and flood risk management**
- **Provide a coherent network of public open space for formal and informal sport, recreation and community space within the site.**

Site infrastructure requirements:

- **In accordance with the approved planning permission.**

Reasoned Justification

7.303 This site is located on the eastern edge of the Defined Settlement Boundary of Boreham and close to local services and facilities in the village.

7.304 The site has planning permission (Ref: 18/00682/REM). It is expected to be delivered between 2019 and 2022 and will provide a high-quality sustainable extension to Boreham for around 143 homes including a proportion of affordable housing. The development must ensure that the type, size, heights, density and massing of new development responds positively to the historic environment and the local landscape context.

7.305 The development will take its main vehicular access from Plantation Road and is expected to adequately mitigate its impacts on the local and strategic road network. These will be expected to include appropriate improvements along roads that will serve the new development including Plantation Road, Church Road and Main Road.

7.306 Opportunities for sustainable transport modes should be maximised to create neighbourhoods where alternative forms of transport to the private car (walking, cycling and public transport) are prioritised. New and enhanced pedestrian and cycle connections should be provided between the site and the wider area, including connections to Boreham village. Public Right of Way Footpath 38 runs along the northern boundary of the site and there is no cycle access/egress available from the north of the site. It is therefore necessary to update/widen the footpath to include access for cycles.

7.307 The development will also be expected to incorporate measures which reduce the need to travel and encourage people to make sustainable travel choices such as household travel plans and subsidised bus season tickets. Bus stop upgrades are necessary along Main Road and Plantation Road to encourage a higher usage of public transport.

7.308 The site is set within an open rural landscape, visible from various public routes. The development must respect, and respond to, the character of buildings within Boreham. Layout should incorporate compensation measures for landscape impact from the development including appropriate tree and hedge planting along countryside edges.

7.309 The site is close to Church Road and Boreham Road/Plantation Road Conservation Area and there are a number of listed buildings in the vicinity including Shottesbrook directly opposite the site to the south. Development design and layout should take into consideration the setting of surrounding heritage assets.

7.310 The Historic Environment Record shows that the proposed development lies in an area of archaeological potential. A desk-based assessment has been carried out. The next stage of archaeological investigation should be further archaeological survey to include trial trenching and excavation if significant archaeological features are discovered.

7.311 A Neighbourhood Plan is being prepared for Boreham which can help shape this allocation and investigate the need for any further development allocations in Boreham. However, the quantum and extent of this site should be allocated in the Local Plan.

Travellers Site 1

TRAVELLERS SITE POLICY GT1 – DRAKES LANE GYPSY AND TRAVELLER SITE

Land at Drakes Lane, Little Waltham, as shown on the Policies Map, is allocated for a Gypsy and Traveller site to meet the needs of nomadic Gypsy or Travellers as defined in the National Planning Policy for Traveller Sites. The development proposal will be expected to provide:

- **10 permanent Gypsy and Traveller pitches**
- **Main vehicular access to the site will be from Drakes Lane**
- **Landscaped edges and buffers to mitigate the visual impact of the development**
- **Suitable SuDs and flood risk management**
- **Appropriate habitat mitigation and creation**
- **High quality and inclusively designed amenity buildings for each pitch**
- **Fully serviced pitches.**

Reasoned Justification

7.312 The site has been secured by the Council through Section 106 planning obligations linked with existing planning approvals at the Beaulieu and Channels sites as part of the previously adopted North Chelmsford Area Action Plan. The Section 106 Agreements secured this land as a fully serviced site as well as the funding to implement the site. This will include appropriate waste water, connections to utilities, and a satisfactory drainage solution for the site.

7.313 Infrastructure required for this site is in addition to relevant requirements of Policy S9.

7.314 The development will provide a permanent site for 10 Gypsy and Traveller pitches to be delivered between 2019 and 2024. The site should be delivered through a comprehensive approach, such as with a registered housing provider.

7.315 The site is set within a rural landscape. The development should provide an appropriate green edge to the boundaries to protect the visual amenities of the area.

7.316 The development will be expected to minimise its impacts on the local road network by providing a suitable access into the site.

Growth Area 3 - South and East Chelmsford

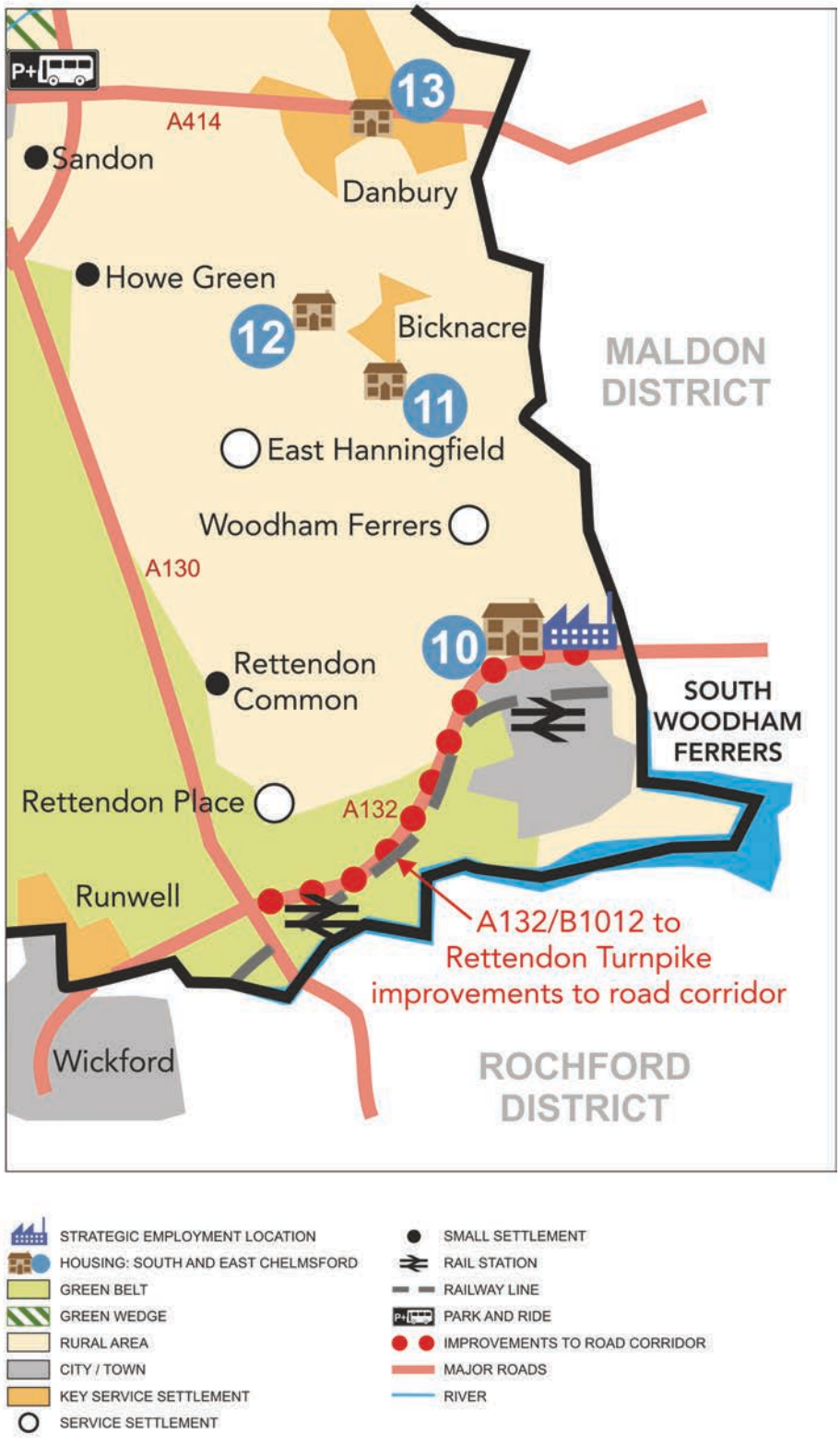
7.317 This Growth Area will deliver sustainable new development for the existing town of South Woodham Ferrers which has a good range of services and facilities, and at the Key Service Settlements of Danbury and Bicknacre, both of which have a good level of services including primary schools, early years and childcare provision, convenience shopping facilities and primary healthcare facilities. These developments will provide opportunities to contribute to and enhance existing facilities and services. They will also offer wider benefits to the community by helping to deliver road improvements including to the A132/B1012 to the Rettendon Turnpike Junction.

7.318 This Growth Area (see Figure 11) will accommodate around 1,160 new homes, 1,000sqm of business floorspace and 1,900sqm of convenience retail. The majority of development including 1,000 new homes and all of the new business and retail floorspace will be focused on greenfield land north of the existing town of South Woodham Ferrers. Provision is also made for 5 Travelling Showpeople plots. The urban extension of South Woodham Ferrers (Location 10) will be well-connected to the existing town and designed around attractive landscape incorporating a new Neighbourhood Centre, a new employment area and open space/leisure facilities.

7.319 In addition, development is promoted at the two sustainable Key Service Settlements of Bicknacre (Location 11) and Danbury (Location 12). Location 11 will provide around 35 and 32 homes on two separate sites. Location 12 will deliver around 100 new homes within Danbury. These developments will also provide opportunities to contribute towards and enhance existing facilities and services of the villages.

7.320 The Council's previously adopted Site Allocations Development Plan Document allocated the former Runwell Hospital as a Major Developed Site for housing-led development in the Green Belt (in accordance with Annex C of Planning Policy Guidance Note 2 at the time). Outline planning permission was granted for 575 new homes in 2013 and the first phase has been constructed. The phased delivery of this allocation (called St Luke's Park) is on-going and projected to be complete by 2022. Future detailed planning applications will be considered in accordance with the approved outline planning consent and any other material considerations. The Area for the Former Runwell Hospital Major Developed Site is brought forward onto the new Local Plan Policies Map.

Figure 11 : Growth Area 3 - South and East Chelmsford



Location 10 - North of South Woodham Ferrers

STRATEGIC GROWTH SITE POLICY 10 – NORTH OF SOUTH WOODHAM FERRERS

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 town, that maximises opportunities for sustainable travel, in a landscaped setting. Development proposals will accord with a masterplan approved by the Council to provide:

Amount and type of development:

- **Around 1,000 new homes of mixed size and type to include affordable housing**
- **Travelling Showpeople site for 5 serviced plots**
- **1,000sqm of business floorspace**
- **1,900sqm of convenience retail floorspace.**

Supporting on-site development:

- **Potential co-location of a new primary school with an early years and childcare nursery, and one stand-alone early years and childcare nursery; or two new stand-alone early years and childcare nurseries**
- **Neighbourhood Centre incorporating provision for convenience food retail (1,900sqm)**
- **Flexible neighbourhood scale business (1,000sqm) and community and healthcare provision**
- **Integration of flexible workspace facilities.**

Site masterplanning principles:

Movement and access

- **Development that maximises opportunities for sustainable travel**
- **Main vehicular access to the western and central parcels will be from the B1418 with potential for additional access from Burnham Road subject to traffic management measures being agreed by the Local Highways Authority**
- **Vehicular access to the eastern parcel will be from Burnham Road and/or Woodham Road**
- **Provide a well-connected internal road layout which allows good accessibility for bus services and bus priority measures**
- **Provide new public transport routes/services**
- **Provide an effective movement strategy within the site**

- **Provide additional and/or improved pedestrian and cycle connections to the Town Centre and railway station**
- **Provide high quality circular routes or connections to the wider Public Rights of Way network located away from the Crouch estuary**
- **Provide a dedicated car club for residents and businesses on site and available to the rest of South Woodham Ferrers**
- **Improvements to the local and strategic road network as required by the Local Highways Authority.**

Historic and natural environment

- **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**
- **An appropriate landscaped setting for development consisting of sufficiently dense planting belts and natural buffers to development edges and Local Wildlife Sites, to provide a network of green infrastructure to mitigate the visual, biodiversity and heritage impacts of the development**
- **Mitigate potential effects due to recreational pressure on nearby designated European sites**
- **Provide areas for natural SuDS and flood risk management**
- **Undertake an Archaeological Assessment.**

Design and layout

- **Development to be planned around a coherent framework of routes, blocks and spaces that deliver areas of distinct character**
- **Development shall predominantly be defined by and seek to retain the existing pattern of historic and landscape features**
- **Layout to be defined by a coherent network of wide green spaces to include formal and informal sport, recreation and community space that is well connected to Public Rights of Way**
- **Where they must remain, the layout should make positive use of utility easements, such as electricity powerlines and gas main.**

Site infrastructure requirements:

- **Potential co-location of a new primary school with an early years and childcare nursery (min 2.1 hectares) and one stand-alone early years and childcare nursery (circa 0.13 hectares); or two new stand-alone early years and childcare nurseries (circa 0.13 hectares each). The developer will be expected to provide the land and total cost of physical scheme provision with delivery through the Local Education Authority**

- **Appropriate improvements, as necessary, to the local and strategic road network as required by the Local Highways Authority**
- **Appropriate measures to promote and enhance sustainable modes of transport**
- **New and enhanced cycle routes, footpaths, Public Rights of Way and bridleways where appropriate**
- **Capacity improvements to the A132 between Rettendon Turnpike and South Woodham Ferrers, including necessary junction improvements**
- **Multi-user crossings of the B1012 in South Woodham Ferrers which may include a bridge or underpass**
- **Appropriate flood risk management measures and SuDS**
- **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 Habitats Regulations and Habitats Directive**
- **Undertake a project-level Habitats Regulations Assessment to address the impacts other than recreational disturbance**
- **Provision of and financial contribution to facilitate and sustain car club facilities for residents and businesses within the site and for the use of the wider community**
- **Provide, or make financial contributions to, new or enhanced sport, leisure and recreation facilities**
- **Financial contributions to secondary education as required by the Local Education Authority and other community facilities such as healthcare provision as required by the NHS/CCG.**

Reasoned Justification

7.321 This development to the north of South Woodham Ferrers will provide a sustainable extension for around 1,000 homes, 1,000sqm of business space and 1,900sqm for convenience retail. It will maximise opportunities for sustainable travel in a landscaped setting and is expected to be delivered between 2021 and 2035. The allocation represents a logical area of expansion to South Woodham Ferrers and is less constrained than other land around the existing settlement where the River Crouch and its protection areas, flood risk and Green Belt considerations would prevent a similar approach to development.

7.322 Infrastructure required for this site is in addition to relevant requirements of Policy S9.

7.323 Planning permission for a supermarket and healthcare facility to the north of South Woodham Ferrers has been granted and implemented. As such there is no need for any further large-scale retail development, but further consideration would need to be given to local healthcare provision. The site may have the capacity for further development, however this would be dependent on additional infrastructure provision including strategic highway improvements. Any further development would need to be considered as part of a review of the Local Plan.

7.324 Although the development quantum and extent of the allocation is set out in the Local Plan, the emerging Neighbourhood Plan being prepared in South Woodham Ferrers is envisaged to help shape this site allocation. When their Neighbourhood Plan is approved, South Woodham Ferrers Town Council will also receive 25% of the CIL receipt for this development and any other in its area, otherwise the rate will be 15%.

7.325 Affordable, self-build, custom-build housing, as well as other types of specialist housing should be provided in accordance with the Council's policy requirements, to meet local needs and create a mixed and inclusive community. This could include accommodation for frail elderly and homes for those with a disability or support needs. This provision should be based on the latest assessment of need and in consultation with Essex County Council. Opportunities should be taken to include flexible units for integrated residential and commercial uses, to enhance sustainable and economic growth.

7.326 In order to achieve a mixed and balanced new community, the development will be required to provide a Travelling Showpeople site for 5 plots. This site will be serviced i.e. provided with services such as water, waste disposal and electricity. It is expected that 0.2 hectares per plot should be provided. Easy and convenient access to the site for heavy goods vehicles is essential. The location of the Travelling Showpeople site will be addressed through the wider masterplanning process for the site.

7.327 A range of new community services and facilities including a potential new primary school, two early years and childcare nurseries, healthcare, open space, recreation facilities and neighbourhood centre will need to be provided on the site. These services and facilities should be of an appropriate scale to serve the new communities and located where they will be easily accessible by walking, cycling and public transport to the majority of residents in the development and existing neighbourhood.

7.328 Locations for business, 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. The planning and design of development is required to encourage healthy and active lifestyles, in line with Sport England and Public Health England's Active Design guidance.

7.329 The land to the north of the Town is predominantly open, save for field boundaries, and offers views across an undulating landscape form. The development extents should be limited to areas within the site with lower topography and/or where excessive visibility can be mitigated. Given the open context, the character of the development must exhibit a sufficiently open and green character, with greenways and open spaces within the layout and appropriate buffer and strategic

landscaping to the outer margins, to respect the historic landscape character. The development must seek to preserve key wildlife connections and offer sufficient density and connectivity of green infrastructure to provide protection for wildlife and where necessary compensate for the impact on wildlife that occurs from development. This will include offering adequate protection of the Local Wildlife Site at Bushy Hill and other sensitive areas within and outside the site. The site will provide a high-quality development in a landscaped setting.

7.330 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.

7.331 The southern edge of the site is around 500m from South Woodham Ferrers railway station and associated businesses, and just over 1km from the Town Centre and secondary school. South Woodham Ferrers has a wide range of facilities including medical, leisure, retail, library and business areas spread throughout the Town area.

7.332 The development must provide access by walking, cycling and public transport to facilities and services within the development itself and the wider area including the railway station, town centre, and schools. This must include safe crossing points at Burnham Road to enable seamless integration with the existing settlement.

7.333 There will be no vehicular access from the site to Edwins Hall Road due to the characteristics and attributes of that route. Due to existing features such as roads and land topography, it is likely that development will come forward within western, central and eastern parcels. Each parcel must benefit from suitable foot, cycle, public transport and private vehicle access to the existing public network and an appropriate interconnectivity between parcels must be achieved. This is expected to include new north/south – east/west cycle routing through the overall site. Bus stop infrastructure should be provided, along with bus priority measures within and related to the site to provide and maintain quick and convenient local bus services to the wider area including Wickford Town Centre and Chelmsford City Centre.

7.334 Site-wide travel plan(s) will be expected to incorporate strategic measures which reduce the need to travel and encourage people to make sustainable travel choices. Household travel plans will tailor those strategies to households and will include limited-term access to subsidised bus services and access to car clubs. Provision of a car club will provide a viable alternative to car ownership and can reduce the need for land devoted to car parking. The existing neighbourhood provides a wider customer base for a sustainable car club operation.

7.335 Impacts from development on the local and strategic road network must be mitigated, and may include appropriate highway 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 Local Highways Authority requirements. Impacts of development from within and to the adjoining areas including Basildon, Rochford and Maldon District will be part of this consideration.

7.336 Any improvements to the existing highway required to mitigate the impact of development from this Strategic Growth Site, will be primarily focused 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 the Council's area, is also proposed for improvement by the Local Highways Authority including the A130, A127 and 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 Local Highways Authority schemes to help ensure the strategic road network provides the most attractive route for through-traffic.

7.337 This site is near the Crouch and Roach Estuaries Special Protection Area, Ramsar site and Site of Special Scientific Interest which lie to the south of the town. These sites are particularly sensitive to increased visitor pressure, which may be caused by residential development in the surrounding area including to the north of the Town, so measures that increase the recreation choice for residents away from the estuary, or which help mitigate impacts where the estuary is used for recreation, must form an integral part of the development proposals. Impacts of development in the adjoining Maldon District and other areas also need to be part of this consideration.

7.338 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 this development allocation will be required to provide financial contribution towards the implementation of mitigation measures to protect the interest features of European desingated 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. 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.

7.339 Whilst there are no heritage assets within the site boundary, there are a number of listed buildings and a non-designated heritage asset around the site. Development of this site will need to mitigate any impact on these buildings and their settings.

7.340 The development must provide a high quality, connected layout and building design that reflects a strong sense of place, high quality streetscape and comfortable living environment, which works in sympathy with the local landscape. Key views and utility easements including overhead powerlines and a high-pressure gas main (if remaining) will be likely to influence the location of green spaces and routes, and create the layout framework for buildings.

7.341 Practical design considerations, such as service yards and routing, utility related plant, etc. must be effectively designed to sustain a high quality approach to streetscape.

7.342 The site may contain archaeological deposits which will need to be considered by future development proposals, through an archaeological evaluation.

Location 11 - Bicknacre

GROWTH SITE POLICY 11 – SOUTH OF BICKNACRE

Land south of Bicknacre, as shown on the Policies Map, is allocated for a residential development.

Amount and type of development:

- **Around 35 new homes of mixed size and type including affordable housing.**

Site development principles

Movement and Access

- **Main vehicular access to the site will be from Main Road**
- **Provide pedestrian connections.**

Historic and Natural Environment

- **Preserve and where appropriate enhance the setting of Grade II listed Star House**
- **Protect and enhance Thrift Wood Site of Special Scientific Interest (SSSI) to the south east of the site ensuring any new development provides any required mitigation measures**
- **Maintain and strengthen landscaped boundaries to the south and west, and a landscaped edge to fields beyond**
- **Provide suitable flood risk management and Sustainable Drainage Systems (SuDS).**

Site infrastructure requirements:

- **Financial contributions to primary and secondary education and early years and childcare provision as required by the Local Education Authority, and other community facilities such as healthcare provision as required by the NHS/CCG**
- **Provide, or make financial contributions to, new or enhanced sport, leisure and recreation facilities.**

- **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 Habitats Regulations and Habitats Directive.**

Reasoned Justification

7.343 This development allocation lies to the south of Bicknacre. It will provide around 35 new homes expected to be delivered between 2021 and 2023. This site is split over two field parcels. These field parcels should be integrated to make best use of development opportunities and the hedgerows should be retained.

7.344 Infrastructure required for this site is in addition to relevant requirements of Policy S9.

7.345 The existing vehicular access through the site to the playing fields to the west to be retained.

7.346 The development should provide a mix of size and types of homes. Affordable, accessible and adaptable housing should be provided in accordance with the Council's policy requirements.

7.347 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, give a rural character. Development should respect this rural character, which also forms part of the setting of the Grade II listed Star House. The development will also be required to provide appropriate mitigation to avoid adverse impacts to the Thrift Wood Site of Special Scientific Interest (SSSI) to the south east of the site.

7.348 Pedestrian connections should be provided within the site with links into the wider network. This should include creating a footway to connect with the existing adopted footway on Main Road. There should also be a footway connecting the site with the recreation ground to the west.

7.349 This site is within a 10km zone of influence of the Crouch and Roach Estuaries Special Protection Area, Ramsar site and Site of Special Scientific Interest near South Woodham Ferrers. These European designated sites are particularly sensitive to increased visitor pressure, which may be caused by new residential development within the zone of influence.

7.350 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 this development allocation 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.

GROWTH SITE POLICY 12 - ST GILES, MOOR HALL LANE, BICKNACRE

Saint Giles, Moor Hall Lane as shown on the Policies Map, is allocated for specialist residential accommodation development. Development will be expected to provide:

Amount and type of development:

- **Around 32 new units for specialist residential accommodation (SRA) that responds positively to the local context.**

Site development principles:

- **Vehicular access to the site will be from Moor Hall Lane**
- **Provide suitable SuDS and flood risk management**
- **Protect existing site trees within the development site**
- **Create a network of green infrastructure.**

Site infrastructure requirements:

- **Appropriate improvements, as necessary, to the local and strategic road network as required by the Local Highways Authority**
- **Provide, or make financial contributions to, new or enhanced sport, leisure and recreation facilities**
- **Financial contributions towards healthcare provision as required by the NHS/CCG.**

Reasoned Justification

7.351 St Giles Estate is close to the village boundary of Bicknacre. It is within walking distance of shops and facilities in Bicknacre village. The site includes an established residential home, which provides accommodation for adults with learning difficulties and mental health problems.

7.352 Infrastructure required for this site is in addition to relevant requirements of Policy S9.

7.353 Development would need to consider the need for additional primary health care provision informed by robust evidence on existing provision and consultation with NHS Mid-Essex Clinical Commissioning Group. Further development of specialist residential housing should complement the existing provision available at this location.

Location 12 - Danbury

STRATEGIC GROWTH SITE POLICY 13 – DANBURY

An allocation of around 100 new homes to be accommodated within or adjoining the Defined Settlement Boundary of Danbury. The site(s) to accommodate this allocation will be identified and consulted upon through the emerging Danbury Neighbourhood Plan.

Amount and type of development:

- **Around 100 new homes of mixed size and type including affordable housing.**

Site masterplanning principles:

- **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 and 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)**
- **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 Habitats Regulations and Habitats Directive.**

Reasoned Justification

7.354 Danbury is a Key Service Settlement located outside of the Green Belt with a good range of local services and facilities. Although future development in Danbury is restricted by significant landscape, ecology and highway constraints, there is some limited capacity in the primary schools that serve Danbury.

7.355 Infrastructure required for this location would need to accord with the relevant requirements of Policy S9.

7.356 There are significant tracts of protected woodland and commons in and around the Danbury Ridge which represent important valued landscapes. These include a cluster of protected Sites of

Special Scientific Interest (SSSI) which are Danbury Common, Blake's Wood and Lingwood Common, and Woodham Walter Common. These SSSIs receive high levels of recreational pressure and future development in Danbury will need to consider the need for mitigation measures as part of future development proposals. This will involve partnership working with the managers of the SSSIs (namely the Essex Wildlife Trust and National Trust) and other key stakeholders including the Council, Danbury Parish Council and Natural England.

7.357 There are a number of heritage assets in and around Danbury which may need to be considered by future development proposals. These include Danbury Conservation Area, two Registered Parks and Gardens, Danbury Hill Fort Scheduled Monument and a variety of listed buildings.

7.358 There are archaeological deposits in and around Danbury which may need to be considered by future development proposals, through an archaeological evaluation.

7.359 The A414 is a busy road connecting Chelmsford with Maldon which bisects the village. There is significant growth planned for Maldon which will add additional traffic to the A414. The Council has engaged with Maldon District Council on this issue through the 'Duty to Cooperate'. Pre-signals have been installed at the A414/Little Baddow Road/Mayes Lane (Eves Corner) junction to assist in the peak time operation of this junction through South East Local Enterprise Partnership (SELEP)/Essex County Council funding.

7.360 Taking the above constraints and opportunities into account, the Spatial Strategy makes provision for an allocation of around 100 homes. This represents approximately a 5% increase of homes in Danbury. To ensure sites are sustainable and are in close proximity to local services and facilities, they should be located either within or adjacent to the defined settlement boundaries as defined on the Policies Map. The allocation of around 100 new homes will be identified by the Danbury Neighbourhood Plan, and may comprise one or multiple sites, expected to be delivered during the Local Plan period. When their Neighbourhood Plan is approved, Danbury Parish Council will also receive 25% of the CIL receipt for new developments in its area, otherwise the rate will be 15%.

7.361 Danbury Defined Settlement Boundary is within a 10km zone of influence of the Crouch and Roach Estuaries Special Protection Area, Ramsar site and Site of Special Scientific Interest near South Woodham Ferrers. These European designated sites are particularly sensitive to increased visitor pressure, which may be caused by new residential development within the zone of influence.

7.362 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.

Special Policy Areas

7.363 The six designated Special Policy Areas (SPA) lie outside the built-up areas, where ordinarily policy would constrain new development. The SPA designation enables the operational and functional requirements of these facilities or institutions to be planned in a strategic and phased manner. The SPA sites are shown on the Policies Map.

7.364 The key objectives are to:

- Enable Special Policy Areas to be planned in a strategic and phased manner
- Ensure future development reflects the operational and functional requirements of the Special Policy Areas
- Ensure future development minimises the impact of development on their surroundings, sites important for nature conservation, wildlife and heritage assets
- Strengthen access to the sites by sustainable modes of transport and minimise traffic pressures on local roads
- Achieve high quality design.

POLICY SPA1 – BROOMFIELD HOSPITAL SPECIAL POLICY AREA

The Council will support health related proposals which support the role, function and operation of Broomfield Hospital. This includes the provision of a loop road to allow bus, service and emergency vehicles easy access into the full body of the estate; optimising access by public transport; strengthening the network of pedestrian routes and spaces to aid safety, comfort and convenience; concentrating buildings of scale and mass within the central core of the estate; limiting the scale and mass of buildings at the edge of the estate; ensuring a phased and coherent strategy for removal of temporary buildings and their replacement with permanent structures; protecting and enhancing woodland, parkland, trees and hedgerows; minimising environmental impacts including in respect of ecology and water quality, and creating high quality public spaces. New development proposals at Strategic Growth Site 8 - North of Broomfield, to the north of the Hospital, will incorporate a new vehicular access road from Main Road (B1008) providing the opportunity for the Hospital to extend this road across land to be safeguarded within the Hospital campus ensuring successful integration with the existing internal road network of the Hospital.

Reasoned Justification

7.365 Broomfield Hospital is an important regional medical facility located to the north of Broomfield and urban Chelmsford. It comprises clinical and ancillary buildings, car parking, hospital-related housing, Local Wildlife Site/woodland and open space. Two water courses also pass through the site.

7.366 The Special Policy Area shown on the Policies Map has been defined to enable the operational and functional requirements of Broomfield Hospital to be planned in a strategic and phased manner as it is outside the Defined Settlement of Broomfield where ordinarily policy would constrain new development.

7.367 The Mid-Essex Hospital Trust should work in partnership with the developers of Strategic Growth Site 8 - North of Broomfield Hospital to facilitate the proposed new access road to the Hospital.

POLICY SPA2 – CHELMSFORD CITY RACECOURSE SPECIAL POLICY AREA

Development will be permitted for 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; preserving nearby listed buildings and their setting; 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.

Reasoned Justification

7.368 Chelmsford City Racecourse is located at the former Essex County Showground. It has been revived as a major new racecourse and equestrian centre with supporting entertainment facilities.

7.369 Development opportunities will need to be balanced with the environmental impacts of this large site, especially regarding transport and the impact on the countryside, landscape and ecology (including the Local Wildlife Site). Further development related to the racecourse and equestrian centre may be appropriate within the Special Policy Area, where sensitively designed and having regard to the surrounding area including nearby heritage assets. The Council will not support residential development within the Special Policy Area which is unrelated to the primary use as a racecourse and equestrian centre.

7.370 The Special Policy Area boundary shown on the Policies Map includes the areas covered by the existing built development and areas with approved planning permission for future development.

POLICY SPA3 – HANNINGFIELD RESERVOIR SPECIAL POLICY AREA

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.

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.

Reasoned Justification

7.371 Hanningfield Reservoir Treatment Works is an important site for water treatment and ancillary activities serving Chelmsford and other parts of Essex. Its Green Belt location requires careful consideration when deciding on the type and extent of any new development.

7.372 The Special Policy Area boundary shown on the Policies Map includes the main campus of existing treatment buildings, stores building and staff offices. The site also includes two Local Wildlife Sites. Any further extension of the Special Policy Area would result in visually intrusive development and a resultant negative impact upon landscape character in the area including the Site of Special Scientific Interest (SSSI). These areas are essentially open in character and existing road access is poor.

7.373 This Special Policy Area provides access to part of the wider open countryside and the area's green infrastructure network.

POLICY SPA4 – RHS HYDE HALL GARDENS SPECIAL POLICY AREA

Development will be permitted for proposals which promote the continued role of these nationally important gardens. This could include the provision of sensitively designed accommodation for education and employment needs; improved range of visitor facilities and services; promoting the continued use of existing buildings; and protecting and enhancing trees and hedgerows and other existing site and landscape features of value. Proposals should minimise conflict between pedestrian routes and vehicle movement around the site and enable full disabled access throughout, and protect and enhance the historic environment.

Reasoned Justification

7.374 The Royal Horticultural Society (RHS) gardens at Hyde Hall are located to the south east of Chelmsford in close proximity to the villages of East Hanningfield and Rettendon Common. It is a site which occupies 136 hectares of land, dominated by attractive hills, fields, pastures and woodland. The visitor site itself lies in a site of 10 hectares which contains controlled gardens and visitor facilities.

7.375 The Special Policy Area boundary is shown on the Policies Map. The Special Policy Area for Hyde Hall recognises its potential to develop as a destination garden of both national and regional significance. It will provide a clear basis for the determination of future planning applications, which may result in diversification of site usage, some intensification and increased visitor numbers.

7.376 The inclusion of the site as a Special Policy Area does not mean that all development proposals within Hyde Hall would be acceptable. The Special Policy Area is tightly drawn around existing buildings and the main developed part of the site. Areas outside of the designation can be appropriate for horticulture or garden related uses of land, but new operational buildings should be confined to the Special Policy Area. Any new access arrangements need to be considered carefully, having regard to the character of the area and highway safety. Any new development must also take into account the need to protect and enhance nearby heritage assets.

POLICY SPA5 - SANDFORD MILL SPECIAL POLICY AREA

Development will be permitted for proposals for a mix of uses to support Sandford Mill's cultural, leisure and recreational focus which improve the access into and within the Special Policy Area; promote more sustainable means of transport to the site; provide suitable facilities for visitors; mitigate adverse impacts on cultural heritage or landscape; and increase access to the waterways. New development proposals to the south of Sandford Mill will allow the provision of a new vehicular access to Maldon Road (A414).

Any proposals should conserve or enhance nature and conservation interests, including the Green Wedge and Chelmer and Blackwater Navigation Conservation Area. Linkages to the Green Wedge should be promoted. Development within the SPA will be expected to mitigate potential effects on the European sites downstream.

Reasoned Justification

7.377 Sandford Mill lies within the Rural Area to the east of Chelmsford which is designated as Green Wedge and the Chelmer and Blackwater Navigation Conservation Area. The Green Wedge provides a key part of Chelmsford's green infrastructure network. Sandford Mill comprises a collection of buildings, mill pond and filter beds that formed part of the original water treatment works that served Chelmsford. Sandford Bridge, Sandford Lock and Brook End Bridge, which are Grade II listed, lie adjacent to the site.

7.378 The site is currently in use as a museum related to the story of Chelmsford's unique industrial heritage. It is recognised as an opportunity for an appropriate mixed use development linked to the Chelmer and Blackwater Navigation. Re-use and restoration of existing buildings should be the focus for any redevelopment.

7.379 The existing museum offers the opportunity to promote a mixed use development which could sustain its future use. Proposals should firstly look towards re-use and restoration of existing buildings, to be accompanied by improvements to access into and within the site.

7.380 The boundaries of the Special Policy Area shown on the Policies Map are drawn to allow for future development of Sandford Mill whilst seeking to protect the local landscape, nature conservation interests and heritage assets from inappropriate development.

7.381 Its location within the floodplain, Conservation Area and Green Wedge will need careful consideration when deciding on the type and extent of any new development. Furthermore, development within the Special Policy Area will be expected to mitigate potential effects on the nature conservation downstream.

7.382 Vehicular access is achieved from Chelmsford via Brook End Road. There is an opportunity for this access to be improved. There is also an opportunity to promote more sustainable means of transport, such as use of the Chelmer and Blackwater Navigation to link to the City Centre. Additional moorings may also be appropriate in order to increase access to the waterways.

7.383 Development within the Special Policy Area will be expected to mitigate potential effect on European protected sites downstream.

POLICY SPA6 – WRITTLE UNIVERSITY COLLEGE SPECIAL POLICY AREA

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.

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.

Reasoned Justification

7.384 Writtle University College is a long-established and nationally-recognised land-based technologies institution which is seeking to expand and broaden its educational facilities and opportunities. It is a key employer in Chelmsford. The University College's Green Belt location between Chelmsford and Writtle is a constraining issue, requiring careful consideration when deciding on the type and extent of any new development in the future. New development proposals to the north of the University College at Warren Farm will provide improved cycling and walking connectivity.

7.385 The Special Policy Area is divided into three sections. The Eastern boundary at Lordship Road encompasses the main operational and functional requirements of the site including the further and higher education campuses, administration blocks, halls of residence, children's nursery, sports hall site and the proposed new campus redevelopment. This will protect the potential coalescence of the University College with Writtle Village.

7.386 The western sections of the Special Policy Area are the location for the Rural Education and Training Centre and Centre for Livestock Studies at Sturgeons Farm, Cow Watering Lane.

7.387 The boundaries of the Special Policy Area shown on the Policies Map are drawn to allow for future development of Writtle University College whilst seeking to protect the local landscape, nature conservation interests and heritage assets from inappropriate development. This includes the surrounding Green Wedge which provides a key part of Chelmsford's green infrastructure network.

8- Protecting and Securing Important Assets

8.1 This Section provides other non-strategic policies of the Local Plan that will shape Chelmsford's development opportunities whilst protecting its important physical attributes.

Securing the right type of Homes

POLICY DM1 – SIZE AND TYPE OF HOUSING

The Council will protect existing housing from redevelopment to other uses.

A) Within all developments of 10 or more dwellings the Council will require:

i. **the provision of an appropriate mix of dwelling types and sizes that contribute to current and future housing needs and create mixed communities; and**
ii. **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.**

B) Within all developments of 30 or more dwellings the Council will require A)i and A)ii above, and:

i. **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.**

C) Within all developments of more than 100 dwellings the Council will require A)i, A)ii and B)i above, and:

i. **5% self-build homes which can include custom housebuilding. 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; and provision of Specialist Residential Accommodation (including Independent Living and non-nomadic gypsy and traveller needs) taking account of local housing needs.**

The inclusion of self-build and custom build homes and Specialist Residential Accommodation on smaller sites will also be encouraged.

Reasoned Justification

8.2 The NPPF requires Local Planning Authorities to plan for a mix of housing to meet the different needs of the community including families with children, older people and people with disabilities. To ensure that market housing provision meets the needs of all sectors, it is important that a range of house types and sizes are provided as part of new residential developments. The size, type and cost of affordable housing is covered by Policy DM2.

8.3 The Council's latest Strategic Housing Market Assessment (SHMA) indicates that the greatest need for market homes is two and three bedroom units. This is due to the projected increase in single occupancy households, smaller family units and older people. The threshold of 10 dwellings is the Government definition of major residential development. Table 5 below will be used to inform negotiations between the Council and developers to determine the appropriate mix of housing. The final mix of housing/types will be subject to negotiation with the applicant.

Table 5 : Indicative size guide for market homes

Size of new owner-occupied and private rented accommodation required in Chelmsford up to 2037	
Dwelling Size	**Indicative mix**
One Bedroom	6.2%
Two Bedroom	28.0%
Three Bedroom	46.3%
Four or more bedrooms	19.5%
Total	**100%**

Source: SHMA 2015

8.4 All dwellings on major residential schemes should achieve requirement M4(2) of the Building Regulations 2015 to create sustainable developments for the future. To support the ageing population and the specific needs of disabled people within Chelmsford, the Council expects 5% of all new affordable homes on larger development sites to be wheelchair accessible by meeting requirement M4(3) of the Building Regulations 2015. Where the 5% requirement does not result in whole numbers of units, the number of affordable dwellings meeting requirement M4(3) of Building Regulations 2015, will be rounded up.

8.5 The development of self-build/custom build properties by individuals or community groups (including Community Land Trusts) can also contribute to meeting the need for additional housing, and provide a more diverse housing stock. Self-build and custom housebuilding means the building or completion by (a) individuals, (b) associations of individuals, or (c) persons working with or for

individuals or associations of individuals of houses to be occupied as homes by those individuals. But it does not include the building of a house on a plot acquired from a person who builds the house wholly or mainly to plans or specifications decided or offered by that person. Based on Chelmsford's current self-build and custom build register of around 30 applications projected to 2036, 5% of new homes on larger housing schemes should include an element of self-build/custom build plots, to provide for this demand. Where the 5% requirement does not result in whole numbers of unit, the number will be rounded up. Self-build/custom build homes will need to be provided at a range of costs in accordance with the identified need. Self-build/custom build homes will not be considered as an alternative to, or replacement for, the affordable housing requirements set out in Policy DM2. Design codes may be required for development proposals containing self-build/custom build homes. Further information on the implementation of Policy DM1 C)i will be set out in the Planning Obligations Supplementary Planning Document.

8.6 There are certain groups of people within the community that need Specialist Residential Accommodation that caters for their specific needs. Specialist Residential Accommodation includes housing for older people such as Independent Living schemes for the frail elderly, student accommodation, homes for those with disabilities and support needs, residential institutions and also non-nomadic Gypsy and Travellers who, for cultural reasons, choose to live in caravans.

8.7 The SHMA indicates that if occupation patterns of Specialist Residential Accommodation for older people remain at current levels, there will be a requirement for 60 Specialist Residential Accommodation units each year. Essex County Council's Independent Living Programme is encouraging the provision of Specialist Residential Accommodation in Essex as a means to provide housing for people over the age of 55 whose current home no longer meets their needs. Essex County Council has set a target of delivering 214 additional units of Independent Living accommodation (162 market and 52 affordable rental units) to enable older people to live independently within the community by 2020.

8.8 Specialist Residential Accommodation will need to be provided at a range of costs in accordance with the identified need. Specialist Residential Accommodation will not be considered as an alternative to, or replacement for, the affordable housing requirements set out in Policy DM2. Further information on the implementation of Policy DM1 C)ii will be set out in the Planning Obligations Supplementary Planning Document.

8.9 The Council will refer to the latest assessments of need and will work with Essex County Council to identify the need for, and to secure provision of, suitable sites for Specialist Residential Accommodation. Such assessment will include the Joint Strategic Needs Assessment (JSNA) and SHMA.

POLICY DM2 – AFFORDABLE HOUSING AND RURAL EXCEPTION SITES

A) Affordable Housing

The Council will require the provision of 35% of the total number of residential units to be provided and maintained as affordable housing within all new residential development sites which:

i. **comprise of 11 or more residential units**

In considering the suitability of affordable housing, the Council will require that:

ii. **the mix, size, type and cost of affordable homes will meet the identified housing need of the Council's area as established by housing need assessments (as updated from time to time) reported in the current Strategic Housing Market Assessment and be appropriately weighted to ensure that the provision makes at least a proportionate contribution to the categories of greatest housing need; and**

iii. **the affordable housing is integrated into residential layouts so as to avoid the over-concentration of affordable housing in any particular location within the development site and designed in such a way as to aid visual integration between market and affordable elements of a scheme; and**

iv. **developers and owners enter into planning obligations in order to provide the affordable housing and to ensure it remains at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision.**

Proposals that would sub-divide or under-develop sites in order to avoid making the affordable housing contribution will be refused.

B) Rural Exception Sites

Planning permission will be granted for affordable housing on small sites within Designated Rural Areas, which would not otherwise be released for housing, in order to meet local rural housing need where:

i. **the Council is satisfied that there is clear evidence, supplied by the applicant, of need for the number and type of housing proposed within the Parish; and**

ii. **the site is adjacent to a Defined Settlement Boundary and it is accessible to local services and facilities; and**

iii. **the appropriate legal agreements are entered into for the affordable housing with the Council, to ensure that all dwellings will remain available for affordable housing, and exclusively for local need, in perpetuity, and that the necessary management of the scheme can be permanently secured; and**
iv. **the site is not subject to any other overriding environmental or other planning constraints.**

Where it can be demonstrated to the satisfaction of the Council that market housing is essential to cross-subsidise the delivery of affordable housing on rural exception sites:

v. **the proportion of market housing must not exceed 50%; and**
vi. **the market and affordable housing must not be distinguishable in design quality.**

Reasoned Justification

A) Affordable Housing

8.10 The provision of affordable housing to meet identified need is an important objective of the Local Plan. To assess this need, the Council, together with its HMA partners, commissioned consultants to produce a Strategic Housing Market Assessment (SHMA) update, which was published in December 2015. This replaced the previous SHMA and used the national Planning Practice Guidance to calculate the level of affordable housing need. This assessment identified a total affordable housing need in Chelmsford of 179 affordable dwellings for rent per-annum.

8.11 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 33% shared ownership and 67% affordable rent housing.

8.12 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 DM2 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.

8.13 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.

8.14 Affordable housing is an integral element of any market-led residential or mixed-use development and is expected to be provided in-kind and on-site. The Council may consider a financial contribution in lieu of on-site provision of broadly equivalent value on development sites which comprise between 11 and 15 residential units, to improve the provision of temporary accommodation for homeless households. Full details of circumstances in which this may be considered can be found in Planning Obligations Supplementary Planning Document (SPD).

8.15 Residential schemes should be designed to maximise tenure integration to achieve mixed, inclusive and sustainable communities. The Council expects the same level and type of parking provision to apply to market and affordable housing.

B) Rural Exception Sites

8.16 For the application of this policy, Designated Rural Areas are the Parishes of Bicknacre; East Hanningfield; Good Easter; Great Leighs; Great Waltham; Highwood; Little Baddow; Little Waltham; Margaretting; Mashbury; Rettendon; Roxwell; Sandon; South Hanningfield; Stock; West Hanningfield; and Woodham Ferrers.

8.17 In certain circumstances, small, predominantly affordable housing developments to meet Parish-wide need will be permitted outside but adjacent to Defined Settlement Boundaries where ordinarily there is a policy constraining new housing development. To enable this exception, it needs to be demonstrated that there is a proven need for the number and type of dwellings proposed, and the Council is satisfied that the affordable housing will remain affordable and exclusively available for local needs in perpetuity. When considering the suitability of rural exception sites it should be demonstrated to the satisfaction of the Council that there are no suitable and deliverable previously developed sites that could comply with the policy before consideration is given to the release of a greenfield site.

8.18 The Council expects all rural affordable housing proposals submitted under this policy to be accompanied by a local housing need survey conducted at a Parish-wide level. This will provide information on the number of households that are currently and likely to be in housing need in the next five years, their incomes and the type of accommodation required to meet their housing need. When a proportion of market housing is also proposed, the local housing needs survey must identify the type of market housing that is required. If a survey of local housing need supporting an application has been conducted more than four years prior to a planning application being submitted, the Council will require the housing need and affordability data to be updated.

8.19 Any proposal that includes market housing must include a robust, independently-prepared and audited viability assessment of the proposed development, prepared on an open book basis. This is needed for the Council to assess whether the market element of the proposal is justified. The extent of the funding gap to be bridged in order for the proposal to be viable, including the income from cross-subsidy generated through open-market sales that will assist in creating the additional scheme revenue that can fund the affordable housing on the site without requiring additional public subsidy, must be clearly set out.

POLICY DM3 – GYPSY, TRAVELLER AND TRAVELLING SHOWPEOPLE SITES

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 allocated sites within the Local Plan.

In determining all planning applications, only those who meet the PPTS definition of a Gypsy, Traveller or Travelling Showperson will have weight attributed to the need for a site.

A) New sites

When considering planning applications for Gypsy, Traveller and Travelling Showpeople accommodation, planning permission will be granted where all of the following criteria are met:

i. **the site is not in the Green Belt, unless there are very special circumstances; and**
ii. **adequate community services and facilities are within reasonable travelling distance; and**
iii. **the site is of sufficient size to accommodate the proposed number of caravans, vehicles and ancillary areas; and**
iv. **there is no significant adverse impact on the intrinsic character and beauty of the countryside; and**
v. **the site would not lead to the loss of, or adverse impact on, important historic and natural environment assets; and**
vi. **there is no significant risk of land contamination or unacceptable risk of flooding; and**
vii. **the site provides a suitable living environment for the proposed residents and there is no significant adverse impact on the amenity of nearby residents; and**
viii. **safe and convenient vehicular access to the local highway network can be provided; and**

ix. **essential services (water, electricity and foul drainage) are available on-site or can be made available on-site; and**
x. **plots for Travelling Showpeople should also be of a sufficient size to enable the storage, repair and maintenance of equipment.**

B) Sub-division of pitches or plots

The sub-division of authorised Gypsy, Traveller and Travelling Showpeople sites will also be permitted provided that the following criteria are met:

i. **the site is not within the Green Belt unless there are very special circumstances; and**
ii. **the living environment of residents on the proposed site and neighbouring land is protected; and**
iii. **sites are of a suitable size to enable the creation of additional pitches or plots; and**
iv. **there is no significant loss of soft and hard landscaping and amenity provision within the existing site, particularly where conditioned by a previous consent; and**
v. **there is no significant adverse impact on the intrinsic character and beauty of the countryside and;**
vi. **there is no adverse impact in terms of highways access and vehicle movement.**

C) Change of use

Planning permission will be refused for the change of use of all Gypsy and Traveller sites or Travelling Showpeople yards identified in the Gypsy and Traveller Accommodation Assessment unless acceptable replacement accommodation can be provided, or it can be demonstrated that the site is no longer required to meet any identified needs.

Reasoned Justification

8.20 Ensuring that the right type of residential accommodation is planned for in the right locations for all the community is an important element of the Local Plan.

8.21 This policy applies to both allocated and non-allocated sites which may come forward in built-up areas and the countryside. Planning permission will not be granted for a site that would be detrimental to the character and appearance of the countryside and where it would adversely affect the amenities of existing residents or result in unacceptable future living conditions for occupiers of the proposal. New Gypsy and Traveller and Travelling Showpeople sites are not considered appropriate within the Green Belt or Green Wedge and would also be judged against the appropriate policies within the Local Plan for these areas.

8.22 The sub-division of existing sites to provide more pitches or plots could be a suitable way to increase provision within existing lawful sites, but it should be tested against relevant criteria to ascertain its suitability.

8.23 When permission is granted, appropriate conditions or planning obligations will be imposed to ensure occupation of the site is restricted to those persons falling within the appropriate definition of Gypsies and Travellers or Travelling Showpeople and may also include conditions relating to landscaping and boundary treatments.

8.24 Where an unmet need for Gypsy and Traveller or Travelling Showpeople accommodation is identified and evidenced within the Council's area and allocated sites have not yet been developed or available for occupation, the Council may grant temporary planning permission as an interim measure.

Securing Economic Growth

POLICY DM4 – EMPLOYMENT AREAS AND RURAL EMPLOYMENT AREAS

Within the Employment Areas, Rural Employment Areas and new employment site allocations, 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:

i. **the use does not fall within Class A Use Classes unless it is of limited small-scale and ancillary; and**
ii. **the use provides employment at the application site; and**
iii. **the use will not adversely impact upon the operation and function of the Employment Area or Rural Employment Area.**

Reasoned Justification

8.25 The Employment Areas, Rural Employment Areas and new allocations for employment identified on the Policies Map, make an important contribution to the Chelmsford economy and their future function creating thriving business locations is a key element of the Council's local planning and economic strategies.

8.26 Traditionally designated employment areas have focused on providing a range of premises that meet the needs of the B1, B2 and B8 Use Classes and this will continue to be the focus in the defined Employment Areas and Rural Employment Areas. Therefore, in the Employment Areas and Rural Employment Areas, the Council will seek to retain Class B uses as defined by the Use Classes Order 1987 (as amended) or other 'sui generis' uses of a similar employment nature.

8.27 To enable flexibility it is recognised that non B1, B2 and B8 uses can be appropriate in Employment Areas and Rural Employment Areas and can provide employment, adding to the character, mix and vitality of the area. A judgement will be made on a case by case basis. Some uses may not be acceptable where they can either individually, or collectively, harm other policy objectives of the Local Plan. The form and nature of new employment allocations and acceptable uses are set out in the relevant site allocation policy.

8.28 The protection of the City Centre and other designated centres for their retail function is a key objective of the Local 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.

8.29 Where the Council receives an application for redevelopment or change of use, proposals should demonstrate their continued employment function and not be detrimental to the wider area, neighbours or wider Strategic Priorities and Principles set out in the Local Plan.

8.30 The impacts generated by new uses will need to be assessed in particular to their impact on neighbouring occupiers within the Employment Area and Rural Employment Areas. Any use should not give rise to unacceptable traffic generation, vehicle parking, noise or smells. Such impacts can adversely affect the day-to-day operation of the Employment Area and Rural Employment Areas.

8.31 The function of the Employment Areas and Rural Employment Areas in Chelmsford varies from location to location, and the Local Plan recognises that businesses need sufficient flexibility to enable them to function in today's economic environment.

POLICY DM5 – PRIMARY AND SECONDARY FRONTAGES IN CHELMSFORD CITY CENTRE & SOUTH WOODHAM FERRERS, NEIGHBOURHOOD CENTRES AND UPPER FLOORS

Primary Frontages in Chelmsford City Centre & South Woodham Ferrers Town Centre

A) The change of use of ground floor units to non-Class A1 uses of the Use Classes Order 1987 (as amended) will only be permitted if the balance of retail and non-retail uses does not harm the vitality and viability of the designated centre, and if all of the following criteria are met:

i. **the proposed number and distribution of non-Class A1 uses do not create an over-concentration of uses detracting from the established retail character in the locality; and**
ii. **the proposed use will provide a service directly compatible with the function of the Primary Shopping Area; and**

iii. **the shopping frontage will retain sufficient daytime and evening pedestrian activity to avoid creating an area of inactivity; and**
iv. **the proposal will retain or provide a shop front with an active display function and entrances which relate well to the design of the host building and to the streetscene; and**
v. **the sub-division of any unit would not create small token units.**

Secondary Frontages in Chelmsford City Centre & South Woodham Ferrers Town Centre

B) Within Secondary Frontages in the Primary Shopping Area, the change of use of ground floor units will be permitted to Class A or D2 or 'sui generis' uses of a retail nature, subject to the following criteria:

i. **the proposed number and distribution of non-Class A1 uses do not create an over-concentration of uses which are harmful to the function of the Secondary Frontage; and**
ii. **the proposed use will provide a service directly compatible with the function of the Primary Shopping Area; and**
iii. **the shopping frontage will retain sufficient daytime and evening pedestrian activity to avoid creating an area of inactivity; and**
iv. **the proposal will retain or provide a shop front with an active display function and entrances which relate well to the design of the host building and to the streetscene; and**
v. **the sub-division of any unit would not create small token units.**

C) Within Secondary Frontages outside of the Primary Shopping Area, the change of use of ground floor units will be permitted to Class A, B1(a) or D2 or 'sui generis' uses of a retail or leisure nature, where all of the following criteria are met:

i. **the proposed use will provide a service complementary to the function of the Primary Shopping Area and;**
ii. **the shopping frontage will retain sufficient daytime and evening pedestrian activity to avoid creating an area of inactivity; and**
iii. **the proposal will retain or provide a shop front with a display function and entrances which relate well to the design of the host building and to the streetscene; and**
iv. **the sub-division of any unit would not create small token units.**

Neighbourhood Centres

D) Within the Principal and Local Neighbourhood Centres Frontages as defined on the Policies Map the change of use of existing ground floor units from Class A1 of the Use Classes Order 1987 (as amended) will only be permitted where the proposal would reinforce the function of the Neighbourhood Centre in serving the day-to-day needs of the locality.

Upper floors within Primary and Secondary Frontages in City Centre & South Woodham Ferrers and Neighbourhood Centres

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 recycling and waste store is provided, and the use does not prejudice the retail function and viability of the ground floor.

Reasoned Justification

8.32 The Policies Map defines the extent of the Chelmsford City Centre and South Woodham Ferrers Town Centre as well as all the designations covered by this policy. Within the City and Town Centres, the Primary Shopping Area is also defined to recognise the importance of retail uses in these areas. Primary Frontages are all contained within the Primary Shopping Area, whereas Secondary Frontages fall both within and outside of the Primary Shopping Area.

8.33 Within the two Primary Shopping Areas of Chelmsford City Centre and South Woodham Ferrers Town Centre, the Primary Frontages contain the main shopping uses. This policy seeks to prevent the erosion of retail use which is important for community needs and local economic vitality.

8.34 Secondary Frontages will contain a greater diversity of other business uses that offer services to users complementary to the function of the Primary Shopping Area. Due to this diversity some Secondary Frontages may fall outside of the Primary Shopping Area, and where this occurs the level of acceptable diversity in use will be greater. The Secondary Frontages have been defined to ensure they remain active as they provide and support linkages within the pedestrian/retail network of the City and Town Centres.

8.35 In considering change of use applications, the Council will make a judgement about the level and concentration of non-Class A1 uses by assessing the function, location and quality of a frontage. For the purpose of this policy, a judgement will be made as to the relevant frontage in which the application site is located. A frontage length can be defined by physical breaks or articulation in the street, but also by key pedestrian nodal points which serve as points of decision-making for shoppers within the Primary Shopping Area network.

8.36 Small token units are those which may not offer sufficient retail floor space, staff facilities or storage area for stock and which will only suit a minority of occupiers. These may be a by-product of sub-dividing a larger unit or could be proposed in their own right. These units gradually undermine the retail character of the frontage and could lead to prolonged periods of vacancy due to their limited appeal to wider retail market.

8.37 The Neighbourhood Centre Frontages are defined on the Policies Map. These are groups of ground floor units that currently have a range of uses that serve day-to-day local needs. Not all residents live within easy reach of the main centres and rely on the services and facilities that are provided in these centres. The Council will seek to retain the retail function of these frontages, whilst also accepting that other uses may provide a balanced offer to the community they serve and ensure the continued viability and vitality of the frontage as a whole. This may include evening uses which contribute to a positive mix of uses to serve the community.

8.38 The productive use of upper floors, including residential, is encouraged in order to make best use of City and Town Centre sites. Proposals will be supported where they can be independently accessed from the ground floor and they would not prejudice the uses below.

Protecting the Countryside

8.39 For the purposes of all relevant policies of the Local Plan, the term Countryside includes Green Belt, Green Wedge and the Rural Area. All of these designations are defined on the Policies Map. The Green Wedge overlays both the Green Belt and Rural Area.

POLICY DM6 – NEW BUILDINGS IN THE GREEN BELT

Where new buildings are proposed within the Green Belt, inappropriate development will not be approved except in very special circumstances.

A) New buildings

Planning permission will be granted for the following exceptions to inappropriate development:

i. **buildings for agricultural and forestry;**
ii. **provision of appropriate facilities for outdoor sport, outdoor recreation and cemeteries as long as it preserves the openness of the Green Belt;**
iii. **local transport infrastructure which can demonstrate a requirement for a Green Belt location and would preserve the openness of the Green Belt and not conflict with its purposes;**
iv. **infilling in accordance with Policy DM9;**
v. **limited affordable housing for local needs in accordance with Policy DM2;**
vi. **extensions or alterations to buildings in accordance with Policy DM11;**

vii. **redevelopment of previously developed land in accordance with Part B of this Policy;**
viii. **replacement buildings in accordance with Part C of this Policy.**

B) Redevelopment of previously developed land (whether redundant or in continuing use and excluding temporary building/s)

Planning permission will be granted where the proposed development would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing use and/or development. The Council will assess the development based on the following:

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 activities/use of the new development compared to the existing; and**
iv. **the location of the site is sustainable and appropriate to the type of development proposed.**

C) Replacement buildings

Planning permission will be granted for the replacement of a building provided that:

i. **the existing building being replaced is of permanent and substantial construction; and**
ii. **the new building is in the same use as the existing; and**
iii. **the new building is not materially larger than the one it replaces; and**
iv. **the new building would not be out of keeping with its context and surroundings, and does not result in any other harm.**

Reasoned Justification

8.40 Over one third of the Council's area falls within the Green Belt, which has checked the unrestricted growth of London. In addition, the Green Belt has also prevented the expansion of urban Chelmsford towards the south west. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open.

8.41 Inappropriate development is by definition harmful to the Green Belt and should not be approved except in very special circumstances. When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 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.

8.42 New buildings in the Green Belt will be strictly controlled. The NPPF outlines the types of development that are not inappropriate and this includes agricultural or forestry buildings. In the assessment of these types of buildings, the Council will ensure that they are proportionate in size and scale in relation to their intended use, and evidence may need to be provided in order to demonstrate the needs of the agricultural holding for the development proposed. Local transport infrastructure is defined as being infrastructure that must be situated (and demonstrated as such) in the location proposed, such as electricity substations, a Park and Ride facility, emergency services or new roads and bridges.

8.43 Buildings for outdoor sport and outdoor recreation will include stables for the keeping of leisure horses. Cemeteries, with ancillary buildings, can also be exceptions to inappropriate development. The size and scale of these types of development will be judged on a site-by-site basis in relation to their intended use.

8.44 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 such as a new village hall, or new ancillary buildings related to an existing school. In accordance with the NPPF, 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.

8.45 In considering applications for redevelopment of previously developed land, it cannot be automatically assumed that the site is suitable for the development proposed if it meets the Green Belt test of openness. For example, housing developments in isolated locations are unlikely to meet the sustainability objectives of the Local Plan and the NPPF, even if it is within a higher category of the settlement hierarchy. The location of a development may have spatial constraints which make it unacceptable in planning terms, such as physical barriers, proximity to local facilities and services, access to public transport and footpath links.

8.46 Replacement buildings are not inappropriate development but the original building must be lawful. For the purposes of replacement dwellings, original means as built on 1 April 1974, or if built after this date, as originally built. The current district was formed on 1 April 1974 from the borough of Chelmsford, and most of the Chelmsford Rural District.

8.47 Buildings must be of permanent and substantial construction. This is to avoid the replacement of shacks, caravans, railway carriages or other structures which, through the passage of time have blended into the landscape.

POLICY DM7 – NEW BUILDINGS AND STRUCTURES IN THE GREEN WEDGE

A) New buildings and structures

Planning permission will be granted for new buildings and structures where the development does not conflict with the purposes of the Green Wedge, and is for:

i. **a local community facility where there is a demonstrated need; or**
ii. **a local community facility that supports the role and function of the Green Wedge; or**
iii. **agriculture and forestry or where it supports the sustainable growth and expansion of an existing, authorised and viable business where it can be demonstrated that there is a justified need; or**
iv. **local transport infrastructure and other essential infrastructure or development which supports existing or potential utility infrastructure where the Green Wedge location is appropriate and the benefits of which override the impact on the designation; or**
v. **appropriate facilities for outdoor sport, outdoor recreation and cemeteries; or**
vi. **a rural worker's dwelling in accordance with Policy DM12; or**
vii. **infilling in accordance with Policy DM9; or**
viii. **limited affordable housing for local needs in accordance with Policy DM2; or**
ix. **extensions or alterations to buildings in accordance with Policy DM11; or**
x. **redevelopment of previously developed land in accordance with Part B of this Policy; or**
xi. **replacement buildings in accordance with Part C of this Policy; or**
xii. **residential outbuildings in accordance with Part D of this Policy.**

B) Redevelopment of previously developed land (whether redundant or in continuing use and excluding temporary building/s)

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. The Council will assess the development based on the following:

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.**

C) Replacement buildings

Planning permission will be granted for the replacement of a building provided that:

i. **the existing building being replaced is of permanent and substantial construction; and**
ii. **the new building is in the same use as the existing; and**
iii. **the new building would not be out of keeping with its context and surroundings, and does not result in any other harm and;**
iv. **the new building is not materially larger than the one it replaces.**

D) Residential outbuildings

Planning permission will be granted for outbuildings to be used for purposes incidental to the enjoyment of the dwelling where the new building:

i. **is located within the curtilage of the dwelling; and**
ii. **is proportionate in size and scale and ancillary in appearance to the host dwelling; and**
iii. **is in keeping with its context and surroundings, and does not result in any other harm.**

Reasoned Justification

8.48 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.

8.49 Proposals for new buildings will be assessed to ensure that they are proportionate in size and scale in relation to their intended use; in some circumstances, such as proposals for new agricultural buildings, evidence may be required to demonstrate the requirement for a building of the size proposed.

8.50 Essential infrastructure is defined as being infrastructure that must be situated in the location proposed for connection purposes and the benefits of which override the impact of the designation such as 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. Local transport infrastructure is defined as being infrastructure that must be situated in the location proposed such as a Park and Ride facility, new roads and bridges. Essential infrastructure will also be recognised as that proposed by statutory undertakers.

8.51 Buildings for outdoor sport and outdoor recreation include stables for the keeping of leisure horses. Cemeteries, with ancillary buildings, could also be acceptable. The size and scale of these types of development will be judged on a site-by-site basis in relation to their intended use. The Council also recognises that there can sometimes be a need for outbuildings within residential properties because the size or location of the building falls outside of the remit of permitted development. These types of buildings may be used for purposes incidental to the enjoyment of the dwelling house; it is not intended for the policy to provide new planning units or non-domestic uses within a residential site in the Green Wedge.

8.52 The Council supports, in principle, the provision of new buildings for community use including educational facilities that can demonstrate a requirement for a Green Wedge location. This is likely to be due to the location of the community or facility in which it serves. These types of buildings will only be permitted where they are required to serve the immediate local community; it is not intended for "regional centre" type facilities to be located in the Green Wedge.

8.53 Economic growth in the Green Wedge 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 the Green Wedge 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. This is to avoid the proliferation of new buildings which are unconnected to existing sites and uses and may result in harm to the openness and landscape character of the river valleys.

8.54 Redevelopment of previously developed land will be permitted where the development would not have a greater impact on the characteristics and attractiveness of the landscape and the purpose of including land within the Green Wedge than the existing development and also represents sustainable development.

8.55 Replacement buildings will only be permitted where the original building is lawful. For the purposes of replacement dwellings, original means as built on 1 April 1974, or if built after this date, as originally built. Buildings must be of permanent and substantial construction. This is to avoid the replacement of shacks, caravans, railway carriages or other structures which, through the passage of time have blended into the landscape.

POLICY DM8 – NEW BUILDINGS AND STRUCTURES IN THE RURAL AREA

A) New buildings and structures

Planning permission will be granted for new buildings and structures in the Rural Area where the development will not adversely impact on the identified intrinsic character and beauty of the countryside and where the development is for:

i. **a local community facility where there is a demonstrated need; or**
ii. **agriculture and forestry or the sustainable growth and expansion of an existing, authorised and viable business where it can be demonstrated that there is a justified need; or**
iii. **local transport infrastructure and other essential infrastructure or development which supports existing or potential utility infrastructure; or**
iv. **appropriate facilities for outdoor sport, outdoor recreation and cemeteries; or**
v. **a rural worker's dwelling in accordance with Policy DM12; or**
vi. **housing which secures the optimal viable use of a heritage asset or enabling development to secure the future of a heritage asset; or**
vii. **housing which includes the re-use of redundant or disused buildings which leads to an enhancement to the immediate setting; or**
viii. **a dwelling which is of a design of exceptional quality or innovative nature; or**
ix. **infilling in accordance with Policy DM9; or**
x. **limited affordable housing for local needs in accordance with Policy DM2; or**
xi. **extensions or alterations to buildings in accordance with Policy DM11; or**
xii. **redevelopment of previously developed land in accordance with Part B of this Policy; or**
xiii. **replacement buildings in accordance with Part C of this Policy; or**
xiv. **residential outbuildings in accordance with Part D of this Policy.**

B) Redevelopment of previously developed land (whether redundant or in continuing use and excluding temporary buildings)

Planning permission will be granted where the proposed development would not result in harm to the identified intrinsic character, appearance and beauty of the area. The Council will assess the development based on the following:

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; and**
iv. **the location of the site is appropriate to the type of development proposed.**

C) Replacement buildings

Planning permission will be granted for the replacement of a building provided that:

i. **the existing building being replaced is of permanent and substantial construction; and**
ii. **the new building is in the same use as the existing; and**
iii. **the new building would not be out of keeping with its context and surroundings, and does not result in any other harm.**

D) Residential outbuildings

Planning permission will be granted for outbuildings to be used for purposes incidental to the enjoyment of the dwelling where the new building:

i. **is located within the curtilage of the dwelling; and**
ii. **is proportionate in size and scale, and ancillary in appearance to the host dwelling; and**
iii. **is in keeping with its context and surroundings, and does not result in any other harm.**

Reasoned Justification

8.56 The majority of the Council's area falls outside the Urban Areas and Defined Settlements, and where it is not Green Belt it is defined on the Policies Map as Rural Area.

8.57 The Council will ensure that the intrinsic character and beauty of the Rural Area is recognised, assessed and, where there is material harm arising from new development it is protected.

8.58 This policy provides some flexibility to allow rural communities and economies to thrive and prosper. This includes the sustainable growth and expansion of rural businesses and enterprises, including local shops and community facilities and services which support the rural community and serve their day-to-day needs.

8.59 Proposals for new buildings and structures will be assessed to ensure that they are proportionate in size and scale in relation to their intended use; in some circumstances, such as proposals for new agricultural buildings, evidence may be required to demonstrate the requirement for a building of the size proposed.

8.60 Essential infrastructure is defined as being infrastructure that must be situated in the location proposed for connection purposes and the benefits of which override any adverse impacts on the intrinsic character and beauty of the countryside such as 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. Local transport

infrastructure is defined as being infrastructure that must be situated in the location proposed, such as a Park and Ride facility, or new roads and bridges. Essential infrastructure will also be recognised as that proposed by statutory undertakers.

8.61 Buildings and structures for outdoor sport and outdoor recreation include stables for the keeping of leisure horses. Cemeteries, with ancillary buildings, could also be acceptable. The size and scale of these types of development will be judged on a case-by-case basis in relation to their intended use. The Council also recognises that there can sometimes be a need for outbuildings within residential properties because the size or location of the building falls outside of the remit of permitted development. These types of buildings may be used for purposes incidental to the enjoyment of the dwelling house; it is not intended for the policy to provide new planning units or non-domestic uses within a residential site.

8.62 The Council supports the provision of new buildings for community or educational uses that can demonstrate a requirement for a Rural Area location. This is likely to be due to the location of the community or facility in which it serves. In some cases, the catchment area for the development may be wider than the immediate locality i.e. village or town; these types of wider community facilities will only be permitted where the development serves both the local area and wider catchment jointly. This will be assessed on a site by site basis. Community facilities and services include local shops, meeting places, sports venues (indoor and outdoor) cultural buildings, public houses and places of worship.

8.63 Economic growth in the Rural Area is encouraged but new buildings and structures will only be permitted in circumstances where the proposal supports the sustainable growth and expansion of an existing, authorised and viable business. 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 should be closely associated with groups of existing buildings.

8.64 Redevelopment of previously developed land will be permitted where the development would not adversely impact upon the recognised character of the area. In considering applications for redevelopment of previously developed land, it cannot be automatically assumed that the site is suitable for the development proposed if it does not harm the intrinsic character and beauty of the countryside. For example, housing developments in isolated locations are unlikely to meet the sustainability objectives of the Local Plan and the NPPF, even if it is within a higher category of the settlement hierarchy. The location of a development may have spatial constraints which make it unacceptable in planning terms, such as physical barriers, proximity to local facilities and services, access to public transport and footpath links.

8.65 Replacement buildings will only be permitted where the original building is lawful. For the purposes of replacement dwellings, original means as built on 1 April 1974, or if built after this date, as originally built. Buildings must be of permanent and substantial construction. This is to avoid the replacement of shacks, caravans, railway carriages or other structures which, through the passage of time have blended into the landscape. The proposed replacement or rebuild must be acceptable in its setting by virtue of its siting, volume, form and scale.

8.66 The exceptional quality or innovative nature of a new dwelling, that does not comply with Policy DM9, should be truly outstanding and raise standards of design more generally.

POLICY DM9 – INFILLING IN THE GREEN BELT, GREEN WEDGE AND RURAL AREA

A) Green Belt

Planning permission will be granted for infilling in the Green Belt provided that:

i. **the site is within a village; and**
ii. **the site is a small gap in an otherwise built-up frontage; and**
iii. **the infilling is limited so as not to impact unacceptably on the function and purpose of the Green Belt; and**
iv. **the development does not detract from the existing character or appearance of the area.**

B) Green Wedge or Rural Area

Planning permission will be granted for infilling in the Green Wedge or Rural Area provided that:

i. **the site is a small gap in an otherwise built-up frontage; and**
ii. **the development does not detract from the existing character or appearance of the area, and would not unacceptably impact on the function and objectives of the designation.**

Reasoned Justification

8.67 Infilling is defined as filling the small gaps within existing groups of dwellings or buildings. For the purposes of this policy, a gap is normally regarded as 'small' if it is capable of accommodating no more than one property or building. In some circumstances, the context and character of the development pattern of the immediate area will allow for more than one property, or building, within these gaps. Each site will be assessed on a case-by-case basis.

8.68 The Council will carefully assess the impact of any proposals for residential infilling to ensure that gaps in the development pattern which positively contribute to the existing setting of a hamlet or group of dwellings are not lost. Within the Green Belt, the proposal should be within a village in order to be consistent with the NPPF. The site context may only be considered as a village where there is a consolidated group of residential properties and not a dispersed settlement pattern. It will usually, although not exclusively, include some form of community facility or focus such as a church, village hall, shop, public house or post office. Whether or not a site is located within a village will be assessed on a site by site basis.

8.69 A judgement needs to be made as to whether a new building would be in character with its surroundings. Buildings that are substantial in size and scale in relation to the neighbouring units either side, and would detract from the existing character of the area, will not be supported.

POLICY DM10 – CHANGE OF USE (LAND AND BUILDINGS) AND ENGINEERING OPERATIONS

A) Green Belt

Planning permission will be granted for the change of use of buildings in the Green Belt where:

i. **the building is of permanent and substantial construction, and works to convert the building would not result in substantial reconstruction; and**
ii. **the building is in keeping with its surroundings, and any alterations or extensions are proportionate in size in relation to the existing building and do not harm its original character; and**
iii. **the use of land within the curtilage of the building, and which is to be used in association with that building, would not result in harm to the openness of the Green Belt; and**
iv. **where the building was constructed less than ten years ago for the purposes of agriculture, but it can be demonstrated that it is no longer required for agriculture.**

In addition to criteria i to iv above, where the proposed use is for a dwelling or dwellings, the building must have been constructed more than ten years ago.

Engineering operations will be permitted within the Green Belt where they preserve openness, do not conflict with the purposes of including land in the Green Belt, and do not harm the character and appearance of the area.

B) Green Wedge

Planning permission will be granted for the change of use of buildings in the Green Wedge where:

i. **the building is of permanent and substantial construction, and works to convert the building would not result in substantial reconstruction; and**
ii. **the building is in keeping with its surroundings, and any alterations or extensions are proportionate in size in relation to the existing building and do not harm its original character; and**

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 designation; and**
iv. **the building was constructed less than ten years ago for the purposes of agriculture, but it can be demonstrated that it is no longer required for agriculture.**

In addition to criteria i to iv above, where the proposed use is for a dwelling or dwellings, the building must have been constructed more than ten years ago.

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 Wedge as set out in Strategic Policy S11.

C) Rural Area

Planning permission will be granted for the change of use of land or buildings in the Rural Area where:

i. **the building is of permanent and substantial construction, and works to convert the building would not result in substantial reconstruction; and**
ii. **the building is in keeping with its surroundings, and any alterations or extensions do not harm its original character; and**
iii. **it does not adversely impact on the identified intrinsic character, appearance and beauty of the Rural Area; and**
iv. **the building was constructed less than ten years ago for the purposes of agriculture, but it can be demonstrated that it is no longer required for agriculture.**

In addition to criteria i to iv above, where the proposed use is for a dwelling or dwellings, the building must have been constructed more than ten years ago.

Engineering operations will be permitted within the Rural Area where they do not adversely impact upon the identified intrinsic character, appearance and beauty of the Rural Area.

Reasoned Justification

8.70 The Council recognises that the re-use and adaptation of existing buildings in the countryside can provide opportunities for residential, commercial and industrial development. In order to avoid abuse of this policy, the building/s should be permanent and not require substantial reconstruction. A structural survey will be expected to be provided in order to demonstrate that the structure is capable of conversion without rebuild or creation of new structural elements.

8.71 Within the Green Belt and Green Wedge, 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. Proportionate should be assessed in the context of footprint, height and volume.

8.72 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 Wedge, the ancillary use of the land should not conflict with the purpose of the designation. In the Rural Area, the critical aspect will be identifying the intrinsic character and making a judgement as to whether an adverse impact would result.

8.73 The 10 year period for conversions to dwellings is included in order to prevent misuse of the policy; the building must have been originally constructed and used for the purpose intended and not with a view of re-using it in the future for another use.

POLICY DM11 – EXTENSIONS TO EXISTING BUILDINGS WITHIN THE GREEN BELT, GREEN WEDGE AND RURAL AREA

A) Green Belt

Planning permission will be granted for extensions or alterations to existing buildings where the building is located within the Green Belt and the extension or alteration would not:

i. **result in disproportionate additions over and above the size and scale of the original building; and**
ii. **be out of keeping with its context and surroundings or result in any other harm.**

B) Green Wedge

Planning permission will be granted for extensions or alterations to existing buildings where the building is located within the Green Wedge and the extension or alteration would not:

i. **be disproportionate in size and scale in relation to the existing building; and**
ii. **be out of keeping with its context and surroundings or result in any other unacceptable harm; and**
iii. **conflict with the purposes of the Green Wedge designation.**

C) Rural Area

Planning permission will be granted for extensions or alterations to existing buildings where the building is located within the Rural Area and the extension or alteration would not:

i. **be out of keeping with its context and surroundings and does not result in any other unacceptable harm; and**
ii. **adversely impact on the identified intrinsic character and beauty of the Rural Area.**

Reasoned Justification

8.74 Extensions and alterations to buildings can result in significant changes to their appearance and the impact they have on the surrounding countryside. An alteration may include changes to fenestration, materials and external features. For the avoidance of doubt, buildings include residential dwellings, and all buildings must be substantially intact and have a reasonable remaining life.

8.75 Other harm can include, but is not limited to: visual intrusion, noise, activity, light pollution and use.

A) Green Belt

8.76 The fundamental aim of Green Belt Policy is to prevent urban sprawl by keeping land permanently open. The essential characteristics of Green Belts are their openness and their permanence. Whilst extensions or alterations to buildings within the Green Belt are not inappropriate development, this is subject to meeting the objectives of Green Belt policy.

8.77 Extensions or alterations must not result in disproportionate additions over and above the size of the original building. Original building means that as built at 1 April 1974, or if built after this date, as originally built. The current district was formed on 1 April 1974 from the Borough of Chelmsford, and most of the Chelmsford Rural District.

B) Green Wedge

8.78 The role of the main river valleys will be protected and enhanced as a multi-faceted landscape for its openness and preventing settlement coalescence and its function as an important green network for wildlife, leisure and recreation. Some parts of the Green Wedge 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 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.

C) Rural Area

8.79 Much of the Council's area falls within the Rural Area which is very attractive and has a traditional rural appearance with long unbroken views. In assessing the intrinsic character and beauty of the Rural Area, the Council will make a judgement on a site-by-site basis. The Council will support rural communities; this includes the sustainable growth and expansion of existing and authorised rural businesses, such as shops, public houses and restaurants, tourist attractions, agriculture and diversification, offices and community uses where that expansion would not adversely impact on the identified character and beauty of the area.

POLICY DM12 – RURAL AND AGRICULTURAL/FORESTRY WORKERS' DWELLINGS

Planning permission will only be granted for a new dwelling or caravan in the Green Belt where there is a proven essential need for the purposes of agriculture or forestry, and very special circumstances which clearly outweigh the harm to the Green Belt and any other harm.

Planning permission will be granted for a new dwelling or caravan in the Green Wedge or Rural Area 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.

A) Temporary accommodation

For applications for temporary accommodation, the following criteria must be met:

i. **it can be demonstrated that the business can sustain the full-time worker directly employed by the business at minimum wage; and**
ii. **it can be demonstrated that there is a functional need for the proposed accommodation which cannot be met by existing suitable accommodation available in the area, or by rearranging duties and responsibilities between workers; and**
iii. **the need cannot be met by re-using, extending or adapting an existing building on the holding; and**
iv. **the proposed accommodation is located within or adjacent to the existing farm complex of buildings or other dwellings on the holding; and**
v. **the size of the accommodation relates to the needs of the rural worker to be employed under his or her current situation.**

B) Permanent accommodation

In addition to compliance with the above Part A) permanent accommodation will only be permitted where the unit and the agricultural/rural business have been established for at least 3 years, it can be demonstrated that the business has been profitable for at least one of them, is currently financially sound and has a clear prospect of remaining so.

In all cases (temporary and permanent accommodation) conditions will be attached to any permission removing permitted development rights and limiting the occupancy to that required for the business concerned.

C) Removal of Occupancy conditions on existing dwellings

Planning permission will be granted for the removal of a restrictive agricultural/rural worker occupancy condition on a dwelling only where:

i. **comprehensive evidence has been submitted to show that the property, including all of its land and buildings that form part of the holding, has been marketed for sale or rent for a minimum period of 12 months at a market price to reflect the occupancy condition, and confirmation of a lack of interest; and**
ii. **it is evidenced that there is no long-term need for an agricultural/rural workers dwelling in the locality; and**
iii. **the dwelling was not constructed or converted for the purposes of an agricultural or rural worker less than 10 years prior to the submission of the application to remove the occupancy condition.**

Reasoned Justification

8.80 One of the few circumstances where a new dwelling within the countryside may be justified is when accommodation is required to enable agricultural or rural workers to live at, or in the immediate vicinity of, their place of work. Such a need must be essential, and to prevent the misuse of this policy the Council requires any proposal for a new agricultural/rural workers dwelling to meet all the criteria set out within the policy.

8.81 Where possible, development on the best and most versatile agricultural land should be avoided. The re-use of existing buildings or building on previously developed land within a site should be prioritised before considering the loss of Grade 2 and Grade 3 agricultural land. Grade 3b agricultural land should be prioritised for development over higher grade land wherever possible.

8.82 In the case of a new start-up business, the Council will only allow the provision of temporary accommodation for use by a rural or agricultural worker for a temporary period of up to 3 years. This would normally take the form of a caravan/mobile home. This is to enable sufficient time for the business to be able to demonstrate that it is viable and profitable. If after a period of 3 years this cannot be demonstrated, permission will not be granted for either an extension to the temporary period or for a permanent dwelling.

8.83 If the business is able to demonstrate an essential need for a permanent dwelling in accordance with all of the criteria of the policy, the size and scale of the dwelling shall be related to the needs of the employee based upon their existing domestic circumstances. If in the future the circumstances of the occupier change, the Council will assess the need for any adaptation or extension of the dwelling on its individual merits.

8.84 When considering planning applications to remove restrictive occupancy conditions, the Council recognises that changes in the scale and character of a business may affect the longer-term requirement for dwellings in the countryside for their original purpose. The Council also recognises that it would fulfil no purpose to keep such dwellings vacant, or that existing occupiers should be obliged to remain in occupation simply by virtue of a planning condition that has outlived its usefulness. The Council will expect applications for the removal of an occupancy condition to demonstrate that there is no long-term need for an agricultural dwelling in the locality.

8.85 The Council will also bear in mind that such dwellings could be used by agricultural and forestry or rural workers seeking accommodation within the wider surrounding area. It must be demonstrated to the Council's satisfaction the availability of a dwelling subject to an occupancy condition has been effectively marketed to likely interested parties in the area concerned, and that no interest has been shown regarding purchase or occupation of the dwelling by those working in the local agricultural community. The Council will make a judgement on the adequacy of the marketing exercise on a case-by-case basis.

Protecting the Historic Environment

8.86 This Section provides policies which cover the historic environment. Policy S3 outlines the strategic approach to the historic environment. Relevant policies of the Local Plan are separated into designated and non-designated assets, to represent the distinction within the NPPF.

POLICY DM13 – DESIGNATED HERITAGE ASSETS

A) The impact of any development proposal on the significance of a designated heritage asset or its setting, and the level of any harm, will be considered against any public benefits arising from the proposed development. Where there is substantial harm or total loss of significance of the designated heritage asset, 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:

i. **the nature of the heritage asset prevents all reasonable uses of the site; and**
ii. **use of the asset is not viable in itself in the medium term, or not demonstrably possible in terms of grant funding; and**
iii. **the harm or loss is outweighed by bringing the site back into use.**

Where there is less than substantial harm to the heritage asset this will be weighed against the public benefits of the development proposal, including securing the optimum viable use of the heritage asset.

The Council will take account of the desirability of sustaining and enhancing the significance of heritage assets and the positive contribution that conservation of heritage assets can make to sustainable communities, local character and distinctiveness.

B) Listed Buildings

In addition to Part A) the Council will preserve Listed Buildings and will permit proposals where:

i. **any extension/alteration would not adversely affect its significance as a building of special architectural or historic interest, both internally and externally; and**
ii. **development within the setting of a listed building would not adversely affect the significance of the listed building, including views to and from the building, landscape or townscape character, land use and historic associations; and**
iii. **any change of use would preserve its significance as a building of special architectural or historic interest and ensure its continued use.**

C) Conservation Areas

In addition to Part A) development will be permitted in Conservation Areas where:

i. **the siting, design and scale would preserve or enhance the character or appearance of the area; and**
ii. **building materials and finishes are appropriate to the local context; and**
iii. **features which contribute to the character of the area are retained; and**
iv. **important views are preserved.**

Development involving demolition or substantial demolition will only be granted if it can be demonstrated that:

v. **the structure to be demolished makes no contribution to the special character or appearance of the area; or**
vi. **it can be demonstrated that the structure is beyond repair or incapable of beneficial use; or**

vii. **the substantial public benefit would outweigh the harm; or**
viii. **it can be demonstrated that the removal of the structure would lead to the enhancement of the Conservation Area.**

D) Registered Parks and Gardens

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.

E) Scheduled Monuments

Development proposals should protect Scheduled Monuments and their settings. Harm should be assessed in accordance with the tests within Part A) of this policy.

Reasoned Justification

8.87 When considering proposals affecting listed buildings, local authorities have a statutory duty to have special regard to the desirability of preserving the building, its setting or any features of special architectural or historic interest. There is a clear presumption against proposals for the total or substantial demolition of any listed building, or for any alteration or extension that would adversely affect its special architectural or historic character. Proposals which affect the setting of a listed building will also be critically assessed. Any harm to a designated heritage asset will require clear and convincing justification. Any loss of the whole or part of the heritage asset will not be permitted without taking all reasonable steps to ensure the new development will proceed after the loss has occurred. The setting of a building and its contribution to a local scene may be very important; for example, where it forms an element in a group, park or garden or other townscape, or where it shares particular architectural forms or details with other buildings nearby.

8.88 The best use for an historic building is the use for which it was designed. Wherever possible, this should continue particularly if it is residential use. However, there may be occasions when this is no longer a practical proposition. The Council will consider the introduction of appropriate alternative uses for redundant listed buildings as an exception to other planning policies, provided it is the only way to preserve or enhance the special architectural and historic character or structure of the building and its setting, and it does not adversely affect amenities, highway safety, etc. In this context, a change of use can adversely affect the setting of a building through the extra activity it generates; for instance, through increased on-site car parking, even if it does not affect the external appearance of the building itself. It will not be sufficient to justify such a development merely on the basis that the proposed use will generate a higher property value or increased revenues.

8.89 The character of an area derives from a number of elements; these can include the siting and design of its buildings, open spaces, views and features such as walls, landscape, materials and the activities that take place there. Careful consideration of the setting within Conservation Areas includes judging the acceptability of materials and finishes to either respect or complement the area. The very

designation of the Conservation Area denotes architectural or historic interest; it is therefore justified that as many as possible important features remain. The most important views in a Conservation Area are those within the designated area, but proposals should also respect how the area is viewed from outside of the designated area. An incremental adverse change to the Conservation Area could result in a reduction in the designated area.

8.90 Development affecting areas designated as Registered Parks and Gardens will be assessed against the likely impact of such development on their visual character and setting.

8.91 The Council will seek to ensure that new development proposals do not adversely affect the historic or archaeological importance of a Scheduled Monument.

POLICY DM14 – NON-DESIGNATED HERITAGE ASSETS

Proposals will be permitted where they retain the significance of a non-designated heritage asset, including its setting. Where proposals would lead to harm to the significance of a non-designated heritage asset or its loss, proposals should demonstrate that:

i. **the level of harm or loss is justified following a balanced judgement of harm and the significance of the asset; and**
ii. **harm is minimised through retention of features of significance and/or good design and/or mitigation measures.**

Reasoned Justification

8.92 The focus of the policy is based on the protection and retention of non-designated heritage assets, as identified on the Council's Buildings of Local Value List, Inventory of Landscape of Local Interest and Protected Lanes Studies. The aim is to avoid or minimise harm and weigh up any harm against the loss of significance. Where harm is justifiably unavoidable in most cases it should be possible to retain some aspect of significance.

POLICY DM15 – ARCHAEOLOGY

Planning permission will be granted for development affecting archaeological sites providing it protects, enhances or preserves sites of archaeological interest and their settings. Applications shall have assessed the site in consultation with the Historic Environment Record and taken account of the archaeological importance of those remains, the need for the development, the likely extent of any harm, and the likelihood of the proposal successfully preserving the archaeological interest of the site by record.

Reasoned Justification

8.93 Chelmsford contains numerous sites of archaeological importance. There are 2,503 archaeological sites detailed in the Essex Historic Environment Record, maintained by Essex County Council. They constitute a finite and non-renewable resource and are in many cases highly fragile and vulnerable to damage and destruction. Many locations have sites that may have archaeological potential but have no statutory protection. They rely on the sympathetic application of planning and management policies for their survival and protection.

8.94 When new sites of archaeological importance are identified, the Council will ensure that they are afforded appropriate protection and, where possible, retained in situ. Where retention is not possible, archaeological investigation and recording either through conditions or as part of a planning obligation will be required. Where a non-designated archaeological site is of similar national significance to a Scheduled Monument, Policy DM13 will apply.

Protecting the Natural Environment

POLICY DM16 – ECOLOGY AND BIODIVERSITY

A) Internationally Designated Sites

Developments that are likely to have an adverse impact (either individually or in combination with other developments) on European Designated Sites must satisfy the requirements of the Habitats Regulations, determining site specific impacts and avoiding or mitigating against impacts where identified.

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 Habitats Regulations and Habitats Directive.

B) Nationally Designated Sites

Development proposals within or outside a SSSI, likely to have an adverse effect on a SSSI (either individually or in combination with other developments), will not be permitted unless, on an exceptional basis, the benefits of the development clearly outweigh both the adverse impacts on the features of the site and any adverse impacts on the wider network of SSSIs.

C) Locally Designated Sites

Development likely to adversely affect locally designated sites, their features or their function as part of the ecological network, will only be permitted where the need and benefits of the development clearly outweigh the loss and the coherence of the local ecological network is maintained.

D) Biodiversity and Geodiversity in Development

All development proposals should:

i. **Conserve and enhance the network of habitats, species and sites (both statutory and non-statutory, including priority habitats and species) of international, national and local importance commensurate with their status and give appropriate weight to their importance; and**
ii. **Avoid negative impacts on biodiversity and geodiversity, mitigate unavoidable impacts and as a last resort compensate for residual impacts; and**
iii. **Deliver a net gain in biodiversity where possible, by creating, restoring and enhancing habitats, and enhancing them for the benefit of species.**

Reasoned Justification

8.95 The presence of protected species is a material consideration when the Council is considering a development proposal which, if carried out, would be likely to result in harm to the species or its habitat. When considering planning applications it is essential that the presence or otherwise of protected species and the extent that they may be affected by the development is established before planning permission is granted.

8.96 Planning permission should be refused for development resulting in the loss or deterioration of irreplaceable habitats unless the need for and benefits of the development in that location clearly outweigh the loss, or appropriate mitigation measures can be put in place. On Internationally Designated Sites mitigation may involve providing or contributing towards a combination of the following measures:

- Access and visitor management measures within a site
- Improvement of existing greenspace and recreational routes
- Provision of alternative natural greenspace and recreational routes
- Monitoring of the impacts of new development on the site to inform the necessary mitigation requirements and future refinement of any mitigation measures
- Insert other potential mitigation measures to address air pollution impacts e.g. emission reduction measures and on site management measures.

8.97 A Mitigation Strategy document is being produced through the Essex Recreational disturbance Avoidance and Mitigation Strategy (RAMS) project, with a view to its subsequent adoption as a Supplementary Planning Document, to support the Local Plan. Development proposals will need to take account of this Mitigation Strategy. Where necessary, this will include new residential development contributing towards implementation of this Mitigation Strategy.

8.98 For development effecting Nationally Designated Sites, proposals will need to take account of the Chelmsford Green Infrastructure Strategic Plan. Where necessary, appropriate mitigation measures may include new residential development contributing towards implementation of the objectives and targets of this Strategic Plan.

8.99 Priority habitats and species are those listed under the Natural Environment and Rural Communities Act 2006, or any subsequent amendment to this Act.

8.100 The policy provides a framework for conserving and enhancing biodiversity assets. The Council will support the creation, restoration, retention and enhancement of biodiversity interests. Where opportunities allow, the design of a development should incorporate beneficial biodiversity features, such as swift boxes, bat or bird boxes, bat bricks, green roofs or the creation and connection of wildlife corridors through landscaping or other means. New water features such as attenuation ponds that can provide new wetland areas, and removal of redundant in-channel structures and culverts, can also create and restore wildlife habitats. Developments adjacent to main rivers should take opportunities to improve water related biodiversity though a variety of initiatives including buffer strips, riparian tree planting, alien species removal and increasing in-channel morphology diversity.

8.101 The NPPF seeks to protect and enhance the natural environment. All development proposals should aim to secure opportunities for enhancing biodiversity. This will be assessed on a proportionate basis taking into account the size and type of development and its location.

8.102 Biodiversity enhancements in and around development should have regard to the Council's Green Infrastructure Strategic Plan and be led by an understanding of ecological networks such as:

- Improved links between existing sites
- Buffering of existing important sites
- Habitat restoration, recreation and expansion
- New biodiversity features within development
- Securing management for long term enhancement.

8.103 Relevant development proposals will be required to complete the Council's Biodiversity Checklist. Where there is the potential for the presence of protected species and/or habitats, a relevant ecological survey shall be undertaken by a suitably qualified ecologist. The development proposal should be informed by the results of the checklist, any relevant survey and apply the mitigation hierarchy and have regard to the Council's Green Infrastructure Strategic Plan.

POLICY DM17 –TREES, WOODLAND AND LANDSCAPE FEATURES

A) Protected Trees and Woodland

Planning permission will 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.

Development proposals that have the potential to affect preserved trees, trees in a Conservation Area or Registered Park and Garden, preserved woodlands or ancient woodlands must set out measures to secure their protection.

In exceptional circumstances there may be overriding public benefits arising from the development that could justify the removal of a preserved tree or trees. In such circumstances, a replacement tree, or trees, shall be provided of a size and type suitable for its location.

B) Other Landscape Features

Planning permission will be granted for development proposals that do not result in unacceptable harm to natural landscape features that are important to the character and appearance of the area. Harm or loss of these features will not be permitted unless a landscape strategy, which would compensate for the loss or harm, is secured or where there are overriding public benefits arising from the development.

Reasoned Justification

8.104 Trees and woodland provide a vital benefit, and help to improve the wellbeing of the public and the environment. Some of their many benefits include the provision of shelter and shade, stabilisation of soil, filtering air pollution, reducing noise, improving and softening the landscape, and creating and connecting wildlife habitats.

8.105 Planning permission will only be granted where the development proposal would not conflict with the purposes of the preservation order of the tree or woodland unless there is a substantiated justification. Harm to protected trees may include, but is not limited to, excessive pruning, incursion in the root protection area, alterations to ground levels or complete removal of the tree.

8.106 Proposals must also take into account the longer-term relationship between trees and a development. In some circumstances, even when a development can be physically constructed without resulting in harm to a tree, the proximity and liveability of the development with the tree can result in long-term pressure for the tree to be constantly pruned or even felled. Examples include

over-shadowing of garden areas, leaf litter, detritus and bird droppings over roofs, guttering or car parking areas. In decision making, account also needs to be taken of the incremental growth of a preserved tree.

8.107 Landscape features in the countryside, suburban and urban environments play an important part in shaping the character and appearance of an area. They can include, but are not limited to, trees, hedgerows, woodlands, meadows, field margins and water features that do not benefit from international, national or local designations. Each application will be assessed on a case-by-case basis on the importance and contribution that the existing landscape features make to the appearance of the locality.

POLICY DM18 – FLOODING/SUDS

A) Planning permission for all types of development will only be granted where:

i. **it can be demonstrated that the site is safe from all types of flooding, either because of existing site conditions or through flood risk management from the development, now and for the lifetime of the development; and**
ii. **it does not worsen flood risk elsewhere.**

B) In addition to above Part A) development within areas of flood risk will be required to:

i. **provide a safe means of escape or suitably manage risk through some other means; and**
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**
iii. **locate the most vulnerable development in areas of lowest flood risk unless there are overriding reasons for not doing so.**

C) All major development will be required to incorporate water management measures to reduce surface water run-off and ensure that it does not increase flood risk elsewhere. The principal method to do so should be the use of Sustainable Drainage Systems (SuDS). As well as providing appropriate water management measures, where possible SuDS should be multi-functional to deliver benefits for the built, natural and historic environment.

Surface water connections to the public sewerage network should only be made where it can be demonstrated that there are no feasible alternatives (this applies to new developments and redevelopments) and where there is no detriment to existing users.

Reasoned justification

8.108 Areas of flood risk include risk from all sources of flooding including from rivers and the sea, directly from rainfall onto the ground surface and rising groundwater, overwhelmed sewers and drainage systems and from other water bodies.

8.109 In considering proposals for development, the Council will follow a sequential risk-based approach, including the application of the 'exception test' where some continuing development is necessary for wider sustainable reasons.

8.110 The Council will require that development is protected from flooding and that appropriate measures are implemented to mitigate flood risk taking into consideration the lifespan of a development. In order to reduce flood risk within Chelmsford City Centre, the Council will work with the Environment Agency to put in place strategic flood defence measures upstream from Chelmsford's Urban Area on the Rivers Can and Wid and, in appropriate circumstances, local flood protection measures within development sites.

8.111 The Council also requires the provision of sustainable drainage systems for the disposal of surface water within and leading from major development sites. SuDS should be the principal, but may not be the only method. SuDs are often most viable when considered early in the design process so developers are encouraged to engage in pre-application discussions with Essex County Council (as Lead Local SuDS Authority).

8.112 Surface water connections to the public sewerage network should only be made where it can be demonstrated that there are no feasible alternatives (this applies to new developments and redevelopments) and where there is no detriment to existing users.

POLICY DM19 – RENEWABLE AND LOW CARBON ENERGY

Planning permission will be granted for renewable or low carbon energy developments provided that they:

i. **do not cause demonstrable harm to residential living environment; and**
ii. **avoid or minimise impacts on the historic environment; and**
iii. **can demonstrate no adverse effect on the natural environment including designated sites; and**
iv. **do not have an unacceptable visual impact which would be harmful to the character of the area; and**
v. **will not have a detrimental impact on highway safety.**

Where located within the Green Belt, renewable or low carbon energy developments will also need to demonstrate very special circumstances in order to be approved.

Reasoned Justification

8.113 The Council wishes to reduce the consumption of fossil fuels and the subsequent generation of pollution and waste to help mitigate climate change. Renewable and low carbon energy schemes have a key role to play in promoting more sustainable forms of development and reducing the production of greenhouse gases. The Council will encourage the provision of such projects and will balance the immediate impact of renewable and low carbon energy proposals on the amenities of the local environment with their wider contribution to reducing the emission of greenhouse gases.

8.114 For the purposes of the policy, the means of generating renewable or low carbon energy include (but are not restricted to) onshore wind generation, photovoltaic cells, passive solar heating systems, combined heat and power, biomass and air/ground source heat pumps.

8.115 Impacts on the natural and historic environment include, but are not limited to, water and air quality, flood risk, designated and non-designated heritage assets. Assessing the impacts of development on these assets are covered by Policies DM13, DM14, DM15 and DM16. The assessment of the visual impact of the development will take into consideration the cumulative landscape impact of the proposal.

Delivering and protecting Community Facilities

8.116 This Section focuses on providing and protecting assets within our communities that influence our quality of life.

POLICY DM20 - DELIVERING COMMUNITY FACILITIES

Planning permission will be granted for new, or extensions to existing, facilities and services which support the local community where:

i. **there is access to adequate public transport, cycling and walking links for the benefit of non-car users; and**
ii. **vehicle access and on-site vehicle parking would be provided to an appropriate standard commensurate to the scale of the development; and**
iii. **the development would be compatible with its surroundings; and**
iv. **there would be no unacceptable impact on the character, appearance or local environment; and**
v. **adequate access to and between the facilities and/or services would be provided for people with disabilities commensurate to the scale of the development.**

Where the proposal falls outside of main Urban Areas and Defined Settlements, it must also comply with the relevant policies for its location, taking account of the planning policy objectives for that area.

Reasoned Justification

8.117 This policy applies to all proposed community facilities, whether as part of larger schemes or submitted separately. New facilities and services should support the local community where they are to be situated. In some cases, the catchment area for the development may be wider than the immediate locality i.e. village or town; these types of wider community facilities will only be permitted where the development serves both the local area and wider catchment jointly. This will be assessed on a site by site basis. Community facilities and services include local shops, meeting places, sports and recreation venues (indoor and outdoor), cultural buildings, public houses, places of worship, burial space and crematoriums.

8.118 New community facilities should be accessible by sustainable modes of transport such as by public transport, cycling, or on foot. Public transport links should be in close proximity to the site and provide an adequate service. Measures to reduce car dependency will be supported.

8.119 New development should be physically compatible in form and appearance with its surroundings. It should not adversely impact the local environment of the area by reason of impact on residential neighbours, noise, pollution, biodiversity, air or water quality.

8.120 Developments should respect the fact that a multitude of users will be using them, so they should provide safe and secure access, and cater for people with disabilities.

8.121 The temporary and meanwhile use of vacant buildings and sites by creative, cultural and community organisations will also be supported, particularly where they help activate and revitalise town centre locations and the public realm.

POLICY DM21 – PROTECTING COMMUNITY FACILITIES

A) The change of use of premises or redevelopment of sites that provide valued community facilities or services will only be permitted where:

i. **the premises or site cannot be readily used for, or converted to, any other community facility; and**
ii. **the facility or service which will be lost will be adequately supplied or met by an existing or new facility in the locality or settlement concerned which shall be equivalent to or better than the facility that is being lost in terms of both quantity and quality.**

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.

B) The change of use of premises or redevelopment of existing open space, sports and recreational buildings and land, including playing fields forming part of an education establishment, will only be permitted where:

i. **an assessment has been undertaken which clearly shows the facility is surplus to requirements; or**
ii. **the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or**
iii. **the development is for alternative provision, the needs of which clearly outweigh the loss.**

Reasoned Justification

8.122 Community facilities and services include local shops, meeting places, sports and recreation venues (indoor and outdoor, including allotments), tourism attractions, cultural buildings, public houses and places of worship. Tourist attractions would include uses such as museums, other buildings and uses of land used for cultural or other leisure purposes. In the case of open space these are shown on the Policies Map. However, other valued facilities also include show centres, livery yards or riding schools, that provide a facility for the equestrian community.

8.123 The existing facilities are assets which serve the communities in which they are located or in some instances wider areas. This importance can relate not only to their function but also to what they offer to the wider area.

8.124 An analysis of the need for the community facility will be undertaken on a case-by-case basis, taking account of the type of asset and any existing provisions. Similarly, the context of the site and the function and purpose of the use will determine the extent of the local community that the use serves. The term "local" will differ between circumstances; for example, the local community of a single public house in a village would likely be the residents of that village. For a children's home, "local" could be more wide-reaching, covering the catchment area that the children's home would serve.

8.125 The retention of all community facilities, including existing sport and leisure facilities, tourist attractions and places of recreation, public open spaces and playing fields, is paramount unless a case can be made that alternative provision will be provided in an acceptable and timely manner. If no alternative provision is to be provided, permission will only be granted where an assessment, which may include details of marketing, has been undertaken which has clearly shown the facility is inappropriate for alternative community uses or is surplus to requirements.

8.126 Proposals for the change of use of public houses will need to be accompanied by evidence to show that its existing use as a public house is not economically viable and is no longer required to meet the needs of the local community. This evidence shall include:

- a comprehensive and sustained marketing campaign (agreed in advance by the Council) has been undertaken, offering the public house for sale as a going concern and using an agreed realistic valuation of the premises;
- the marketing campaign has run for a period of at least twelve months before the planning application is submitted;
- the public house has been offered for sale locally, and in the region, in appropriate publications and through specialised licensed trade agents;
- it can be demonstrated that the public house is not financially viable; in order to determine if this is the case, the Council will require submission of trading accounts for the last three full years in which the pub was operating as a full-time business;
- the location of alternative licensed premises and their distance to the public house subject to the application;
- any such alternative premises which offer similar facilities and a similar community environment to the public house which is the subject of the application.

8.127 In the case of open spaces, they offer amenity value and contribute to the character of an area in general, and can provide a 'green lung' and visual break in the built environment on a wider scale. Given the nature particularly of the built environment of Chelmsford, if such facilities are lost to other uses it can be extremely difficult to find alternative locations, particularly as open land is scarce and therefore at a premium.

8.128 Against this background, it is intended to secure the retention of existing spaces and facilities unless a case can be made that alternative provision will be provided in a wholly-acceptable manner. Alternative provision could comprise existing provision in the locality of the type of open space or facility as defined by the Council's Open Space, Sports and Recreational Facilities Study 2016, providing there is not a deficiency in that type of open space in the locality. An alternative and improved sports and recreational provision may be acceptable in some cases where the needs for which clearly outweigh the loss.

POLICY DM22 - EDUCATION ESTABLISHMENTS

The change of use or redevelopment of educational establishments identified on the Policies Map will only be permitted if they are surplus to educational requirements.

The extension or expansion of existing educational facilities will be supported subject to their accordance with the criteria of other relevant policies within the Local Plan. Proposals for the expansion of Anglia Ruskin University and Writtle University College will be considered in the context of agreed masterplans.

Reasoned Justification

8.129 The retention of existing education facilities is an important objective of the Local Plan. Universities, colleges, schools and early years provision provide education provision to the whole community and contribute significantly to the local economy.

8.130 Essex County Council (ECC) as Education Authority has the responsibility for early years and school place planning. Through this process ECC identifies the need for early years and school places and identifies surpluses or deficits through a 10 Year Plan for School Places currently covering the period 2017-2026. Whether the change of use or redevelopment of independent schools would be considered surplus to educational requirements will be considered on a case by case basis.

8.131 The further and higher education establishments in Chelmsford have an important place in the local economy as employers, providing skills, education and research. Anglia Ruskin University has ambitious plans to continue the development of its Rivermead Campus within Chelmsford's Urban Area including a new medical school which opened in 2019.

8.132 Writtle University College also has plans for expansion. It is located within the Green Belt and has therefore been designated a Special Policy Area.

9- Making High Quality Places

9.1 This Section provides the basis for promotion of Chelmsford as a high-quality place to live and work.

Making Places

9.2 High quality design is essential to making places more attractive, locally-distinctive, sustainable and safe. Good design can help reduce and mitigate the impacts of climate change, promote healthier lifestyles and create safer and more accessible places for people to live in or use.

POLICY DM23 - HIGH QUALITY AND INCLUSIVE DESIGN

A) Responding to Context

Planning permission will be granted for development that respects the character and appearance of the area in which it is located. Development must be compatible with its surroundings having regard to scale, siting, form, architecture, materials, boundary treatments and landscape.

B) Design of all new buildings and extensions

Planning permission will be granted for new buildings and extensions and alterations to existing buildings that:

i. **are of a high quality design; and**
ii. **are compatible with the character and appearance of the area, and also where relevant the host building, in terms of their the siting, scale, form, massing, materials and detailing; and**
iii. **are well-proportioned; and**
iv. **have visually-coherent elevations; and**
v. **have active elevations where the building or extension is visible from public vantage points; and**
vi. **create safe, accessible and inclusive environments; and**
vii. **minimise the use of natural resources in accordance with Policy DM25.**

Reasoned Justification

9.3 Good design is a key aspect of sustainable development and should contribute positively to making places better for people. Good design rests upon analysis of the character of the area to create coherent and interesting places rather than imposing arbitrary density requirements. It should respond to local character and history while not preventing or discouraging appropriate innovation. By encouraging good design, new developments can also help to limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation. Consideration should be given to the detailed guidance contained within the Council's Making Places Supplementary Planning Document.

9.4 New buildings, and extensions or alterations to buildings, should be proportionate in size and scale in relation to existing development or the host building so that they are in keeping with their surroundings. The surroundings may include the immediately adjacent buildings, the street scene or the wider character and appearance of the area.

9.5 The design of a building or extension can have a significant impact on the overall appearance of a development. The detailing, including use of materials, design features and layout of windows and doors, are all important considerations to creating well-designed buildings, extensions and places.

9.6 The layout and design of a development are important in creating a safe environment where people are comfortable to live, work and visit.

9.7 Large-volume buildings such as industrial, warehouse, retail superstore and agricultural sheds have seriously damaged the visual quality of large parts of the urban areas and some rural areas, even where the development brings economic benefits. The Council will apply the principles set out in Part B of this policy to avoid anonymous and solely functional development.

9.8 Car parks and service bays should be hidden from street views. Active street frontages should be provided. Monolithic or uniform buildings will not be permitted. Bin storage should not appear conspicuous within a development proposal.

9.9 Applicants should consult the Council's Making Places Supplementary Planning Document for detailed guidance.

POLICY DM24 - DESIGN AND PLACE SHAPING PRINCIPLES IN MAJOR DEVELOPMENTS

The Council will require all new major development to be of high quality built form and urban design.

All new major development should reflect the following principles:

- **Respect the historic and natural environment of biodiversity and amenity interests through the provision of a range of green spaces**

- **Respond positively to local character and context to preserve and enhance the quality of existing communities**
- **Provide buildings that exhibit architectural quality**
- **Create well-connected places that prioritise the needs of pedestrians, cyclists and public transport services above the use of the private car**
- **Where possible, provide a mix of land uses and densities with well-defined public and private spaces**
- **Encourage site design and individual building design that minimises energy consumption and provides resilience to a changing climate**
- **Create attractive, multi-functional, inclusive, overlooked and well-maintained public realm, and enhance the setting of existing public realm**
- **Embed public art as an integral part of proposals**
- **Provide streets and spaces that are overlooked, active and promote inclusive access**
- **Include parking facilities that are well integrated as part of the overall design**
- **Provide public open space and contribute to green infrastructure**
- **Retain existing trees and other landscape features where appropriate and explore opportunities for new tree planting**
- **Provide opportunities to promote healthy living and to improve health and wellbeing.**

The Council will require the use of masterplans by developers and will implement design codes where appropriate for strategic scale developments. The Council will consider the use of Planning Briefs and Design Codes on other development sites.

Where relevant, new residential development must be in accordance with the standards as set out in Appendix B, unless it can be demonstrated that the particular site circumstances require a different design approach to allow for a lower provision.

Reasoned Justification

9.10 Major new development must reflect high quality of urban and architectural design. It must also be functional and viable. Developments will be planned carefully with the use of masterplans and design codes where appropriate. This requirement for high quality design will apply to public and private buildings across all scales of development, as well as to infrastructure projects. The Council will encourage developers to have regard to the design principles set out in the Essex Design Guide. Major development is defined as sites over 1 hectare, 10 or more dwellings or more than 1000sqm of floorspace.

9.11 Enhancements to the public realm, landscaping measures and attention to architectural detail will be important features that the Council will wish to see included in new developments. Strategic scale and more local green infrastructure can make a vital contribution to quality of place, biodiversity and health outcomes.

9.12 Trees can deliver economic, social and environmental benefits. In urban areas they are particularly important for improving air quality and providing important habitats for wildlife. Trees can reduce the landscape impact on new development and they will also help mitigate, and adapt to, climate change. This is because trees remove carbon dioxide from the atmosphere and provide shade, shelter and alleviate flooding. This includes existing and newly planted trees within sites, and as part of the wider public realm.

9.13 Chelmsford benefits from a range of publicly-sited works of art. Public art makes an important contribution to the character and visual quality of the City. Art is frequently integrated into buildings, where development schemes present opportunities. The Council is committed to the provision of public art within developments and in the public realm.

9.14 The planning system can play an important role in creating healthy communities. This can include promoting new development that provides opportunities for healthy living through the encouragement of walking and cycling and provision of open space. Sport England's 'Active Design' provides further guidance on this.

9.15 The Council will require masterplans to be formulated to shape new development allocations. The Council will also produce area based strategies to guide new development in the existing built-up areas. The Council has developed a strategy to promote integrated enhancement of the West End quarter on the west side of the City Centre.

9.16 All new residential development will be required to comply with the development standards within Appendix B. Applicants should consult the Council's Making Places Supplementary Planning Document for detailed guidance.

POLICY DM25 – SUSTAINABLE BUILDINGS

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 resources, as follows where relevant.

All new dwellings shall meet the Building Regulations optional requirement for water efficiency of 110 litres/person/day.

New dwellings and non-residential buildings shall provide convenient access to Electric Vehicle (EV) charging point infrastructure as follows:

- **Residential development should provide Electric Vehicle (EV) charging point infrastructure at the rate of 1 charging point per unit (for a dwellings with dedicated off-road parking) and/or 1 charging point per 10 spaces (where off-road parking is unallocated)**

- **Non-residential development should provide charging points equivalent to 10% of the total parking provision**
- **Public charging points should be located in highly visible, accessible locations close to building entrances.**

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'.

Reasoned Justification

9.17 The delivery of sustainable development is at the heart of the Local Plan. Development at the local level can have a wider impact and therefore requires an integrated approach to new development, which promotes an innovative and productive economy, services and facilities that are socially inclusive, and balanced communities in ways which protect and enhance the wider environment and minimise the use of resources and consumption of energy.

9.18 The Climate Change Act 2008 introduced a statutory target of reducing carbon emissions to at least 80% below 1990 levels by 2050. UK emissions were 35% below 1990 levels in 2014. Meeting future carbon targets and the 2050 target will require reducing domestic emissions by at least 3% a year. Local authorities are required to adopt proactive strategies to reduce the consumption of fossil fuel and the subsequent generation of pollution and waste. The design and construction of buildings can directly affect the environment in terms of energy use and subsequent generation of greenhouse gases, as well as the use of natural resources. The implementation of appropriate measures to reduce the consumption of energy and natural resources taking into account the lifespan of a development, will achieve the Council's wider objective of securing more sustainable forms of development. Developers are encouraged to have regard to the waste hierarchy in the construction of new buildings.

9.19 The UK Carbon Plan (HM Gov, 2011) states that if we are to achieve the 2050 carbon target, by 2050 the emissions footprint of our buildings will need to be almost zero. National planning policy requires a local plan to have a positive impact on reducing carbon within the area. Energy requirements for new developments are one of the clearest routes to reducing carbon emissions in an area. The Planning and Energy Act 2008 allows Local Authorities to set local targets for carbon emissions above Building Regulations. The legislation to remove this right has not yet been enacted, meaning authorities can continue to set policy in this area.

9.20 Building Regulations are statutory instruments that set standards for design and construction that applies to most new buildings, regardless of type. Building Regulations in relation to energy efficiency have been successively tightened since 2006 (Part L), with the latest amendment being made in 2016. The Council expects all new development to apply the energy hierarchy by reducing the need for energy, use energy efficiently, supply energy efficiently and use low and zero carbon technologies. Major non-residential developments will be required to go beyond current Building Regulations.

9.21 BREEAM is an environmental assessment method that assesses the environmental performance of non-residential buildings across ten categories with minimum standards being required in key areas such as energy, water and waste. It is still in operation and unlike the Code for Sustainable Homes, is a Building Research Establishment standard which is not owned by the Government. The method of assessment seeks to minimise the adverse effects of new buildings on the environment, whilst promoting healthy indoor conditions for the occupants. The 500sqm threshold is intended to take account of economy of scale, and to avoid imposing the requirement on modest structures.

9.22 The standards for electrical vehicle charging points for new residential development are taken from The Institute of Air Quality Management's guidance document 'Land-Use Planning & Development Control: Planning for Air Quality (2017)' and are now used by 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.

9.23 Essex has been identified as a large area of water stress by the Environment Agency. The anticipated increase in population in Chelmsford and Essex as a whole during the Local Plan period means the demand for water will continue to grow.

9.24 Part G of Building Regulations were changed in 2015 to include an optional requirement for water efficiency i.e. new homes should be designed to use no more than 110 litres of water/person/day. The mandatory standard is 125 litres/person/day. The tighter standard would be controlled by means of a planning condition. Detailed guidance is contained within the Council's Making Places Supplementary Planning Document.

POLICY DM26 - DESIGN SPECIFICATION FOR DWELLINGS

A) All new dwellings (including flats) shall comply with all of the following:

i. **Achieve suitable privacy and living environment for residential occupiers; and**
ii. **Achieve sufficient private amenity space; and**
iii. **Provision of open space; and**
iv. **Achieve appropriate internal space through adherence to the Nationally Described Space Standards; and**
v. **Provide appropriate and well designed recycling and waste storage.**

The above must be in accordance with the standards as set out in Appendix B, unless it can be demonstrated that the particular site circumstances allow for a lower provision.

B) All houses in multiple occupation shall:

i. **Achieve sufficient communal garden space; and**
ii. **Provide cycle storage for one cycle per-bedroom, within the plot of the building in which the property is located; and**

iii. **Provide 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**
iv. **Provide off-street parking at a ratio of one space per-bedroom unless the site is located within the City Centre.**

The above must be in accordance with the relevant development standards within the Local Plan.

Reasoned Justification

9.25 This policy is intended to provide developers with a checklist of requirements for new dwellings. All new dwellings (including flats) will be required to comply with the development standards within Appendix B. Consideration should be given to the detailed guidance contained within the Council's Making Places Supplementary Planning Document.

9.26 Where buildings perform a clear beneficial role in the layout (by turning corners, acting as a vista stop or where infill restores urban form), the application of the development standards may be applied more flexibly only where the Council is satisfied that it would not be detrimental to the overall quality of the development. Garden areas would normally be expected to be at the rear of properties, enclosed and private. The Council will not accept exposed areas of land to be part of the calculation for garden sizes.

9.27 In considering applications for change of use to a house in multiple occupation, the Council will consider the number of likely occupants of a property by taking into account both the number and size of bedrooms proposed.

9.28 Applicants should consult the Council's Making Places Supplementary Planning Document for detailed guidance.

POLICY DM27 - PARKING STANDARDS

The Council will have regard to the vehicle parking standards set out in the Essex Parking Standards - Design and Good Practice (2009), or as subsequently amended, when determining planning applications.

Proposals which provide below these standards should be supported by evidence detailing the local circumstances that justify deviation from the standard.

Reasoned Justification

9.29 The Essex Parking Standards - Design and Good Practice (2009) sets out vehicle parking standards for Essex. It is considered that these parking standards are appropriate within Chelmsford, providing minimum parking for residential development to address issues of on-street parking and maximum standards for parking in non-residential developments in order to encourage more sustainable transport methods.

9.30 In urban locations with high levels of public transport accessibility, the parking standards may be relaxed to minimise pressure on land and encourage alternative modes of transport.

POLICY DM28 – TALL BUILDINGS

The Council will permit proposals for buildings above 5 storeys or above 16m high in the City Centre, provided:

i. **the location is suitable for higher-intensity development in terms of its immediate and wider context; and**
ii. **the building reinforces surrounding scale and urban form, provides containment of space and has active frontages; and**
iii. **the building's visibility from adjoining spaces contributes to townscape; and**
iv. **the building exhibits individual architectural quality; and**
v. **the building's visibility from longer-range views contributes towards the skyline and provides a positive addition to views into and around the city; and**
vi. **the building does not detract from the context of existing historic City Centre features or wider historic environment; and**
vii. **the building does not create an adverse microclimate or shadowing; and**
viii. **the building complements and enhances the public realm and surrounding urban context at ground level; and**
ix. **secure and accessible space is provided within the building for sufficient bin and cycle storage, services and plant equipment, without compromising the external quality of elevations or roofscape.**

Reasoned Justification

9.31 For the purposes of this policy, tall buildings means above 5 storeys. This is because throughout Chelmsford the building scale is predominantly two, three and four storeys, typically forming street frontages. Six storeys represent a shift in scale, necessitating consideration of the impacts of greater height.

9.32 When considering any new buildings, the surrounding context is key to achieving coherent, compatible and interesting character; it determines acceptable siting, scale, form and appearance. Taller buildings will not always be acceptable in the City Centre unless their context is compatible with the desired scale. Appropriate design rests upon thorough analysis of surrounding buildings and spaces, the identification of characteristic forms, materials and details, and exploiting opportunities to improve quality of place. The quality of materials and attention to detail is of great importance.

9.33 Tall buildings may be appropriate where their setting is sufficient to accommodate their height, where they contribute to a cohesive skyline and where they will form part of the positive reshaping and enhancement of the City Centre from all vantage points. In order not to diminish cultural, civic or public buildings or spaces, tall buildings may not be appropriate where they would have a significant or adverse impact upon designated and non-designated heritage assets. 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 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. Tall buildings will not be acceptable on constrained sites where an appropriate setting cannot be achieved.

9.34 Designated and non-designated heritage assets should not to be harmed by the siting, use or physical attributes of tall buildings. The presence of existing tall buildings will not necessarily be accepted as justification for proposals for new tall buildings. Consideration should be given to the detailed guidance contained within the Council's Making Places Supplementary Planning Document.

Protecting Living and Working Environments

9.35 An essential part of high-quality design should be the safeguarding of the living and working environments of existing and future residents.

POLICY DM29 – PROTECTING LIVING AND WORKING ENVIRONMENTS

Planning permission will be granted for development proposals provided the development:

i. **safeguards the living environment 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**
ii. **is compatible with neighbouring or existing uses in the vicinity of the development by ensuring that the development 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.**

Reasoned Justification

9.36 High-quality development by definition should not result in adverse impact on the amenities of occupiers of nearby residential properties. This includes the protection of existing living environments by ensuring there is not excessive noise or unacceptable overlooking created by new development. The physical built form of the development must not have an oppressive or overbearing effect or result in a harmful loss of light.

9.37 The planning system has an important role to play in protecting the environment, biodiversity, local residents, businesses and the public in general from all forms of development that could give rise to pollution. Pollution can be in many forms and includes all solid, liquid and gaseous emissions to air, land and water (including groundwater) from all types of development. Pollution includes noise, light, vibration, smell, smoke and fumes, soot, ash, dust or grit which has a damaging effect on the environment and the public's enjoyment, health or amenity.

9.38 When considering amenities of a development proposal, the impact on the continued operation of existing nearby uses should also be evaluated when looking at the acceptability of the proposal.

POLICY DM30 – CONTAMINATION AND POLLUTION

A) Hazardous Substance Sites or Land

For developments on, or near to, hazardous substance sites or land which is contaminated or has a history of a potentially contaminating use, permission will only be granted where the Council is satisfied that:

i. **there will be no threat to the health or safety of future users or occupiers of the site or neighbouring land; and**
ii. **there will be no adverse impact on the quality of local groundwater or surface water.**

B) Air Quality Management Area

For developments in or adjacent to an Air Quality Management Area, or where an air quality impact assessment has been provided, permission will only be granted where the Council is satisfied that after selection of appropriate mitigation the development will not have an unacceptable impact on air quality and the health and wellbeing of people.

Reasoned Justification

9.39 The Council recognises that all development has some environmental impact; however, development should minimise any negative impact. The Council will expect promoters of development to fully assess the impact of development through appropriate assessments to include the impact upon the environment, air quality, and public health and safety.

9.40 When considering development proposals the Council will consider the risk of pollution arising from contamination and the impact on human health, property and the wider environment. Contamination is not, however, restricted to previously developed land but it can also occur on greenfield sites and it can arise from natural sources as well as from human activities. Developers should undertake a preliminary risk assessment to identify any contamination on site. Where sites are known to be contaminated, or where contamination is subsequently discovered, any development proposals on the land will only be permitted where it can be demonstrated that the contamination can be mitigated.

9.41 The Council has designated two Air Quality Management Areas (AQMA) 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 road traffic emissions. 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.

9.42 It would be inappropriate to locate new development on or near to establishments where hazardous substances are present where this would harm public safety. It would also be inappropriate to grant planning permission for development proposals to expand existing sites handling or processing hazardous substances where this would also harm public safety.

10- Monitoring and Implementation

Monitoring Framework

10.1 This Section deals with how the Council will monitor the Local Plan's success in meeting the challenges and opportunities set out in the Strategic Priorities (Section 3) to ensure that it is effective in delivering the objectives of the Local Plan.

10.2 This will be done through the monitoring of the indicators set out in the tables below on an annual basis which will be published through the Authority's Monitoring Report (AMR). The AMR will be used to report the performance of the Local Plan as well as recommending any actions required to ensure the delivery of the Local Plan.

10.3 In respect to Key Indicator 'Appeal Decisions', the Council will monitor appeal decisions from the Planning Inspectorate and use these to monitor the effectiveness of Local Plan policies in accordance with the relevant triggers for action.

Table 6 : Monitoring Framework

Local Plan Policy	Strategic Priority	Key Indicators	Target (if applicable)	Trigger for action	Contingency/ Action
Strategic Policy S1 - Spatial Principles	All	Covered by other indicators within the monitoring framework	-	-	-
Strategic Policy S2 - Addressing Climate Change and Flood Risk	1,5	Covered by other indicators within the monitoring framework	-	-	-
Strategic Policy S3 - Conserving and Enhancing the Historic Environment	1, 7	Number of Conservation Area Appraisals and Management Plans completed Number of Parishes assessed for the Register of Buildings of Local Value Number of sites and buildings added to National Heritage at Risk Register Number of sites and buildings removed	Completion of two Conservation Area Appraisals and Management Plans per year. Completion of two Parish assessments for the Register of Buildings of Local Value per year. Production of the National Heritage at Risk Register annually. Production of a local	(1) Failure to complete two Conservation Area Appraisals and Management Plans each year. (2) Failure to complete two Parish assessments for the Register of Buildings of Local Value each year. (3) Failure to remove two sites or buildings from the updated local Buildings at Risk Register each year.	(1 - 3) Consider how the Council can contribute to measures to improve the protection and enhancement of the character and setting of Listed Buildings, Conservation Areas, Scheduled Monuments and Registered Parks and Gardens. (1 - 3) Consider how the Council can contribute to measures to improve the protection of significant non-designated heritage assets.

Local Plan Policy	Strategic Priority	Key Indicators	Target (if applicable)	Trigger for action	Contingency/ Action
		from the National Heritage at Risk Register Number of sites and buildings added to the local Buildings at Risk Register Number of sites and buildings removed from the local Buildings at Risk Register	Buildings at Risk Register annually. Removal of two sites or buildings per annum from the local Buildings at Risk Register.		(3) Consider how the Council can contribute to measures to improve the condition of the "at risk" heritage assets. (1 - 3) Consider whether the Policy requirement itself needs to be reviewed as part of a full or focused formal review of the Local Plan set out in Policy S13.
Strategic Policy S4 - Conserving and Enhancing the Natural Environment	1, 6, 7	Covered by other indicators within the monitoring framework	-	-	-
Strategic Policy S5 - Protecting and Enhancing Community Assets	1, 6	Covered by other indicators within the monitoring framework	-	-	-

Local Plan Policy	Strategic Priority	Key Indicators	Target (if applicable)	Trigger for action	Contingency/ Action
Strategic Policy S6 - Housing and Employment Requirements	1, 3	Number of net new dwellings Number of net new Gypsy and Traveller pitches Number of net new Travelling Showpeople plots Net additional employment floorspace completed including by type	805 net new dwellings per annum. 21,872 net new dwellings by 2036. 9 net new Gypsy and Traveller pitches by 2036. 24 net new Travelling Showpeople plots by 2036. 55,000sqm of net new employment floorspace by 2036. Up to 13,400sqm of additional convenience retail floorspace by 2036.	(1) Failure to deliver 95% of the number of net new homes required over a 3-year rolling period as published annually by the Ministry for Housing, Communities and Local Government in the Housing Delivery Test. (2) Failure to deliver 85% of the number of net new homes required over a 3-year rolling period as published annually by the Ministry for Housing, Communities and Local Government in the Housing Delivery Test. (3) Failure to deliver 75% of the number of net new homes required over a 3-year rolling period (when the transitional arrangement has ended) as published annually by the Ministry for Housing, Communities and Local	(1 & 2) Publish an Action Plan setting out key reasons for the situation and actions the Council and other parties need to take. (2) Plan for a 20% buffer on the Council's five year housing land supply, if necessary by bringing additional sites forward into the supply. (3) Instigate a full or focused formal review of the Local Plan. (4) Refreshing the SHELAA to identify potentially suitable and available pitches for Gypsy and Travellers. (5) Refreshing the SHELAA to identify potentially suitable and available plots for Travelling Showpeople. (6) Refreshing the SHELAA to identify potentially

Local Plan Policy	Strategic Priority	Key Indicators	Target (if applicable)	Trigger for action	Contingency/ Action
				Government in the Housing Delivery Test. (4) Failure to deliver the 9 net new Gypsy and Traveller pitches in accordance with the Local Plan Trajectory. (5) Failure to deliver 24 net new Travelling Showpeople plots in accordance with the Local Plan Trajectory. (6) Failure to deliver 55,000 sqm of net new employment floorspace in accordance with the Local Plan Trajectory. (7) Failure to deliver up to 11,500 sqm of additional convenience retail floorspace within the City Centre or Designated Centres within the Chelmsford Urban Area in accordance with the Local Plan Trajectory.	suitable and available employment floorspace. (7 & 8) Refreshing the SHELAA to identify potentially suitable and available convenience retail floorspace. (2 - 8) Consider whether the Policy requirement itself needs to be reviewed as part of a full or focused formal review of the Local Plan set out in Policy S13.

Local Plan Policy	Strategic Priority	Key Indicators	Target (if applicable)	Trigger for action	Contingency/ Action
				(8) Failure to deliver 1,900 sqm of additional convenience retail floorspace at South Woodham Ferrers in accordance with the Local Plan Trajectory.	
Strategic Policy S7 - The Spatial Strategy	1, 3, 5, 6, 7, 8, 9	Number of Masterplans approved by the Council Planning Permissions granted for Strategic Growth Sites Planning permissions for windfall sites where part of the site is Grade 3a or above and is in agricultural use Area of Grade 3a or above agricultural land lost to agricultural use as a result of all development	<u>Growth Area 1</u>: Net new homes – 3,619 Travelling Showpeople Plots – 5 Office and Business sqm – 9,000 Food Retail sqm – up to 11,500 <u>Growth Area 2</u>: Net new homes – 4,793 Travelling Showpeople Plots -	(1) Growth Area 1 is not delivering net new homes, Travelling Showpeople plots, office and business and food retail as set out in the Local Plan Trajectory. (2) Growth Area 2 is not delivering net new homes, Travelling Showpeople plots, office and business and food retail as set out in the Local Plan Trajectory. (3) Growth Area 3 is not delivering net new homes, Travelling Showpeople plots, office and business and food retail as set out in the Local Plan Trajectory.	(1, 2 & 3) Consider the reasons for any imbalance in delivery compared to the targets and whether there are any obstacles to delivery affecting sites and / or particular forms of development on particular sites in particular locations. (1, 2 & 3) Consider whether the Policy requirement itself needs to be reviewed as part of a full or focused formal review of the Local Plan set out in Policy S13. (4) Review the Windfall Allowance from 2021

Local Plan Policy	Strategic Priority	Key Indicators	Target (if applicable)	Trigger for action	Contingency/ Action
			14 Gypsy and Traveller Pitches – 10 Office and Business sqm – 45,000 <u>Growth Area 3</u>: Net new homes – 1,167 Travelling Showpeople Plots – 5 Office sqm – 1,000 Food retail sqm – 1,900 <u>Growth Areas 1 – 3</u>: Windfall Allowance 2021-2036 – 1,200	(4)Windfall allowance for years 1 – 5 in Local Plan Trajectory falls below 100 dwellings in any given year. (5) Area of Grade 3a or above agricultural land lost from windfall development exceeds 3% of the total Grade 3 land or above in Chelmsford as at the beginning of the Local Plan period (excluding allocated sites).	onwards. (5) Consider how the Council can contribute to measures to prevent the loss of Grade 3a or above land in agricultural use. (1 - 5) Consider whether the Policy requirement itself needs to be reviewed as part of a full or focused formal review of the Local Plan set out in Policy S13.
Strategic Policy S8 - Delivering Economic Growth	1, 3	Covered by other indicators within the monitoring framework	-	-	-

Local Plan Policy	Strategic Priority	Key Indicators	Target (if applicable)	Trigger for action	Contingency/ Action
Strategic Policy S9 - Infrastructure Requirements	1, 5, 6	Covered by other indicators within the monitoring framework	-	-	-
Strategic Policy S10 - Securing Infrastructure and Impact Mitigation	1, 3, 5, 6	Infrastructure phasing for the Strategic Growth Sites in the IDP Key infrastructure identified in adopted Masterplans on Strategic Growth Sites Planning Permissions granted on Strategic Growth Sites Key infrastructure secured through Planning Obligations on Strategic Growth sites	(1) Strategic Growth Sites 1 Chelmsford Urban Area Amount, type and phasing of key infrastructure in the IDP matches the requirements in the adopted Masterplans and planning obligations secured through section 106 agreements. (2) Strategic Growth Site 2 West Chelmsford Amount, type and phasing of key infrastructure in the IDP matches the requirements in the	(1) Strategic Growth Sites 1 Chelmsford Urban Area Amount, type and phasing of key infrastructure in adopted Masterplans and planning obligations do not match the requirements in the IDP. (2) Strategic Growth Site 2 West Chelmsford Amount, type and phasing of key infrastructure in adopted Masterplans and planning obligations do not match the requirements in the IDP. (3) Strategic Growth Sites 3 East of Chelmsford Amount, type and phasing of key infrastructure in	(1 - 3) Consider the reasons for any imbalance in the type and timing of key infrastructure delivery and whether there are any obstacles to delivery of infrastructure requirement on particular sites / in particular locations. (1 - 3) Consider whether the Policy requirement itself needs to be reviewed as part of a full or focused formal review of the Local Plan set out in Policy S13.

Local Plan Policy	Strategic Priority	Key Indicators	Target (if applicable)	Trigger for action	Contingency/ Action
			adopted Masterplans and planning obligations secured through section 106 agreements. (3) Strategic Growth Site 3 East of Chelmsford Amount, type and phasing of key infrastructure in the IDP matches the requirements in the adopted Masterplans and planning obligations secured through section 106 agreements. (4) Strategic Growth Site 6 North East of Chelmsford Amount, type and phasing of key infrastructure in the IDP matches the	adopted Masterplans and planning obligations do not match the requirements in the IDP. (4) Strategic Growth Site 6 North East Chelmsford Amount, type and phasing of key infrastructure in adopted Masterplans and planning obligations do not match the requirements in the IDP. (5) Strategic Growth Sites 7 Great Leighs Amount, type and phasing of key infrastructure in adopted Masterplans and planning obligations do not match the requirements in the IDP. (6) Strategic Growth Site 8 North of Broomfield Amount, type and phasing of key infrastructure in	

Local Plan Policy	Strategic Priority	Key Indicators	Target (if applicable)	Trigger for action	Contingency/ Action
			requirements in the adopted Masterplans and planning obligations secured through section 106 agreements. (5) Strategic Growth Site 7 Great Leighs Amount, type and phasing of key infrastructure in the IDP matches the requirements in the adopted Masterplans and planning obligations secured through section 106 agreements. (6) Strategic Growth Site 8 North of Broomfield Amount, type and phasing of key infrastructure in the IDP matches the	adopted Masterplans and planning obligations do not match the requirements in the IDP. (7) Strategic Growth Site 10 North of South Woodham Ferrers Amount, type and phasing of key infrastructure in adopted Masterplans and planning obligations do not match the requirements in the IDP.	

Local Plan Policy	Strategic Priority	Key Indicators	Target (if applicable)	Trigger for action	Contingency/ Action
			requirements in the adopted Masterplans and planning obligations secured through section 106 agreements. (7) Strategic Growth Site 10 North of South Woodham Ferrers Amount, type and phasing of key infrastructure in the IDP matches the requirements in the adopted Masterplans and planning obligations secured through section 106 agreements.		
Strategic Policy S11 - The Role of the Countryside	1, 7	Covered by other indicators within the monitoring framework	-	-	-

Local Plan Policy	Strategic Priority	Key Indicators	Target (if applicable)	Trigger for action	Contingency/ Action
Strategic Policy S12 - Role of City, Town and Neighbourhood Centres	1, 8, 9	Covered by other indicators within the monitoring framework	-	-	-
Strategic Policy S13 - Monitoring and Review	1	Covered by other indicators within the monitoring framework	-	-	-
Policy DM1 - Size and Type of Housing	6	Net additional dwellings completed by size and type Number of new dwellings on developments of 10 or more dwellings not achieving M4(2) of the Building Regulations 2015 Number of new affordable dwellings on developments of 30 or more dwellings achieving M4(3) of the Building	Within all developments of 10 or more dwellings, provision of an appropriate mix of dwelling types and sizes that contribute to current and future housing needs and create mixed communities. Within all developments of 10 or more dwellings, 50% of the dwellings to be constructed to meet requirement	(1) Cumulative mix of dwelling types and sizes on developments of 10 or more dwellings varies by more than 15% for each indicative size set out in the Reasoned Justification for Policy DM1. (2) 20% of all dwellings on developments of 10 or more dwellings do not meet requirement M4(2) of the Building Regulations 2015 (3) Less than 3% of new affordable dwellings on	(1 – 5) Consider the circumstances of the permissions that have led to the trigger. (1 - 5) Identify any consistent factors contributing towards triggers and consider if these can be overcome. (1 - 5) Consider whether the Policy requirements need to be reviewed as part of a full or focused formal review of the Local Plan set out in Policy S13.

Local Plan Policy	Strategic Priority	Key Indicators	Target (if applicable)	Trigger for action	Contingency/ Action
		Regulations 2015 Number of self-build homes achieved on developments of more than 100 dwellings Number and type of Specialist Residential Accommodation achieved on developments of more than 100 dwellings	M4(2) of the Building Regulations 2015. On developments of 30 or more dwellings, 5% of new affordable dwellings should be built to meet requirement M4(3) of the Building Regulations 2015. On developments of more than 100 dwellings, 5% self-build homes to be delivered. On developments of more than 100 dwellings, an appropriate provisions of Specialist Residential Accommodation to be achieved.	developments of 30 or more dwellings are being built to meet requirement M4(3) of the Building Regulations 2015. (4) Less than 3% of self-build homes are being delivered on developments of more than 100 dwellings. (5) On more than 5 (cumulative) developments of more than 100 dwellings there is no provision of Specialist Residential Accommodation.	
Policy DM2 - Affordable	6	Net affordable housing completions	To achieve 35% of affordable homes on	(1) 20% of threshold sites are achieving less than 35%	(1 – 2) Consider the circumstances of the

Local Plan Policy	Strategic Priority	Key Indicators	Target (if applicable)	Trigger for action	Contingency/ Action
Housing and Rural Exception Sites		on threshold sites Appeal Decisions	threshold sites. Not to exceed 50% of market housing on rural exception sites.	affordable homes. (2) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for rural exception sites containing more than 50% market housing.	permissions that have led to the trigger. (1 - 2) Identify any consistent factors contributing towards triggers and consider if these can be overcome. (1 – 2) Consider whether the Policy requirements need to be reviewed as part of a full or focused formal review of the Local Plan set out in Policy S13.
Policy DM3 - Gypsy, Traveller and Travelling Showpeople Sites	6	Number of new Gypsy, Traveller and Travelling Showpeople pitches and plots approved and completed Number of existing Gypsy, Traveller and Travelling Showpeople pitches and plots approved for a change of use to	To achieve 9 new Gypsy and Traveller pitches and 24 new Travelling Showpeople plots by 2036. No net loss of pitches or plots.	(1) Failure to deliver 9 net new Gypsy and Traveller pitches in accordance with the Local Plan Trajectory. (2) Failure to deliver 24 net new Travelling Showpeople plots in accordance with the Local Plan Trajectory. (3) Net loss of pitches or plots.	(1) Refreshing the SHELAA to identify potentially suitable and available pitches for Gypsy and Travellers. (2) Refreshing the SHELAA to identify potentially suitable and available plots for Travelling Showpeople. (1 – 3) Consider whether the Policy requirements

Local Plan Policy	Strategic Priority	Key Indicators	Target (if applicable)	Trigger for action	Contingency/ Action
		other uses			need to be reviewed as part of a full or focused formal review of the Local Plan set out in Policy S13.
Policy DM4 - Employment Areas and Rural Employment Areas	8	Employment land availability by type Loss of allocated Employment Areas for non-employment uses Loss of employment floorspace by type	No loss of allocated employment areas for non-employment uses.	(1) 20% loss of Class B uses floorspace and failure to provide sui-generis uses of a similar employment nature within Employment Areas and Rural Employment Areas.	(1) Consider the circumstances of the permissions that have led to the trigger. (1) Refreshing the SHELAA to identify potentially replacement suitable and available employment floorspace. (1) Consider whether the Policy requirements need to be reviewed as part of a full or focused formal review of the Local Plan set out in Policy S13.
Policy DM5 - Primary and Secondary frontages in Chelmsford City	4, 6, 8	Amount of different types of uses permitted on ground floors within primary frontages in	80% of ground floor primary retail frontage in Class A1 uses in Chelmsford City Centre and	(1) 20% reduction in primary ground floor retail frontage in A1 uses (from the 2020 baseline) in Chelmsford City Centre or	(1 - 4) Consider the circumstances of the permissions that have led to the trigger point being reached and carry out an

Local Plan Policy	Strategic Priority	Key Indicators	Target (if applicable)	Trigger for action	Contingency/ Action
Centre & South Woodham Ferrers, Neighbourhood Centres and upper floors		Chelmsford City Centre & South Woodham Ferrers Town Centre as shown on the Policies Map Amount of different types of uses permitted on ground floors within secondary frontages in Chelmsford City Centre & South Woodham Ferrers Town Centre as shown on the Policies Map Amount of different types of uses permitted on ground floors within secondary shopping frontages outside of the Primary Shopping Area as shown on the Policies Map	South Woodham Ferrers Town Centre. 60% of ground floor secondary retail frontage in Class A1 uses in Chelmsford City Centre and South Woodham Ferrers Town Centre. 60% of ground floor secondary retail frontage in Class A1 uses outside of the Primary Shopping Areas. 80% of ground floor primary retail frontage in Class A1 uses in Neighbourhood Centres.	South Woodham Ferrers Town Centre. (2) 20% reduction in secondary ground floor retail frontage in Class A1 uses (from the 2020 baseline) in Chelmsford City Centre or South Woodham Ferrers Town Centre. (3) 20% reduction in secondary ground floor retail frontage in Class A1 uses (from the 2020 baseline) outside of the Primary Shopping Areas. (4) 20% reduction in primary ground floor retail frontage in Class A1 uses (from the 2020 baseline) in Neighbourhood Centres.	annual survey and assessment of floorspace change within the retail area. (1 - 4) Refreshing the SHELAA to identify potentially replacement suitable and available retail floorspace. (1 - 4) Consider whether the Policy requirements need to be reviewed as part of a full or focused formal review of the Local Plan set out in Policy S13.

Local Plan Policy	Strategic Priority	Key Indicators	Target (if applicable)	Trigger for action	Contingency/ Action
		Amount of different types of use permitted on ground floors within Neighbourhood Centres as shown on the Policies Map			
Policy DM6 – New Buildings in the Green Belt	1, 5, 7	Appeal Decisions	All permissions granted for new buildings in the Green Belt are in accordance with the Policy.	(1) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for new buildings in the Green Belt. (2) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for the redevelopment of previously developed land in the Green Belt. (3) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for the replacement of buildings in the Green Belt.	(1 - 3) Consider the circumstances of the permissions that have led to the trigger. (1 - 3) Consider whether the Policy requirements need to be reviewed as part of a full or focused formal review of the Local Plan set out in Policy S13.

Local Plan Policy	Strategic Priority	Key Indicators	Target (if applicable)	Trigger for action	Contingency/ Action
Policy DM7 – New Buildings and Structures in the Green Wedge	1, 5, 7	Appeal Decision	All permissions granted for new buildings in the Green Wedge are in accordance with the Policy.	(1) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for new buildings in the Green Wedge. (2) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for the redevelopment of previously developed land in the Green Wedge. (3) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for the replacement of buildings in the Green Wedge. (4) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for residential outbuildings in the Green Wedge.	(1 - 4) Consider the circumstances of the decisions that have led to the trigger. (1 - 4) Consider whether the Policy requirements need to be reviewed as part of a full or focused formal review of the Local Plan set out in Policy S13.

Local Plan Policy	Strategic Priority	Key Indicators	Target (if applicable)	Trigger for action	Contingency/ Action
Policy DM8 – New Buildings and Structures in the Rural Area	1, 5, 7	Appeal Decisions	All permissions granted for new buildings in the Rural Area are in accordance with the Policy.	(1) 2 decisions allowed on appeal where the Council originally refused to grant planning permissions for new buildings and structures in the Rural Area. (2) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for the redevelopment of previously developed land in the Rural Area. (3) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for the replacement of buildings and structures in the Rural Area. (4) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for residential outbuildings in	(1 - 4) Consider the circumstances of the decisions that have led to the trigger. (1 - 4) Consider whether the Policy requirements need to be reviewed as part of a full or focused formal review of the Local Plan set out in Policy S13.

Local Plan Policy	Strategic Priority	Key Indicators	Target (if applicable)	Trigger for action	Contingency/ Action
				the Rural Area.	
Policy DM9 – Infilling in the Green Belt, Green Wedge and Rural Area	1, 5, 7	Appeal Decisions	All permissions granted for infill dwellings in the Green Belt, Green Wedge and Rural Area are in accordance with the Policy.	(1) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for infilling in the Green Belt. (2) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for infilling in the Green Wedge or Rural Area.	(1 - 2) Consider the circumstances of the decisions that have led to the trigger. (1 - 2) Consider whether the Policy requirements need to be reviewed as part of a full or focused formal review of the Local Plan set out in Policy S13.
Policy DM10 – Change of Use (Land and Buildings) and Engineering Operations	5, 7	Appeal Decisions	All permissions granted for extensions to existing buildings within the Green belt, Green Wedge and Rural Area are in accordance with the Policy.	(1) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for change of use and engineering operations in the Green Belt. (2) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for change of use and	(1 - 3) Consider the circumstances of the decisions that have led to the trigger. (1 - 3) Consider whether the Policy requirements need to be reviewed as part of a full or focused formal review of the Local Plan set out in Policy S13.

Local Plan Policy	Strategic Priority	Key Indicators	Target (if applicable)	Trigger for action	Contingency/ Action
				engineering operations in the Green Wedge. (3) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for change of use and engineering operations in the Rural Area.	
Policy DM11 – Extensions to Existing Buildings within the Green Belt, Green Wedge and Rural Area	5, 7	Appeal Decisions	All permissions granted for extensions to existing buildings within the Green Belt, Green Wedge and Rural Area are in accordance with the Policy.	(1) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for extensions to existing buildings within the Green Belt. (2) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for extensions to existing buildings within Green Wedge. (3) 2 decisions allowed on appeal where the Council	(1 - 3) Consider the circumstances of the decisions that have led to the trigger. (1 - 3) Consider whether the Policy requirements need to be reviewed as part of a full or focused formal review of the Local Plan set out in Policy S13.

Local Plan Policy	Strategic Priority	Key Indicators	Target (if applicable)	Trigger for action	Contingency/ Action
				originally refused to grant planning permissions for extensions to existing buildings within the Rural Area.	
Policy DM12 – Rural and Agricultural/ Forestry Workers' Dwellings	2, 5, 6	Appeal Decisions	All permissions granted for rural and agricultural/ forestry workers' dwellings are in accordance with the Policy.	(1) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for rural and agricultural/ forestry worker's temporary accommodation. (2) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for rural and agricultural/ forestry worker's permanent accommodation. (3) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for the removal of occupancy conditions on rural and	(1 - 3) Consider the circumstances of the decisions that have led to the trigger. (1 - 3) Consider whether the Policy requirements need to be reviewed as part of a full or focused formal review of the Local Plan set out in Policy S13.

Local Plan Policy	Strategic Priority	Key Indicators	Target (if applicable)	Trigger for action	Contingency/ Action
				agricultural/ forestry worker's accommodation.	
Policy DM13 – Designated Heritage Assets	5, 6	Appeal Decisions	All permissions granted which affect a designated heritage asset are in accordance with the Policy.	(1) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for development that causes unacceptable harm to Listed Buildings. (2) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for development that is deemed to cause unacceptable harm in Conservation Areas. (3) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for development that is deemed to cause unacceptable harm to the character or setting of	(1 - 4) Consider the circumstances of the decisions that have led to the trigger. (1 - 4) Consider whether the Policy requirements need to be reviewed as part of a full or focused formal review of the Local Plan set out in Policy S13.

Local Plan Policy	Strategic Priority	Key Indicators	Target (if applicable)	Trigger for action	Contingency/ Action
				Registered Parks or Gardens. (4) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for development that is deemed to adversely affect a Scheduled Monument.	
Policy DM14 – Non-Designated Heritage Assets	5, 6	Appeal Decisions	All permissions granted which affect a non-designated heritage asset are in accordance with the Policy.	(1) 2 decisions allowed on appeal where the Council originally refused to grant planning permissions for development that is deemed to cause unacceptable harm to non-designated heritage assets.	(1) Consider the circumstances of the decisions that have led to the trigger. (1) Consider whether the Policy requirements need to be reviewed as part of a full or focused formal review of the Local Plan set out in Policy S13.
Policy DM15 – Archaeology	5, 6	Appeal Decisions	All permissions granted affecting archaeological sites are in accordance with the Policy.	(1) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for development that is	(1) Consider the circumstances of the decisions that have led to the trigger.

Local Plan Policy	Strategic Priority	Key Indicators	Target (if applicable)	Trigger for action	Contingency/ Action
				deemed not to provide adequate protection or preservation and does not enhance sites of archaeological interest and their settings.	(1) Consider whether the Policy requirements need to be reviewed as part of a full or focused formal review of the Local Plan set out in Policy S13.
Policy DM16 – Ecology and Biodiversity	5, 6	Appeal Decisions	All permissions granted affecting ecology and biodiversity are in accordance with the Policy.	(1) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for development that that has an adverse impact on Internationally, Nationally or Locally Designated Sites. (2) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for development that does not adequately avoid or mitigate impacts on biodiversity and geodiversity.	(1 - 2) Consider the circumstances of the decisions that have led to the trigger. (1 - 2) Consider whether the Policy requirements need to be reviewed as part of a full or focused formal review of the Local Plan set out in Policy S13.
Policy DM17 – Trees, Woodland and	5, 6	Appeal Decisions	All permissions granted which affect protected trees and	(1) 2 decisions allowed on appeal where the Council originally refused to grant	(1 - 2) Consider the circumstances of the decisions that have led to

Local Plan Policy	Strategic Priority	Key Indicators	Target (if applicable)	Trigger for action	Contingency/ Action
Landscape Features			woodland, and non-protected landscape features are in accordance with the Policy.	planning permission for development that results in unacceptable harm to preserved trees or woodland. (2) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for development that results in unacceptable harm to natural landscape features.	the trigger. (1 - 2) Consider whether the Policy requirements need to be reviewed as part of a full or focused formal review of the Local Plan set out in Policy S13.
Policy DM18 – Flooding/SuDS	1, 3, 5, 6	Appeal Decisions	All permissions granted are in accordance with the Policy.	(1) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for development that results in unacceptable flood risk or provide inadequate water management measures.	(1) Consider the circumstances of the decisions that have led to the trigger. (1) Consider whether the Policy requirements need to be reviewed as part of a full or focused formal review of the Local Plan set out in Policy S13.
Policy DM19 – Renewable and	1, 3, 5, 6	Appeal Decisions	All permissions granted for	(1) 2 decisions allowed on appeal where the Council	(1) Consider the circumstances of the

Local Plan Policy	Strategic Priority	Key Indicators	Target (if applicable)	Trigger for action	Contingency/ Action
Low Carbon Energy			non-householder renewable and low carbon energy development are in accordance with the Policy.	originally refused to grant planning permission for renewable and low carbon energy development.	decisions that have led to the trigger. (1) Consider whether the Policy requirements need to be reviewed as part of a full or focused formal review of the Local Plan set out in Policy S13.
Policy DM20 – Delivering Community Facilities	4, 6	Appeal Decisions	All permissions granted for new community facilities are in accordance with the Policy.	(1) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for new or extended community facilities.	(1) Consider the circumstances of the decisions that have led to the trigger. (1) Consider whether the Policy requirements need to be reviewed as part of a full or focused formal review of the Local Plan set out in Policy S13.
Policy DM21 – Protecting Community Facilities	4, 6	Appeal Decisions	All permissions granted for the change of use of existing community facilities are in accordance with the	(1) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for the change of use of premises or redevelopment of sites	(1) Consider the circumstances of the decisions that have led to the trigger. (1) Consider whether the

Local Plan Policy	Strategic Priority	Key Indicators	Target (if applicable)	Trigger for action	Contingency/ Action
			Policy.	that provide valued community facilities or services.	Policy requirements need to be reviewed as part of a full or focused formal review of the Local Plan set out in Policy S13.
Policy DM22 – Education Establishments	4, 6	Appeal Decisions	All permissions granted for new development are in accordance with the Policy.	(1) 2 decisions allowed on appeal where the Council originally refused to grant planning permissions for the change of use or redevelopment of educational facilities. (2) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for the extension or expansion of existing educational facilities.	(1 - 2) Consider the circumstances of the decisions that have led to the trigger. (1 - 2) Consider whether the Policy requirements need to be reviewed as part of a full or focused formal review of the Local Plan set out in Policy S13.
Policy DM23 – High Quality and Inclusive Design	1, 6	Appeal Decisions	All permissions granted for new development are in accordance with the Policy.	(1) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for developments that do not provide high quality and	(1) Consider the circumstances of the decisions that have led to the trigger. (1) Consider whether the

Local Plan Policy	Strategic Priority	Key Indicators	Target (if applicable)	Trigger for action	Contingency/ Action
				inclusive design.	Policy requirements need to be reviewed as part of a full or focused formal review of the Local Plan set out in Policy S13.
Policy DM24 – Design and Place Shaping Principles in Major Developments	1, 6	Appeal Decisions	All permissions granted for new development are in accordance with the Policy.	(1) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for major development that does not meet adequate design and place shaping principles.	(1) Consider the circumstances of the decisions that have led to the trigger. (1) Consider whether the Policy requirements need to be reviewed as part of a full or focused formal review of the Local Plan set out in Policy S13.
Policy DM25 – Sustainable Buildings	1, 6	Number of new non-residential buildings with a floor area in excess of 500sqm achieving a minimum BREEAM rating (or its successor) of 'Very Good'.	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'	(1) 20% of new non-residential buildings with a floor area in excess of 500sqm are not achieving a BREEAM rating of 'Very Good'. (2) 20% of new dwellings are not meeting the Building Regulations options	(1 - 4) Consider the circumstances of the permissions that have led to the trigger. (1 - 4) Consider whether the Policy requirements need to be reviewed as part of a full or focused formal review of the Local Plan set

Local Plan Policy	Strategic Priority	Key Indicators	Target (if applicable)	Trigger for action	Contingency/ Action
		Number of dwellings not achieving Building Regulations optional requirement for water efficiency of 110 litres/ person/day. Number of EV charging points for new residential dwellings and the percentage of EV charging points for non-residential buildings	All new dwellings meeting Building Regulations optional requirement for water efficiency of 110 litres/ person/day. 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). Non-residential development should provide charging points equivalent to 10% of the total	requirement for water efficiency of 110 litres/ person/day. (3) 20% of new residential dwellings are not meeting the EV charging point requirements. (4) Cumulatively EV charging points are less than 5% of total parking provision on non-residential development.	out in Policy S13.

Local Plan Policy	Strategic Priority	Key Indicators	Target (if applicable)	Trigger for action	Contingency/ Action
			parking provision.		
Policy DM26 – Design Specification for Dwellings	1, 6	Number of dwellings achieving the Nationally Described Space Standards Appeal Decisions	All new dwellings achieve the Nationally Described Space Standards. All permissions for new development are in accordance with the Policy.	(1) 20% of all new dwellings do not achieve the Nationally Described Space standards. (2) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for new dwellings and houses in multiple occupation because they do not achieve suitable privacy. (3) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for new dwellings and houses in multiple occupation because they do not achieve suitable private amenity space. (4) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for new	(1 - 8) Consider the circumstances of the permissions and decisions that have led to the trigger. (1 - 8) Consider whether the Policy requirements need to be reviewed as part of a full or focused formal review of the Local Plan set out in Policy S13.

Local Plan Policy	Strategic Priority	Key Indicators	Target (if applicable)	Trigger for action	Contingency/ Action
				dwellings and houses in multiple occupation because they do not achieve suitable open space. (5) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for new dwellings and houses in multiple occupation because they do not achieve suitable recycling and waste storage. (6) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for houses in multiple occupation because they do not provide sufficient cycle storage. (7) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for houses in multiple occupation because they do	

Local Plan Policy	Strategic Priority	Key Indicators	Target (if applicable)	Trigger for action	Contingency/ Action
				not provide sufficient off-street parking. (8) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for houses in multiple occupation because they do not provide sufficient sound proofing.	
Policy DM27 – Parking Standards	6	Appeal Decisions	All permissions granted for new development are in accordance with the Policy.	(1) 2 decisions allowed on appeal where the Council originally refused to grant planning permissions for all development that do not meet adequate parking standards.	(1) Consider the circumstances of the decisions that have led to the trigger. (1) Consider whether the Policy requirements need to be reviewed as part of a full or focused formal review of the Local Plan set out in Policy S13.
Policy DM28 – Tall Buildings	6	Appeal Decisions	All permissions granted for new buildings above 5 storeys or above 16m	(1) 2 decisions allowed on appeal where the Council originally refused to grant planning permissions for tall	(1) Consider the circumstances of the decisions that have led to the trigger.

Local Plan Policy	Strategic Priority	Key Indicators	Target (if applicable)	Trigger for action	Contingency/ Action
			high are in accordance with the Policy.	buildings that do not meet the tall buildings policy.	(1) Consider whether the Policy requirements need to be reviewed as part of a full or focused formal review of the Local Plan set out in Policy S13.
Policy DM29 – Protecting Living and Working Environments	6	Appeal Decisions	All permissions granted for new development are in accordance with the Policy.	(1) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for development that does not safeguard the amenities of occupiers of nearby residential property or is not compatible with neighbouring uses.	(1) Consider the circumstances of the decisions that have led to the trigger. (1) Consider whether the Policy requirements need to be reviewed as part of a full or focused formal review of the Local Plan set out in Policy S13.
Policy DM30 – Contamination and Pollution	5	Appeal Decisions	All permissions granted for new development are in accordance with the Policy.	(1) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for hazardous substance sites or land which is considered a threat to the health or safety of future users and/or has an adverse impact on	(1 - 2) Consider the circumstances of the decisions that have led to the trigger. (1 - 2) Consider whether the Policy requirements need to be reviewed as part of a full or focused formal

Local Plan Policy	Strategic Priority	Key Indicators	Target (if applicable)	Trigger for action	Contingency/ Action
				the quality of local groundwater or surface water. (2) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for development in an Air Quality Management Area which has an unacceptable impact on air quality and wellbeing of people.	review of the Local Plan set out in Policy S13.

Appendix A- Schedule of Superseded Documents and Policies

A.1 In accordance with Regulation 8 (5) of the Town and Country Planning (Local Planning) (England) Regulations 2012, the following Development Plan Documents and Policies will be superseded by the Local Plan:

Table 7 Schedule of Superseded Documents

Superseded Development Plan Document	Date Adopted
Core Strategy and Development Control Policies	February 2008
Core Strategy and Development Control Policies Focused Review	December 2013
Chelmsford Town Centre Area Action Plan	August 2008
North Chelmsford Area Action Plan	July 2011
Site Allocations	February 2012

Table 8 Schedule of Superseded Policies

Superseded Core Strategy and Development Control Policies	New Local Plan Policies
CP1 Securing Sustainable Development	None relevant
CP2 The Borough-Wide Spatial Strategy	S6 Housing and Employment Requirements S7 The Spatial Strategy
CP3 Phasing of Development	S1 Spatial Principles S7 The Spatial Strategy
CP4 Securing Infrastructure	S9 Infrastructure Requirements S10 Securing Infrastructure and Impact Mitigation
CP5 Containing Urban Growth	S1 Spatial Principles S7 The Spatial Strategy
CP6 Promoting Urban Renaissance	S1 Spatial Principles
CP7 Area Action Plans	None relevant

CP8 Promoting Accessibility	S1 Spatial Principles DM24 Design and Place Shaping Principles in Major Developments
CP9 Protecting Areas of Natural and Built Heritage and Archaeological Importance	S3 Conserving and Enhancing the Historic Environment DM15 Archaeology
CP10 Protection from Flooding	S2 Addressing Climate Change and Flood Risk DM18 Flooding/SUDS
CP11 Energy and Resource Efficiency, Renewable Energy and Recycling	S2 Addressing Climate Change and Flood Risk DM19 Renewable and Low Carbon Energy
CP12 Protecting and Enhancing Recreational Provision	S5 Protecting and Enhancing Community Assets
CP13 Minimising Environmental Impact	S2 Addressing Climate Change and Flood Risk S4 Conserving and Enhancing the Natural Environment DM29 Protecting Living and Working Environments
CP14 Environmental Quality and Landscape Character	S11 The Role of the Countryside
CP15 Meeting the Housing Needs of Our Communities	S6 Housing and Employment Requirements DM1 Size and Type of Housing DM2 Affordable Housing and Rural Exception Sites
CP16 Promoting Social Inclusion	S7 The Spatial Strategy
CP17 Reducing Deprivation	S5 Protecting and Enhancing Community Assets S6 Housing and Employment Requirements S7 The Spatial Strategy S8 Delivering Economic growth S9 Infrastructure Requirements S10 Securing Infrastructure and Impact Mitigation
CP18 Providing New Community and Social Facilities in Major New Development	S5 Protecting and Enhancing Community Assets S10 Securing Infrastructure and Impact Mitigation

CP19 Improving Links Between Developments	S9 Infrastructure Requirements S10 Securing Infrastructure and Impact Mitigation DM24 Design and Place Shaping Principles in Major Developments
CP20 Achieving Well Designed High Quality Places	DM23 High Quality and Inclusive Design DM24 Design and Place Shaping Principles in Major Developments
CP21 Ensuring Buildings are Well Designed	DM23 High Quality and Inclusive Design DM25 Sustainable Buildings
CP22 Securing Economic Growth	S8 Delivering Economic Growth
CP23 Reinforcing the Regional Role of Chelmsford	S12 Role of City, Town and Neighbourhood Centres
CP24 Promoting Chelmsford's Role as a Regional Transport Node	S9 Infrastructure Requirements
CP25 Supporting South Woodham Ferrers Town Centre and Neighbourhood Centres	S12 Role of City, Town and Neighbourhood Centres
CP26 Freight Transport	S9 Infrastructure Requirements
DC1 - Managing Development in the Metropolitan Green Belt	S1 Spatial Principles S11 The Role of the Countryside Depending on type of development: DM6 New Buildings in the Green Belt DM9 Infilling in the Green Belt, Green Wedge and Rural Area DM10 Change of Use (Land and Buildings) and Engineering Operations DM11 Extensions to Existing Buildings Within the Green Belt, Green Wedge and Rural Area DM12 Rural and Agricultural/Forestry Workers' Dwellings

DC2 Managing Development in the Countryside Beyond the Metropolitan Green Belt	S11 The Role of the Countryside DM8 New Buildings and Structures in the Rural Area DM9 Infilling in the Green Belt, Green Wedge and Rural Area DM10 Change of Use (Land and Buildings) and Engineering Operations DM11 Extensions to Existing Buildings Within the Green Belt, Green Wedge and Rural Area DM12 Rural and Agricultural/Forestry Workers' Dwellings
DC3 Managing Development Density in Different Locations	DM23 High Quality and Inclusive Design
DC4 Protecting Existing Amenity	DM29 Protecting Living and Working Environments
DC5 Securing Mixed Uses in Major Development in the Town Centres and Principal Neighbourhood Centres	S12 Role of City, Town and Neighbourhood Centres DM24 Design and Place Shaping Principles in Major Developments DM5 Primary and Secondary Frontages in Chelmsford City Centre & South Woodham Ferrers, Neighbourhood Centres and Upper Floors
DC6 Transport Assessments	Now a validation requirement
DC7 Vehicle Parking Standards at Developments	DM27 Parking Standards
DC8 Health Impact Assessments	Now a validation requirement
DC9 Green Wedges	S11 The Role of the Countryside Depending on type of development: DM7 New Buildings and Structures in the Green Wedge DM9 Infilling in the Green Belt, Green Wedge and Rural Area DM10 Change of Use (Land and Buildings) and Engineering Operations DM11 Extensions to Existing Buildings Within the Green Belt, Green Wedge and Rural Area DM12 Rural and Agricultural/Forestry Workers' Dwellings

DC10 Coastal Protection Belt	S4 Conserving and Enhancing the Natural Environment DM16 Ecology and Biodiversity
DC11 Replacement Dwellings and Buildings in the Countryside	S11 The Role of the Countryside Depending on location: DM6 New Buildings in the Green Belt DM7 New Buildings and Structures in the Green Wedge DM8 New Buildings and Structures in the Rural Area
DC12 Infilling in the Countryside	S11 The Role of the Countryside DM9 Infilling in the Green Belt, Green Wedge and Rural Area
DC13 Sites of Biodiversity and Geological Value	S4 Conserving and Enhancing the Natural Environment DM16 Ecology and Biodiversity
DC14 Protected Trees and Hedges	S4 Conserving and Enhancing the Natural Environment DM17 Trees, Woodland and Landscape Features
DC15 Protected Lanes	S3 Conserving and Enhancing the Historic Environment DM14 Non-Designated Heritage Assets
DC16 Development Adjacent to Watercourses	S4 Conserving and Enhancing the Natural Environment DM16 Ecology and Biodiversity DM17 Trees, Woodland and Landscape Features
DC17 Conservation Areas	S3 Conserving and Enhancing the Historic Environment DM13 Designated Heritage Assets
DC18 Listed Buildings	S3 Conserving and Enhancing the Historic Environment DM13 Designated Heritage Assets
DC19 Scheduled Ancient Monuments	S3 Conserving and Enhancing the Historic Environment DM13 Designated Heritage Assets

DC20 Registered Parks and Gardens	S3 Conserving and Enhancing the Historic Environment DM13 Designated Heritage Assets
DC21 Archaeology	S3 Conserving and Enhancing the Historic Environment DM15 Archaeology
DC22 Areas of Flood Risk	S2 Addressing Climate Change and Flood Risk S9 Infrastructure Requirements DM18 Flooding/SUDS
DC23 Promoting Renewable and Low Carbon Generating Energy Projects	S2 Addressing Climate Change and Flood Risk DM19 Renewable and Low Carbon Energy
DC24 Energy Efficient Design and Use of Materials	S2 Addressing Climate Change and Flood Risk DM25 Sustainable Buildings
DC25 Water Efficiency and Sustainable Drainage Systems	S2 Addressing Climate Change and Flood Risk DM18 Flooding/SUDS
DC26 Contaminated Land	DM30 Contamination and Pollution
DC27 Development on or Lying Near or Adjacent to Hazardous Substance Sites	DM30 Contamination and Pollution
DC28 Air Quality	DM29 Protecting Living and Working Environments DM30 Contamination and Pollution
DC29 Amenity and Pollution	DM29 Protecting Living and Working Environments DM30 Contamination and Pollution
DC30 Protecting Existing Housing	S6 Housing and Employment Requirements DM1 Size and Type of Housing
DC31 The Provision of Affordable Housing	S6 Housing and Employment Requirements DM2 Affordable Housing and Rural Exception Sites
DC32 Rural Housing Need	S6 Housing and Employment Requirements DM2 Affordable Housing and Rural Exception Sites

DC33 Agricultural/Rural Workers' Dwellings	S11 The Role of the Countryside DM12 Rural and Agricultural/Forestry Workers' Dwellings
DC34 Gypsy and Traveller Accommodation	S6 Housing and Employment Requirements DM3 Gypsy, Traveller and Travelling Showpeople Sites
DC35 Specialist Residential Accommodation	S6 Housing and Employment Requirements DM1 Size and Type of Housing
DC36 Accessible and Adaptable Developments	DM1 Size and Type of Housing
DC37 Protecting Existing Local Community Services and Facilities	S5 Protecting and Enhancing Community Assets DM21 Protecting Community Facilities DM22 Education Establishments
DC38 Promoting Sport, Leisure, Recreation and Tourism	S5 Protecting and Enhancing Community Assets DM20 Delivering Community Facilities
DC39 Protecting and Enhancing Open Spaces and Indoor Sports Facilities	S5 Protecting and Enhancing Community Assets DM21 Protecting Community Facilities
DC40 Public Open Space for New Residential Developments	S9 Infrastructure Requirements DM24 Design and Place Shaping Principles in Major Developments DM26 Design Specification for Dwellings
DC41 Traffic Management Measures	S9 Infrastructure Requirements S10 Securing Infrastructure and Impact Mitigation DM24 Design and Place Shaping Principles in Major Developments
DC42 Site Planning	DM24 Design and Place Shaping Principles in Major Developments DM26 Design Specification for Dwellings
DC43 Promoting Public Art in New Development	S9 Infrastructure Requirements DM24 Design and Place Shaping Principles in Major Development
DC44 Private Amenity Space	DM26 Design Specification for Dwellings
DC45 Achieving High Quality Development	DM23 High Quality and Inclusive Design DM28 Tall Buildings
DC46 Sub-Division of Dwellings	DM26 Design Specification for Dwellings

DC47 Extensions to Dwellings or Buildings	DM23 High Quality and Inclusive Design Depending on location: DM11 Extensions to Existing Buildings within the Green Belt, Green Wedge and Rural Area
DC48 Employment Areas	S8 Delivering Economic Growth DM4 Employment Areas and Rural Employment Areas
DC49 Range of Unit Sizes	S8 Delivering Economic Growth DM4 Employment Areas and Rural Employment Areas
DC50 Promotion of Employment Clusters	S8 Delivering Economic Growth DM4 Employment Areas and Rural Employment Areas
DC51 Location of Business Development	S8 Delivering Economic Growth DM4 Employment Areas and Rural Employment Areas
DC51 Industrial and Warehouse Development	S8 Delivering Economic Growth DM4 Employment Areas and Rural Employment Areas
DC53 Employment Uses Within Rural Areas	DM4 Employment Areas and Rural Employment Areas Depending on location: DM7 New Buildings and Structures in the Green Wedge DM8 New Buildings and Structures in the Rural Area DM10 Change of Use (Land and Buildings) and Engineering Operations
DC54 Entertainment and Hot Food Uses	DM29 Protecting Living and Working Environments DM5 Primary and Secondary Frontages in Chelmsford City Centre & South Woodham Ferrers, Neighbourhood Centres and Upper Floors
DC55 Hotel and Visitor Accommodation	S12 Role of City, Town and Neighbourhood Centres

DC56 Farm Diversification	S11 The Role of the Countryside DM10 Change of Use (Land and Buildings) and Engineering Operations
DC57 Re-use of Rural Buildings	S11 The Role of the Countryside DM10 Change of Use (Land and Buildings) and Engineering Operations
DC58 Telecommunications	S9 Infrastructure Requirements Depending on location: DM7 New Buildings and Structures in the Green Wedge DM8 New Buildings and Structures in the Rural Area
DC59 Primary Frontages in Chelmsford and South Woodham Ferrers	S12 Role of City, Town and Neighbourhood Centres DM5 Primary and Secondary Frontages in Chelmsford City Centre & South Woodham Ferrers and Upper Floors
DC60 Secondary Frontages in Chelmsford and South Woodham Ferrers	S12 Role of City, Town and Neighbourhood Centres DM5 Primary and Secondary Frontages in Chelmsford City Centre & South Woodham Ferrers and Upper Floors
DC61 Park and Ride	S9 Infrastructure Requirements Depending on location: DM6 New Buildings in the Green Belt DM7 New Buildings and Structures in the Green Wedge DM8 New Buildings and Structures in the Rural Area
DC62 Public Car Parking Provision	DM27 Parking Standards
DC63 Neighbourhood Centres	S12 Role of City, Town and Neighbourhood Centres DM5 Primary and Secondary Frontages in Chelmsford City Centre & South Woodham Ferrers and Upper Floors
DC64 Car Parking in South Woodham Ferrers Town Centre	DM27 Parking Standards

Appendix B- Development Standards

Introduction

B.1 This Appendix provides information about standards that apply to all new residential developments in Chelmsford including conversions, apartments, houses, Houses in Multiple Occupation (HMO's) or extensions, unless it can be demonstrated that the particular site circumstances require a different design approach.

B.2 The standards 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. Detailed guidance is contained within the Council's Making Places Supplementary Planning Document. Where relevant, links have been provided to other Council documents or national standards. The following standards are covered:

- Privacy and quality of the living environment
- Private amenity space
- Natural light
- Open space
- Internal space standards
- Recycling and waste.

Privacy and quality of the living environment

B.3 The Council will seek to secure high quality design and a good standard of living environment for all existing and future occupants.

B.4 The best way of ensuring privacy for new and existing occupiers is to minimise the extent to which windows face onto private areas of adjacent properties. These private areas include habitable rooms (living rooms, dining rooms, bedrooms), kitchens and privacy zones (areas in gardens immediately adjoining the building). Privacy can be ensured through design of new buildings, but also through achieving specified separation distances between windows and neighbouring private areas. Separation distance between buildings is also important to avoid buildings feeling overbearing to neighbouring residents.

B.5 Where habitable rooms in a new or extended property will face the rear of an adjacent dwelling, whether new or existing, the separation distances set out in Table 9 apply (Criteria A-D). Criteria E deals with separation distances in order to safeguard against an overbearing relationship. See also Figure 12.

B.6 The requirements may be relaxed where privacy is 'designed-in' through careful arrangement of internal accommodation, placement of windows, window design or screening. Shorter back-to-back distances may also be acceptable when the buildings face each other at an angle, typically 30 degrees or more. If there is a change in level between buildings, it may be possible for back-to-back distances to be adjusted.

B.7 To ensure a good standard of living for the occupier of a new or extended property all habitable rooms must have at least one window in a wall allowing outlook and ventilation which meets these standards.

Table 9 : Privacy and proximity standards

Criteria	Chelmsford City Centre and SWF Town Centre	Outside of Chelmsford City Centre and SWF Town Centre
A. Minimum back-to-back (or front-to-back) distance between parallel 2 or 3 storey buildings with rear or front-facing windows serving habitable rooms on upper floors	20m	25m
B. Minimum back-to-back (or front-to-back) distance between parallel 4 or more storey buildings with rear or front-facing windows serving habitable rooms on upper floors*	27.5m	35m
C. Minimum back-to-boundary distance where new buildings, or extensions to existing buildings, have a back-to-back relationship with *existing* residential buildings**	15m	
D. Minimum distance between a window serving an upper-floor habitable room and the side garden boundary of an adjacent property (unless the privacy zone is otherwise protected)***	15m (add 4m for each additional storey)	
E. Minimum back-to-flank wall distance****	12.5m for a two storey flank wall (add 4m for each additional storey)	

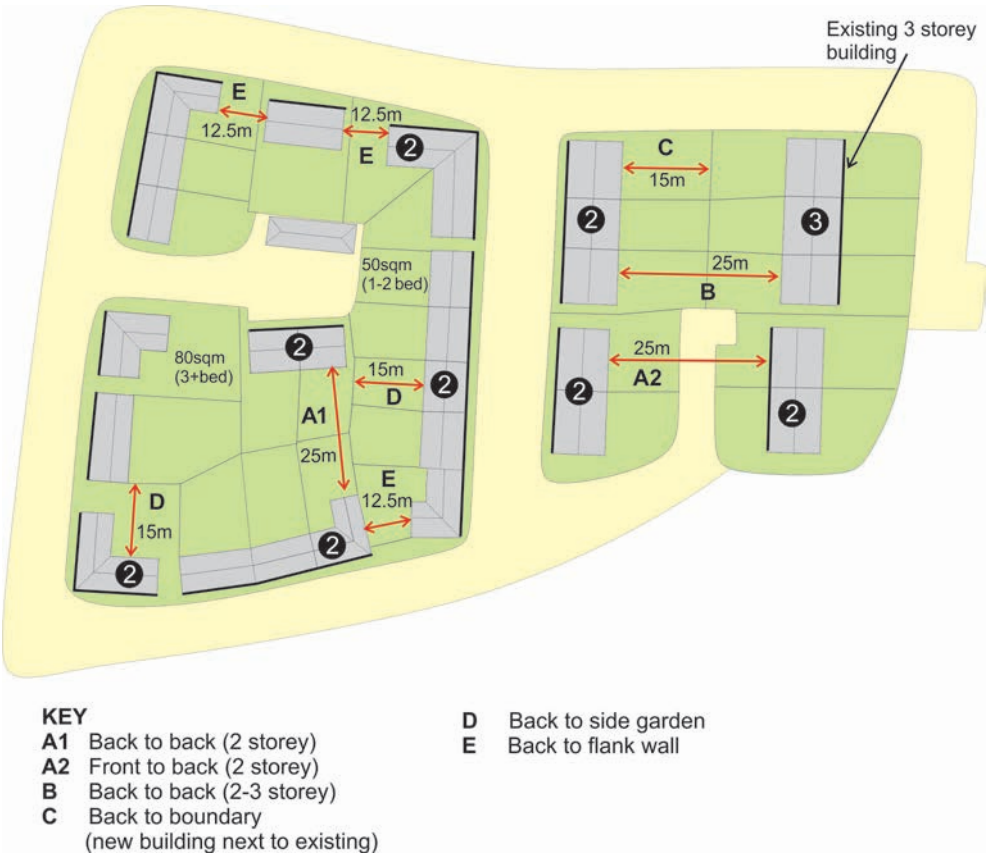
*For tall buildings (above 5 storeys or above 16 metres) the separation space needed could be greater depending on the attributes and circumstances of the scheme; most tall structures will only be acceptable where supported by an appropriate ratio of open setting. This will be judged in accordance with the above standards or on a case-by-case basis as appropriate.

**With existing buildings with a back-to-boundary distance less than 15m, in some circumstances a two-storey extension within 15m of the boundary may be acceptable subject to satisfactory relationships with neighbouring properties.

***For corner turning plots, discretion will be needed as to the application of this standard. For example, the distance would be appropriate if a relationship is being imposed on an existing property. In new developments, the standard could be reduced if the plot serves a positive design function in the layout as any new occupiers would be aware of the pre-existing relationship. Clear glazed upper-floor windows serving habitable rooms should be avoided where they would directly face the privacy zone of a neighbouring property.

****Where a back-to-flank wall relationship will exist, clear glazed windows in flank walls should be avoided in order to safeguard against overlooking.

Figure 12 : Separation distances and private garden space for a small housing development outside the urban area



Private amenity space

B.8 The Council expects all new homes to provide easy access to private or communal garden space. The size of the private space expected depends on the type of unit and the accessibility of the location. All new residential development shall provide private amenity space to a high standard.

B.9 The siting, orientation, size and layout should make for a secure and usable space, which has an inviting appearance for residents and is appropriate to the surrounding context. All private amenity spaces shall be designed to avoid harmful overlooking from other properties.

B.10 Where recycling and waste bins and bikes have to be kept in a rear garden then direct and secure access from the street should be provided.

B.11 Tables 10 and 11 contain space standards for private gardens, balconies and communal garden space. See also Figure 12. In tight urban environments, quality may be more important than the quantity of space. Gardens do not have to be limited to ground level, in appropriate circumstances elevated gardens and roof gardens may be encouraged to maximise use of space.

Table 10 : Garden standards for new houses

	Chelmsford City Centre and SWF Town Centre	Outside of Chelmsford City Centre and SWF Town Centre
1 or 2 bedroom houses	40sqm minimum private garden *or* use of directly accessible communal garden equivalent to 25sqm per-unit including 10sqm demarcated private zone for each house	50sqm minimum private garden
Houses with 3 or more bedrooms	50sqm minimum private garden	80sqm minimum private garden

Table 11 : Garden and balcony standards for new apartment blocks and HMOs

	Chelmsford City Centre and SWF Town Centre	Outside of Chelmsford City Centre and SWF Town Centre
Upper floor apartments	• Provision of a private balcony (minimum 3sqm), plus • Provision of 20sqm minimum per-unit of communal garden (100sqm minimum in total) or be located within 600m of a park or recreation ground	• Provision of a private balcony (minimum 3sqm), plus • 20sqm minimum per-unit of communal garden (100sqm minimum in total)
Ground floor apartments	• Provision of a 10sqm minimum demarcated private zone, plus • Provision of 20 sqm minimum per-unit of communal garden (100 sqm minimum in total) or be located within 600m of a park or recreation ground	• 10sqm minimum demarcated private zone, plus • 20sqm minimum per-unit of communal garden (100sqm minimum in total)
Houses in Multiple Occupation (HMOs)	• 50sqm minimum communal garden	• 80sqm minimum communal garden

B.12 Communal gardens should benefit from some form of enclosure as they are intended to be semi-private spaces and should be of an appropriate shape to fulfil their function (e.g. socialising or drying washing). They should benefit from casual surveillance so that they feel safe and are accessible to all intended users. For City/Town Centre schemes, a communal garden area will be encouraged.

B.13 A demarcated private zone for ground floor apartments should be provided as a small garden, patio or deck, with direct access from the property. Where ground floor apartments cannot provide a sufficiently enclosed private zone, windows and doors should be separated from public areas through hard and/or soft landscaping.

B.14 For street facing ground floor apartments, the building should be designed to interact with the street, so an enclosed private zone facing the street may not be appropriate. To avoid a street facing single aspect property, dual aspect or duplex apartments are encouraged.

B.15 Exceptions to the above standards may be considered on physically constrained sites where development is desirable in the wider public interest.

Natural light

B.16 New housing development and extensions should provide an adequate level of natural light for new and existing dwellings. Good natural light makes dwellings more attractive, pleasant and energy efficient. Housing layouts should be designed to maximise daylight and sunlight to dwellings as far as possible, as long as the development adheres to other policies and standards.

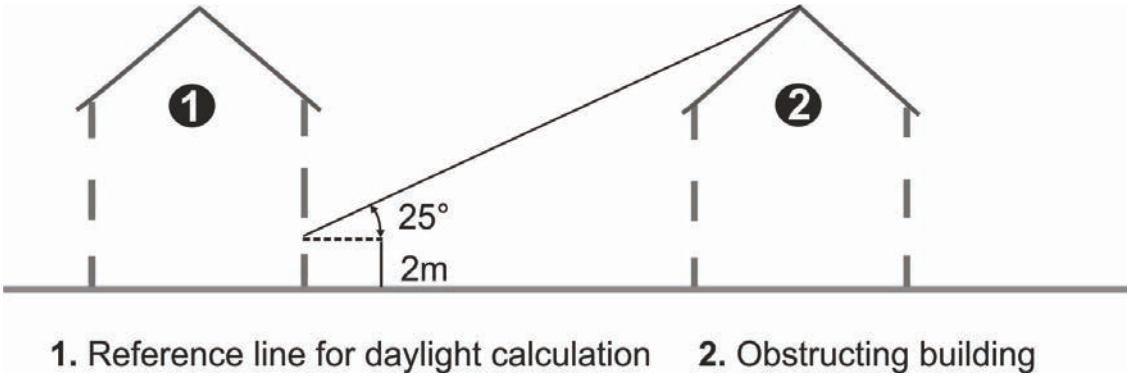
Sunlight

B.17 A sunlit room is achieved where a window faces 90 degrees due south. It is not a reasonable requirement to expect this of all dwellings in a development, but good levels of daylight and a pleasant outlook can compensate for a lack of direct sunlight.

Daylight

B.18 Acceptable daylight in existing building interiors is likely to be achieved if a 25 degree vertical angle from a point 2m above the floor at the building façade is not obstructed, see Figure 13. It is accepted that taller buildings may cause a higher degree of daylight loss, which is one of the reasons why taller buildings will generally be limited to appropriate City Centre locations.

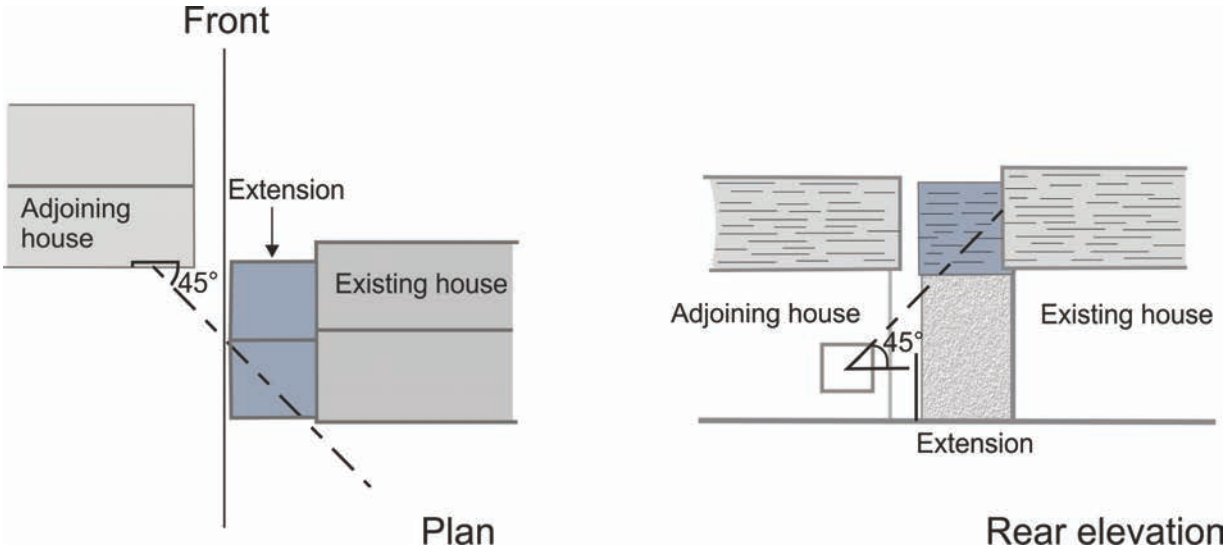
Figure 13 : Relationships between new and existing buildings 1



The obstructing building (No 2) does not breach the 25 degree angle, hence acceptable daylight should be achieved within property No 1. Source: Essex Design Guide 2015.

B.19 Projections at right angles to a main building range should not infringe a 45 degree angle drawn in plan and elevation from the centre of the closest ground floor habitable room window in neighbouring properties, see Figure 14.

Figure 14 : Relationships between new and existing buildings 2



The extension at the neighbouring property breaches a 45 degree line both in plan and elevation.

Open space

B.20 Open spaces and opportunities for sport and recreation can make an important contribution to the health and wellbeing of communities.

B.21 An open space study, '*Chelmsford Open Space Study 2016-2036*', was undertaken by Ethos Environmental Planning in 2015-2016 to inform the Council's decision making process up to 2036. The study was carried out in line with the National Planning Policy Framework (NPPF), paragraphs 73 and 74, and in accordance with Sport England's guidance.

B.22 Access and quantity standards from the study for different types of open space are summarised in Table 12.

Table 12 : Access and quantity standards for different types of open spaces in Chelmsford

Type of open space	Quantity standard (ha/1000 population)	Access standard
Accessible Open Space		
Allotments and community gardens	0.30	720m or 15 minute walk
Amenity green space	0.40	480m or 10 minute walk
Play space (children)	0.05	480m or 10 minute walk
Play space (youth)	0.05	600m or 12/13 minute walk
Strategic Open Space		
Parks and recreation grounds	1.65	600m or 12/13 minute walk
Natural and Semi-natural open space		
Natural and semi-natural green space	1.0	Refer to the Open Space Study

B.23 To help calculate the amount of open space required for each new dwelling, the Council has grouped allotments and community gardens, amenity green space, and play space for children and youths together and classed these as 'Accessible Local Open Space'. Parks and recreation grounds are referred to as Strategic Open Space. See Table 13 for summary standards in hectares (ha) and sqm/1000 population.

Table 13 : Quantity standard for 'Accessible Local Open Space and Strategic Open Space'

Type of open space	Quantity standard (ha/1000 population)	Quantity standard (sqm/1000 population) 1 ha = 10,000 sqm
Total Accessible Local Open Space	0.8 ha	8,000sqm
Total Strategic Open Space	1.65 ha	16,500sqm

The calculations below set out how much open space will be required for each new dwelling:

B.24 Average occupancy rate of homes in Chelmsford is 2.4 persons per-dwelling (Census 2011).

1) Number of households per 1000 population: 1000 people/2.4 people per-dwelling = **417 dwellings**
2) Accessible Local Open Space per dwelling: 8,000sqm/417 dwellings = **19 sqm/dwelling**
3) Strategic Open Space per dwelling: 16,500sqm/417 dwellings = **40sqm/dwelling**
4) Overall total open space: 19sqm + 40sqm **= 59sqm/dwelling**

B.25 In addition to the above requirements, on-site natural and semi-natural open space will need to be provided as set out in Table 12. The quantity and type of this open space will be determined through the planning process for each site. This may form part of a sustainable drainage system.

Table 14 : Thresholds for on or off-site provision of open space

Size of Scheme	Provision
Less than 10 dwellings	No provision expected on-site
10-29 dwellings	Accessible Local Open Space required on-site at 19sqm per-dwelling
30 dwellings or more	Accessible Local Open Space required on-site at 19sqm per-dwelling, plus Strategic Open Space required on-site at 40sqm per-dwelling

B.26 On developments of 30 or more dwellings, Strategic Open Space will normally be required to be provided on-site. Considerations for accepting a commuted sum, in lieu of on-site provision, will include:

- The scale of the proposed development and site area; and
- The suitability of a site considering, for example, its topography or flood risk; and
- The existing provision of facilities within the neighbourhood and/or the sub area; and
- Other sites in the neighbourhood where additional provision is proposed; and
- Existing access to facilities within the neighbourhood and/or sub area.

B.27 Commuted sums are to be secured through legal agreements. CIL payments can be utilised for new or improved Accessible Local Open Space or Strategic Open Space.

Internal space standards

B.28 In 2015, the Government introduced a space standard, 'Technical housing standards – nationally described space standard' which sits alongside Building Regulations as an optional standard. This space standard deals with internal space for new houses and flats and applies across all tenures of housing. It sets out requirements for the gross internal floor area (GIA) of new dwellings at a defined level of occupancy as well as floor areas and dimensions for key parts of homes.

B.29 According to research by the Royal Institute of British Architects (RIBA), the average new home in England is only 92% of the recommended minimum size. This means there might not be enough space for furniture, storage, socialising or spending time in quiet.

B.30 Chelmsford generally has a standard and wide ranging mix of house types within its area and therefore the Government standards appear to fit well with the housing stock in Chelmsford. There are no particular issues within Chelmsford's housing market that would require a departure from the national standards. To meet the needs of occupiers, all new residential development should be built in accordance with the nationally described space standard. The standard requires that:

- A dwelling provides at least the GIA and built-in storage area set out in Table 15
- A dwelling with two or more bedspaces has at least one double (or twin) bedroom
- In order to provide one bedspace, a single bedroom has a floor area of at least 7.5sqm and is at least 2.15m wide
- In order to provide two bedspaces, a double (or twin bedroom) has a floor area of at least 11.5sqm
- One double (or twin bedroom) is at least 2.75m wide and every other double (or twin) bedroom is at least 2.55m wide
- Any area with a headroom of less than 1.5m is not counted within the GIA unless used solely for storage (if the area under the stairs is to be used for storage, assume a general floor area of 1sqm within the GIA)
- Any other area that is used solely for storage and has a headroom of 900-1500mm (such as under eaves) is counted at 50% of its floor area, and any area lower than 900mm is not counted at all
- A built-in wardrobe counts towards the GIA and bedroom floor area requirements, but should not reduce the effective width of the room below the minimum widths set out above. The built-in area in excess of 0.72sqm in a double bedroom and 0.36sqm in a single bedroom counts towards the built-in storage requirement
- The minimum floor to ceiling height is 2.3m for at least 75% of the GIA.

Table 15 : Minimum Gross Internal Floor Area and storage (sqm)

Number of bedrooms (b)	Number of bed spaces (persons)	1 storey dwellings	2 storey dwellings	3 storey dwellings	Built-in storage
1b	1p	39 (37)*			1.0
	2p	50	58		1.5
2b	3p	61	70		2.0
	4p	70	79		
3b	4p	74	84	90	2.5
	5p	86	93	99	
	6p	95	102	108	
4b	5p	90	97	103	3.0
	6p	99	106	112	
	7p	108	115	121	
	8p	117	124	130	
5b	6p	103	110	116	3.5
	7p	112	119	125	
	8p	121	128	134	
6b	7p	116	123	129	4.0
	8p	125	132	138	

*Where a one person flat has a shower room rather than a bathroom, the GIA may be reduced from 39sqm to 37sqm.

Recycling and waste

B.31 The average household in Chelmsford generates approximately 1 tonne of waste every year. Recycling and waste data shows that households in 2015 separated their materials into general waste (55.3%), garden waste (21.7%), dry recyclables (17.8%) and food waste (5.2%). The overall recycling percentage for Chelmsford (garden waste, dry recyclables and food waste) was 44.7% in 2015, similar to the country average, but below the target of 50% in Chelmsford's Waste Strategy (2009).

B.32 Putting materials in the black bin for general waste should be considered a last resort. Disposing of materials in landfill or by other methods such as Mechanical Biological Treatment (MBT) comes at a high cost to the Council and tax payers, and is a poor choice for the environment. Chelmsford offers a comprehensive recycling collection service which allows residents to recycle more materials than many other local authorities, including the kerbside collection of small Waste Electronic and Electrical Equipment (WEEE) and textiles. This saves natural resources and reduces the greenhouse gases associated with creating new products and their disposal.

B.33 Separation of waste at source assists in achieving the above target. The Council published planning guidance in September 2013 called *'Recycling and Waste: Planning Guidance on Storage and Collection of Recycling and Waste'*. This document provides detailed guidance on how to design developments to facilitate collection, collection vehicle dimensions, receptacles required for recycling, food waste and general waste for different types of developments, as well as dimensions of the various receptacles offered by the Council. This document will be replaced by the Making Places Supplementary Planning Document (SPD), and therefore applicants should consult the Council's Making Places SPD for detailed guidance.

B.34 Recycling and waste collection provision for houses, apartments and flats, as set out in the above document, has been reproduced below as Tables 16 and 17 for ease of reference. The following key design standards from the above document need to be considered at the early design stages:

- All bin stores should be as close as possible to the highway and collection operatives should not have to wheel or carry receptacles further than 20m
- Communal bin stores should be located no further than 30m away from flats or apartments served by this store
- Communal bin stores should be in the form of dedicated bin store rooms in the ground floor of buildings or in the form of robust and covered external compounds sited in unobtrusive locations
- Schemes to be designed to avoid collection vehicles reversing; if reversing is necessary it should be no more than 12m; if the vehicle has to turn, sufficient space needs to be provided for this in the layout.

B.35 The Council provides a recycling and waste collection service for non-residential uses, although businesses may also use private contractors. Since the type of waste generated varies widely between different types of businesses, the receptacles required will also vary. Therefore there are no specific standards for general waste and recycling receptacles for non-residential uses. However it is important that storage areas are designed to meet the needs of the business now and in the future when requirement for recycling of waste is likely to be stricter. Storage areas should be easily accessible from the highway, as unobtrusive as possible and ideally away from the main entrance.

Table 16 Recycling and waste receptacles required for houses

	Material for collection	Bin type	Recommended location on house plot
1-6 person house	Non-recyclable general waste	180 litre wheeled bin (black), maximum 1 bin	Near to house, close to front or back door, easily wheeled to kerbside for collection.
	Garden waste	240 litre wheeled bin (brown), maximum 2 bins	
	Cans, glass, aerosols, foil, textiles and small electrical and electronic equipment	55 litre green box	Undercover e.g. bin store, garage, car port, shed, kitchen, utility room. Able to be easily moved to kerbside for collection.
	Paper	White bag – re-useable poly sack (55 litre)	
	Cardboard	White bag – re-useable poly sack (55 litre)	
	Plastic & cartons	Clear bags (55 litre)	
	Food waste – internal	7 litre small grey caddy – maximum 1 bin	In kitchen/utility room
	Food waste – external	23 litre medium green bin	Near to house, able to be easily moved to kerbside for collection
	Garden and food waste	Compost bin	Rear garden, away from the house, directly on soil
7+ person house	Household waste	240 litre wheeled bin (black), maximum 1 bin	Near to house, easily wheeled to kerbside for collection
	All other materials	Same as for 1-6 person house	

Table 17 Recycling and waste receptacles required for flats and apartments

Material	Bin Type	Storage capacity required (litres) per-unit		
		1 bedroom	2 bedroom	3 or more bedrooms
Non-recyclable general waste	240, 360, 660 or 1100 litre wheeled bins	72	108	180
Food waste	140 litre wheeled bins (green)	6.9	11.5	23
Glass (clear)	240 or 360 litre wheeled bins (green)	8.2	11.9	18.3
Glass (coloured)		8.2	11.9	18.3
Cans, foils, aerosols		8.2	11.9	18.3
Plastic and cartons		57.2	79.2	110
Mixed paper and cardboard	660 litre wheeled bins (blue), 360 litre two wheeled green bins can be used in smaller schemes	57.2	79.2	110

Appendix C- Development Trajectories

C.1 This Section sets out the projected timeframes for developments within the Local Plan. There are three tables which cover:

- Housing allocations
- Employment allocations
- Gypsy and Traveller, and Travelling Showpeople allocations.

C.2 For each of the above, timeframes for development have been projected based on the following information:

- Published housing completions for years 2013/14 to 2018/19
- Known planning permissions and expected timeframes for development, based on developers' projected build out rates (sourced from the April 2019 Housing Site Schedule) for years 2019/20 to 2023/24
- Expected timeframes for the development of Local Plan allocations, based on projected build out rates and information from site promoters for years 2019/20 to 2023/24 as applicable
- The timing of the provision of facilities and services for a location have been factored into timeframes where applicable (e.g. the timing of school provision, utility and service provision).

C.3 In addition to the tables there is a housing trajectory graph included within the housing section.

Housing Site Schedule - June 2019

Site Address	Allocation Number	SHELAA/UCS Reference	Estimated Total Capacity	Year 1 19/20		Year 2 20/21		Year 3 21/22		Year 4 22/23		Year 5 23/24		Year 6 24/25		Years 2025/26 - 2029/30	Years 2030/31 - 2034/35	Year 2035/36
				Market	Affordable	Market	Affordable	Market	Affordable	Market	Affordable	Market	Affordable	Market	Affordable			
Local Development Framework Sites																		
Sites with planning permission - Housing Site Schedule - June 2019 (excluding new Local Plan sites)				691	202	772	192	567	141	327	66	116	35	95	42	1609	544	0
New Local Plan Sites																		
Growth Area 1 - Central and Urban Chelmsford																		
Former Gas Works Wharf Road Chelmsford	CW1a	CFS264	**250**													50	200	
Peninsula Site Chelmer Waterside Development Wharf Road Chelmsford	CW1b	N/A	**423**	45		100	35	90	35	82	36							
Lockside Navigation Road Chelmsford	CW1c	CFS262	**130**											32	18	80		
Baddow Road Car Park and Land to the East	CW1d	CFS263 CUA28	**190**															190
Travis Perkins Navigation Road Chelmsford	CW1e	CAU20	**75**													75		
Navigation Road sites Chelmsford	CW1f	CAU17	**35**														35	
Former St Peter's College Fox Crescent	SGS1b	CFS276	**185**					18	5	34	20	34	20	34	20			
Former Royal Mail Premises Victoria Road Chelmsford	SGS1c		**203**			74	28	74	27									
Riverside Ice and Leisure Land Victoria Road Chelmsford	SGS1d		**125**														125	

Civic Centre Land Fairfield Road Chelmsford	SGS1e	CUA1	**100**													100	
Eastwood House Car Park Glebe Road Chelmsford	SGS1f	CUA1	**100**												100		
Chelmsford Social Club and Private Car Park 55 Springfield Road	GS1g	CUA16	**90**											58	32		
Ashby House Car Parks New Street Chelmsford	GS1h	CUA8	**80**													80	
Rectory Lane Car Park West Rectory Lane Chelmsford	GS1i		**75**											48	27		
Car Park to the West of County Hotel Rainsford Road	GS1j		**45**											29	16		
Former Chelmsford Electrical and Car Wash Brook Street	GS1k	CUA9	**40**											26	14		
BT Telephone Exchange Cottage Place Chelmsford	GS1l	CUA11	**30**													30	
Rectory Lane Car Park East Rectory Lane Chelmsford	GS1m		**25**													25	
Waterhouse Lane Depot and Nursery Chelmsford	GS1n	CFS266	**20**													20	
Church Hall Site Woodhall Road Chelmsford	GS1o	CFS252	**19**											12	7		
British Legion New London Road Chelmsford	GS1p	CUA40	**15**													15	
Land rear Of 17-37 Beach's Drive Chelmsford	GS1q		**14**													14	
Garage Site St Nazaire Road Chelmsford	GS1r	CFS256	**12**											7	5		
Garage Site and Land Medway Close Chelmsford	GS1s	CFS257	**10**											10			
Car Park R/O Bellamy Court Broomfield Road Chelmsford	GS1t	CUA32	**10**													10	

Rivermead Bishop Hall Lane Chelmsford	GS1u	CUA3	**80**											52	28			
West Chelmsford	SGS2	MON/00165/14	**800**					78	42	78	42	78	42	78	42	320		
East Chelmsford - Manor Farm	SGS3a	MON/00208/14	**250**					32	18	32	18	32	18	32	18	50		
East Chelmsford - Land South of Maldon Road	SGS3c	MON/00100/14 (part of)	**100**					32	18	32	18							
East Chelmsford - Land North of Maldon Road	SGS3d	MON/00100/14 (part of)	**50**					32	18									
Land north of Galleywood Reservoir Beehive Lane Galleywood	GS4	CFS260	**13**											9	4			
Land Surrounding Telephone Exchange Ongar Road Writtle	GS5		**25**														25	
SUBTOTAL				**45**	**0**	**174**	**63**	**356**	**163**	**258**	**134**	**144**	**80**	**427**	**231**	**759**	**595**	**190**
TOTAL GROWTH AREA 1				**3619**														

Growth Area 2 - North Chelmsford																		
North East Chelmsford	SGS6	MON/00139/14 (part of) MON/00094/14 (part of) + subsequent masterplan submission	**3000**							65	35	60	30	60	30	760	1552	408
Great Leighs - Land at Moulsham Hall	SGS7a	MON/00204/14 (part of)	**750**									20	9	20	9	227	381	84
Great Leighs - Land East of London Road	SGS7b	MON/00204/14 (part of)	**250**					45	25	65	35	52	28					
Great Leighs - Land North and South of Banters Lane	SGS7c	MON/00025/15 MON/00016/15 MON/00019/14	**100**									32	18	32	18			
Great Leighs - Land East of Main Road	SGS7d	CFS105	**100**	29	25	30	10											

North of Broomfield	SGS8	MON/00181/14 (part of) MON/00001/15 MON/001845/14 MON/00036/14	**450**											26	14	250	160	
East of Boreham	SGS9	CFS145	**143**	31	11	30	29	31	11									
SUBTOTAL				**60**	**36**	**60**	**39**	**76**	**36**	**130**	**70**	**164**	**85**	**138**	**71**	**1237**	**2093**	**492**
TOTAL GROWTH AREA 2				**4787**														

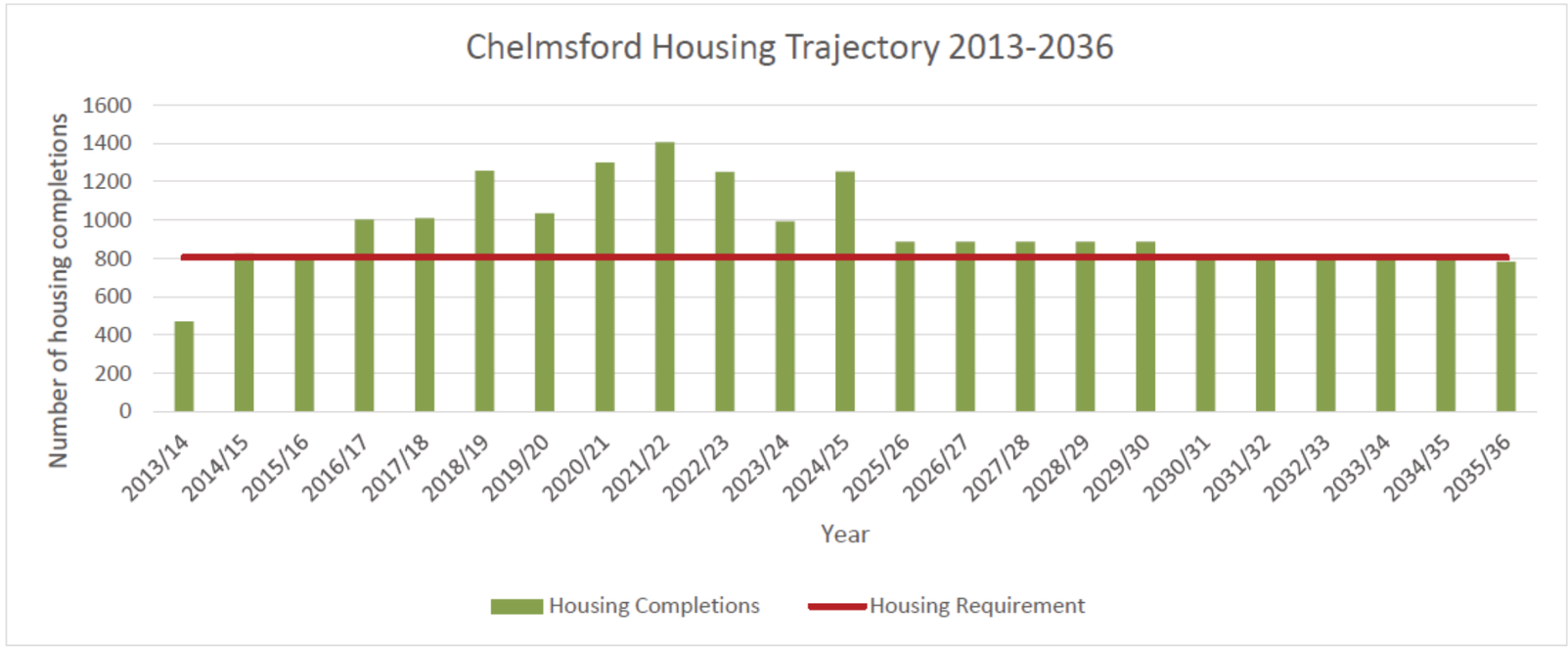
Growth Area 3 - South and East Chelmsford																		
North of South Woodham Ferrers	SGS10	MON/00282/14 (part of), MON/00023/15 (part of), MON/00167/14, MON/00280/14 (part of), MON/00088/14	**1000**					32	18	97	53	97	53	97	53	250	250	
South of Bicknacre	SGS11	MON/00060/14	**35**					9	7	13	6							
St Giles Moor Hall Lane	SGS12	MON/00043/15	**32**													32		
Danbury	SGS13		**100**													50	50	
SUBTOTAL				**0**	**0**	**0**	**0**	**41**	**25**	**110**	**59**	**97**	**53**	**97**	**53**	**332**	**300**	**0**
TOTAL GROWTH AREA 3				**1167**														

Windfall Allowance										**97**		**220**		**100**		**500**	**500**	**100**
TOTAL				**796**	**238**	**1006**	**294**	**1040**	**365**	**922**	**329**	**741**	**253**	**857**	**397**	**4437**	**4032**	**782**
				1034		**1300**		**1405**		**1251**		**994**		**1254**				
		5 YEAR TOTAL UNITS		**5984**														
		Of which Affordable		**1479**														

Local Development Framework Sites	691	202	772	192	567	141	327	66	116	35	95	42	1609	544	0
	893		964		708		393		151		137		1609	544	0
	3109										2290				
	5399														

New Local Plan Sites	105	36	234	102	473	224	498	263	405	218	662	355	2328	2988	682
	141		336		697		761		623		1017		2328	2988	682
	2558										7015				
	9573														

Please note 9,573 does not match the 'New Local Plan Allocations' figure of 9,579 in the table in Strategic Policy S8 as this has removed 6 from Great Leighs (SGS7d) which have been completed therefore the HSS correctly shows 9,573


Chelmsford Housing Trajectory 2013-2036
Number of housing completions
1600
1400
1200
1000
800
600
400
200
0
2013/14
2014/15
2015/16
2016/17
2017/18
2018/19
2019/20
2020/21
2021/22
2022/23
2023/24
2024/25
2025/26
2026/27
2027/28
2028/29
2029/30
2030/31
2031/32
2032/33
2033/34
2034/35
2035/36
Year
Housing Completions
Housing Requirement

Local Plan Employment Trajectory 2019 - 2036																				
	Net New Employment Floorspace (sqm)	Type of Use	SLAA/UCS Reference	PO Policy Reference	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36
LDF Commitments to 2024																					
Outstanding Commitments 2019-2024																					
Channels Business Park, Essex Regiment Way	**13935**				**13935**																
Springfield Business Park, Winsford Way	**17072**				**17072**																
NE Chelmsford - Beaulieu	**40,000**				**10000**					**20000**					**10000**						
Outstanding Commitments TOTAL	**71007**				**41007**					**20000**					**10000**						
New Local Plan Allocations to 2036																					
Growth Area 1 - Central and Urban Chelmsford																					
Growth Sites																					
Rivermead	**7000**			SG1u	1250					2750					3000						
Railway Sidings, Brook Street	**7000**			GS1v	1250					2750					3000						
SUB-TOTAL	**14000**				**2500**					**5500**					**6000**						
Strategic Sites																					
East of Chelmsford - Land North of Maldon Road	**5000**	**Office/High-Tech**	MON/00101/14 (part)	SGS3b	2500					2500											
SUB-TOTAL	**5000**				**2500**					**2500**					**0**						
Growth Area 1 TOTAL	**19,000**				**5000**					**8000**					**6000**						
Growth Area 2 - North Chelmsford																					

Local Plan Employment Trajectory 2019 - 2036																				
	Net New Employment Floorspace (sqm)	**Type of Use**	**SLAA/UCS Reference**	**PO Policy Reference**	**2019/20**	**2020/21**	**2021/22**	**2022/23**	**2023/24**	**2024/25**	**2025/26**	**2026/27**	**2027/28**	**2028/29**	**2029/30**	**2030/31**	**2031/32**	**2032/33**	**2033/34**	**2034/35**	**2035/36**
Strategic Sites																				
North East Chelmsford	**45000**	**Office/High-Tech**	MON/00139/14 (part), MON/00094/14 (part) + subsequent masterplan submission	SGS6			5000				15500					17500				7000
SUB-TOTAL	**45000**						**5000**				**15500**					**17500**				**7000**
Growth Area 2 TOTAL	**45,000**						**5000**				**15500**					**17500**				**7000**
Growth Area 3 - South and East Chelmsford																				
Strategic Sites																				
North of South Woodham Ferrers	**1000**	**1000 Business Space**	MON/00282/14 (part), MON 00023/15 (part), MON/00167/14, MON/00280/14 (part), MON00088/14	SGS10							1000									
SUB-TOTAL	**1000**										**1000**									
Growth Area 3 TOTAL	**1000**										**1000**									
New Local Plan Allocations 2021-2036 TOTAL	**65,000**						**10000**				**24500**					**23500**				**7000**
Existing sites with planning permission TOTAL	**71,007**						**41007**				**20000**					**10000**				**0**

Local Plan Employment Trajectory 2019 - 2036																				
	Net New Employment Floorspace (sqm)	Type of Use	SLAA/UCS Reference	PO Policy Reference	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36
TOTAL	136,007				51007					44500					33500					7000	
ALL Existing Commitments (Five year periods average per annum)					10201.4					8900					6700					3500	

Local Plan Gypsy and Travellers Trajectory 2019 - 2036																				
	Net new Gypsy & Traveller Pitches	Net Travelling Showpeople Plots	SLAA/UCS Reference	PO Policy ~~Reference~~	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36
New Local Plan Allocations to 2036																				
Growth Area 1 - Central and Urban Chelmsford																				
Strategic Sites																				
West Chelmsford		**5**	MON00165/14	SGS2						5										
Growth Area 1 TOTAL	**0**	**5**			**0**					**5**					**0**				**0**	
Growth Area 2 - North Chelmsford																				
Strategic Sites																				
North East Chelmsford		**9**	MON00139/14 (part), MON00094/14 (part) + subsequent masterplan submission	SGS6								9								
Great Leighs - Land at Moulsham Hall		**5**	MON00204/14 (part)	SGS7a						5										
SUB-TOTAL	**0**	**14**			**0**					**5**					**9**				**0**	
Outstanding Commitments with Planning Permission 2021-2036																				
Drakes Lane	10			GT1		10														
SUB-TOTAL	**10**					**10**				**0**					**0**				**0**	
Growth Area 2 TOTAL	**10**	**14**				**10**				**5**					**9**				**0**	

Local Plan Gypsy and Travellers Trajectory 2019 - 2036																				
	Net new Gypsy & Traveller Pitches	Net Travelling Showpeople Plots	SLAA/UCS Reference	PO Policy ~~Reference~~	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36
New Local Plan Allocations to 2036																					
Growth Area 3 - South and East Chelmsford																					
Strategic Sites																					
North of South Woodham Ferrers		**5**	MON00282/14 (part), MON 00023/15 (part), MON00167/14, MON00280/14 (part), MON00088/14	SGS10						5											
Growth Area 3 TOTAL	**0**	**5**			**0**					**5**					**0**					**0**	
TOTALS	**10**	**24**			**10**					**15**					**9**					**0**	

11- Policies Map

11.1 This Section includes the Policies Map for the Local Plan. This covers the whole of the Chelmsford area and its purpose is to illustrate sites for development or protection within the Local Plan. An illustrative map showing the current Designated Neighbourhood Plan Areas is included within the mapping.

11.2 Most notations on the Policies Map are defined by the Council including open spaces, Employment Areas and Settlement Boundaries. A number of evidence base studies have been used to inform the notations on the Policies Map. These include a Review of the Defined Settlement and Urban Area Boundaries 2018 and an Open Space Assessment 2016. All these evidence base studies can be found on the Council's website.

11.3 The table below sets out which areas are covered by which part or inset of the Policies Map. The notations on the Policies Map are shown on the Key found at the front of this Section.

Map Number	Area Covered
1	Chelmsford North
2	Chelmsford South
3	Chelmsford Urban Area
4	Chelmsford City Centre
5	South Woodham Ferrers
6	South Woodham Ferrers Town Centre
7	Battlesbridge (Rettendon Parish)
8	Bicknacre (Woodham Ferrers and Bicknacre Parish)
9	Boreham
10	Broomfield
11	Chatham Green (Little Waltham Parish)
12	Danbury
13	East Hanningfield
14	Edney Common (Highwood Parish)

Map Number	Area Covered
15	Ford End (Great Waltham Parish)
16	Galleywood
17	Good Easter
18	Great Leighs (Great and Little Leighs Parish)
19	Great Waltham and Howe Street
20	Highwood (Loves Green)
21	Howe Green (Sandon Parish)
22	Little Baddow
23	Little Waltham
24	Margaretting
25	Pleshey
26	Ramsden Heath (South Hanningfield Parish)
27	Rettendon Common
28	Rettendon Place
29	Roxwell
30	Runwell
31	Sandon
32	Stock
33	St. Luke's Park (Rettendon and Runwell Parishes)
34	Temple Farm and Temple Wood (West Hanningfield and Stock Parishes)
35	West Hanningfield and Hanningfield Reservoir Treatment Works
36	Woodham Ferrers (Woodham Ferrers and Bicknacre Parish)
37	Writtle
Rural Employment Areas	

Map Number	Area Covered
38	Bolding Hatch (Roxwell Parish)
39	Old Park Farm (Great Waltham Parish)
40	Warner's Farm (Great Waltham Parish)
41	Woodlands (South Hanningfield Parish)
42	Oaklands (Stock Parish)
	Designated Neighbourhood Plan Areas



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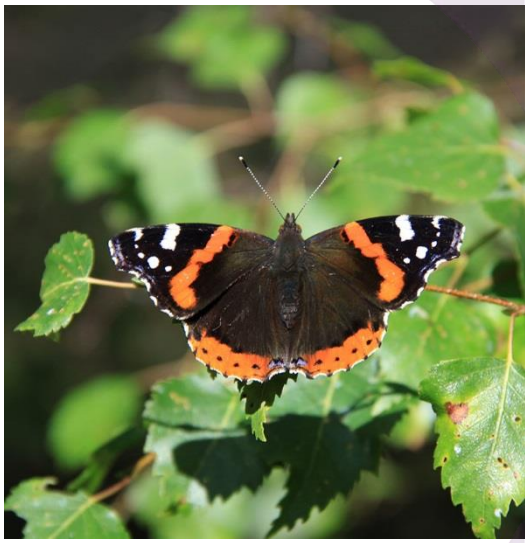
Sustainability Appraisal of the Chelmsford Local Plan

Post Adoption Statement







Wood Environment & Infrastructure Solutions UK Limited – May 2020

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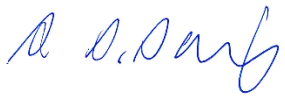

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Document revisions

No.	Details	Date
1	Draft Post Adoption Statement	13.03.20
2	Final Post Adoption Statement	19.03.20
3	Revised Final Post Adoption Statement	May 2020

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Appendix A Monitoring Framework

1. Introduction

1.1 Background

1.1.1 Chelmsford City Council (the Council) submitted the Chelmsford Draft Local Plan (Regulation 19 - Publication Draft) January 2018 Pre-Submission Document[1] (hereafter referred to as the 'draft Local Plan') including proposed Additional Changes[2] 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, in accordance with Regulation 22 of the Town and Country Planning (Local Planning) (England) Regulations 2012[3]. In her report[4] dated 25th February 2020, the Inspector concluded that the Local Plan, subject to Main Modifications, was legally compliant and sound. The Chelmsford Local Plan[5] (hereafter referred to as the 'Local Plan') was subsequently adopted by the Council on 27th May 2020.

1.1.2 To support the development of the Local Plan, the Council commissioned Wood Environment and Infrastructure Solutions UK Limited (Wood)[6] to undertake a Sustainability Appraisal (SA), incorporating Strategic Environment Assessment (SEA), of the Local Plan.

1.1.3 This Post Adoption Statement is the final output of the SA process. It describes the way in which the Council has taken environmental and sustainability considerations and the views of consultees into account in the adopted Local Plan and fulfils the plan and programme adoption requirements of Directive 2001/42/EC on the assessment of the effects of certain plans and programmes on the environment (the SEA Directive)[7] and the Environmental Assessment of Plans and Programmes Regulations 2004[8].

1.2 The Chelmsford Local Plan

Overview of the Local Plan

1.2.1 The Chelmsford Local Plan sets out the vision, spatial principles, planning policies and site allocations that will guide development in the local authority area (for brevity, the term 'the City Area' is used throughout this document to describe the Council's administrative area) in the period up to 2036. It has been developed taking into account national planning policy and guidance, the objectives of other plans and programmes, assessment (including SA), the findings of evidence base studies and the outcomes of engagement.

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[1] Chelmsford City Council (2018) *Chelmsford Draft Local Plan (Regulation 19 - Publication Draft) January 2018 Pre-Submission Document*. Available from https://www.chelmsford.gov.uk/_resources/assets/inline/full/0/1394159.pdf [Accessed March 2020].
[2] 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/local-plan-examination-documents/ [Accessed March 2020].
[3] Statutory Instrument 2012 No. 767 The Town and Country Planning (Local Planning) (England) Regulations 2012. Available from http://www.legislation.gov.uk/uksi/2012/767/contents/made [Accessed February 2020].
[4] Wright, Y. (2020) *Report to Chelmsford City Council: Report on the Examination of the Chelmsford Draft Local Plan Ref. PINS/W1525/429/8.* Available from https://www.chelmsford.gov.uk/_resources/assets/inline/full/0/3951296.pdf [Accessed March 2020].
[5] Chelmsford City Council (2020) *Chelmsford Local Plan – Adopted May 2020*. Available from www.chelmsford.gov.uk/new-local-plan [Accessed May 2020].
[6] Wood Environment and Infrastructure Solutions UK Limited came into effect on 16th April 2018 with work prior to this date undertaken under the company's former name Amec/Amec Foster Wheeler.
[7] Available from http://eur-lex.europa.eu/legal-content/EN/TXT/HTML/?uri=CELEX:32001L0042&from=EN [Accessed February 2020].
[8] *Statutory Instrument 2004 No. 1633 The Environmental Assessment of Plans and Programmes Regulations 2004*. Available from http://www.legislation.gov.uk/uksi/2004/1633/pdfs/uksi_20041633_en.pdf and subject to the amendments in *Statutory Instrument 2018 No. 1232 The Environmental Assessments and Miscellaneous Planning (Amendment) (EU Exit) Regulations 2018. Available from http://www.legislation.gov.uk/uksi/2018/1232/introduction/made* [Accessed March 2020].

1.2.2 The Local Plan includes the following key parts:

- Local Plan Strategic Priorities, reflected in the Vision and Spatial Principles;
- the overarching Local Plan strategy in terms of the amount of new development to be accommodated in the City Area (development requirements) and where growth will be accommodated (the Spatial Strategy);
- site allocations to deliver the development requirements across three Growth Areas (Central and Urban Chelmsford, North Chelmsford and South and East Chelmsford); and
- Local Plan policies including development requirements for the site allocations.

1.2.3 Overall, the Local Plan makes provision for 21,843 dwellings, nine permanent pitches for Gypsies and Travellers, 24 permanent plots for Travelling Showpeople, 55,000 square metres (sqm) of employment floorspace and 13,400 sqm of retail floorspace over the plan period. In accordance with a settlement hierarchy approach, the Spatial Strategy seeks to focus this growth on the higher order settlements of Chelmsford and South Woodham Ferrers, and the Key Service Settlements outside of the Green Belt.

Preparation of the Local Plan

1.2.4 The first stage in the development of the Local Plan was the publication of the Chelmsford Local Plan Issues and Options Consultation Document (the Issues and Options Consultation Document) that was consulted on between 19th November 2015 and 21st January 2016. The Issues and Options Consultation Document set out, and sought views on, the planning issues that face Chelmsford over the next 15 years and options for the way they could be addressed in terms of the amount and broad location of future development in the City Area. Following consideration of the comments received as part of that consultation, ongoing engagement and further evidence base work, the Council selected its preferred options for the Local Plan in terms of the amount and location of growth to be delivered in the City Area up to 2036 and set these out in the Chelmsford Draft Local Plan Preferred Options Consultation Document (the Preferred Options Consultation Document). The Preferred Options Consultation Document was published for consultation between 30th March and 11th May 2017 and included the draft Local Plan Strategic Priorities, Vision and Spatial Principles, development requirements and Spatial Strategy, proposed site allocations and Local Plan policies.

1.2.5 The Preferred Options Consultation Document was subsequently revised to reflect representations received during consultation, new evidence and the recommendations of its accompanying SA Report and in January 2018, the Pre-Submission Local Plan (draft Local Plan) was published for consultation. Having considered the representations received to the consultation, alongside updates to the Local Plan evidence base, the Council identified a number of proposed 'Additional Changes' to the draft Local Plan. The draft Local Plan and Additional Changes were subsequently submitted to the Secretary of State for Housing, Communities and Local Government for independent examination on 29th June 2018 with hearing sessions taking place in November and December 2018.

1.2.6 The Inspector's Post Hearing Advice[9] was published on 8th February 2019 stating that 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 Wedge, Green

[9] *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/local-plan-examination-documents/ [Accessed March 2020].

Corridors and Valued Landscapes. The Council issued its response[10] 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 itself.

1.2.7 The Council consulted on the Main Modifications to the draft Local Plan[11] and Policies Map Changes[12] between 1st August and 19th September 2019 with the representations subsequently passed to the Inspector for consideration. A number of further additional modifications to the draft Local Plan (Additional Modifications[13]) were also identified but were not subject to public consultation as they did not alter the soundness of any Local Plan policies or allocations.

1.2.8 The Planning Inspectorate issued the Inspector's Report to the Council on 25th February 2020; this concluded that the Local Plan, with the associated Main Modifications, is sound, legally compliant and complies with national planning policy. The Local Plan was subsequently adopted by the Council on 27th May 2020.

1.2.9 Further information relating to the adopted Local Plan is available via the Council's website: www.chelmsford.gov.uk/new-local-plan.

1.3 Sustainability Appraisal

1.3.1 Under Section 19(5) of the Planning and Compulsory Purchase Act 2004, the Council is required to carry out a SA of the Local Plan to help guide the selection and development of policies and proposals in terms of their potential social, environmental and economic effects. In undertaking this requirement, local planning authorities must also incorporate the requirements of European Union Directive 2001/42/EC on the assessment of the effects of certain plans and programmes on the environment, referred to as the SEA Directive[14], and its transposing regulations the Environmental Assessment of Plans and Programmes Regulations 2004[15].

1.3.2 The SEA Directive and transposing regulations seek to provide a high level of protection of the environment by integrating environmental considerations into the process of preparing certain plans and programmes. The aim of the Directive is "*to contribute to the integration of environmental considerations into the preparation and adoption of plans and programmes with a view to promoting sustainable development, by ensuring that, in accordance with this Directive, an environmental assessment is carried out of certain plans and programmes which are likely to have significant effects on the environment.*"

[10] *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/local-plan-examination-documents/ [Accessed March 2020].
[11] Chelmsford City Council (2019) *Chelmsford Draft Local Plan Schedule of Proposed Main Modifications*. Available from https://www.chelmsford.gov.uk/planning-and-building-control/planning-policy-and-new-local-plan/new-local-plan/local-plan-examination/local-plan-examination-documents/ [Accessed March 2020].
[12] Chelmsford City Council (2019) *Chelmsford Draft Local Plan Schedule of Proposed Policies Map Changes*. Available from https://www.chelmsford.gov.uk/planning-and-building-control/planning-policy-and-new-local-plan/new-local-plan/local-plan-examination/local-plan-examination-documents/ [Accessed March 2020].
[13] Chelmsford City Council (2019) *Chelmsford Draft Local Plan Schedule of Proposed Additional Modifications*. Available from https://www.chelmsford.gov.uk/planning-and-building-control/planning-policy-and-new-local-plan/new-local-plan/local-plan-examination/local-plan-examination-documents/ [Accessed March 2020].
[14] Available from http://eur-lex.europa.eu/legal-content/EN/TXT/HTML/?uri=CELEX:32001L0042&from=EN [Accessed February 2020].
[15] Statutory Instrument 2004 No. 1633 *The Environmental Assessment of Plans and Programmes Regulations 2004*. Available from http://www.legislation.gov.uk/uksi/2004/1633/pdfs/uksi_20041633_en.pdf and subject to the amendments in *Statutory Instrument 2018 No. 1232 The Environmental Assessments and Miscellaneous Planning (Amendment) (EU Exit) Regulations 2018*. Available from *http://www.legislation.gov.uk/uksi/2018/1232/introduction/made* [Accessed March 2020].

1.3.3 At paragraphs 15-16, the National Planning Policy Framework (NPPF)[16],[17] sets out that local plans provide a framework for addressing housing needs and other economic, social and environmental priorities and that they must be prepared with the objective of contributing to the achievement of sustainable development. In this regard, paragraph 32 of the NPPF reiterates the requirement for SA/SEA as it relates to local plan preparation:

"*Local plans and spatial development strategies should be informed throughout their preparation by a sustainability appraisal that meets the relevant legal requirements. This should demonstrate how the plan has addressed relevant economic, social and environmental objectives (including opportunities for net gains). Significant adverse impacts on these objectives should be avoided and, wherever possible, alternative options which reduce or eliminate such impacts should be pursued. Where significant adverse impacts are unavoidable, suitable mitigation measures should be proposed (or, where this is not possible, compensatory measures should be considered).*"

1.3.4 The National Planning Practice Guidance[18] also makes clear that SA plays an important role in demonstrating that a local plan reflects sustainability objectives and has considered reasonable alternatives.

1.3.5 In this context, SA has played an integral role in the development of the Local Plan with each main stage of the plan's preparation having been accompanied by a SA Report, prepared to meet the reporting requirements of the SEA Directive and SEA Regulations. To ensure that the final, adopted Local Plan has taken into account sustainability considerations, and to meet the Council's responsibilities under the SEA Directive, the Main Modifications (and for completeness, the Council's Additional Modifications and Policies Map Changes) to the draft Local Plan were also subject to SA[19].

1.3.6 The SA work undertaken in support of the Local Plan can be viewed on the Council's website: https://www.chelmsford.gov.uk/planning-and-building-control/planning-policy-and-new-local-plan/new-local-plan/local-plan-examination/local-plan-examination-documents/.

1.4 Purpose of this Post Adoption Statement

1.4.1 This Post Adoption Statement represents the conclusion of the SA process and fulfils the plan and programme adoption requirements of the SEA Directive and SEA Regulations. In accordance with Regulation 16 (4) of the SEA Regulations, this statement sets out the following:

- how environmental and sustainability considerations have been integrated into the Local Plan (**Section 2** of this document);

[16] Ministry of Housing, Communities and Local Government (2019) *National Planning Policy Framework*. Available form https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/810197/NPPF_Feb_2019_revised.pdf [Accessed March 2020].

[17] All references to the National Planning Policy Framework (NPPF) in this report reflect the 2019 NPPF which continues the requirement of para 165 of the 2012 NPPF that stated "*A sustainability appraisal which meets the requirements of the European Directive on strategic environmental assessment should be an integral part of the plan preparation process, and should consider all the likely significant effects on the environment, economic and social factors*".

[18] MHCLG (2019) *Planning Practice Guidance, Plan-making, Paragraph: 001 Reference ID: 11-001-20190722*. Available from https://www.gov.uk/guidance/strategic-environmental-assessment-and-sustainability-appraisal [Accessed February 2020].

[19] It should be noted that the Inspector has made minor changes to the Main Modifications following consultation and the Council has also made final Additional Modifications. These amendments are detailed in the 'Schedule of Additional Changes for Adoption of the Local Plan' which is available at https://www.chelmsford.gov.uk/your-council/committees-and-meetings/calendar-of-meetings/?id=b074c67a-9dc1-4d6c-9996-c90a5d9a054b. The amendments have been reviewed as part of the preparation of this Post Adoption Statement and do not materially affect the conclusions of the 2018 SA Report or 2019 SA Report Addendum. The Inspector stated in her report (paragraph 6) that "*None of the amendments significantly alters the content of the modifications as published for consultation or undermines the participatory processes and sustainability appraisal that has been undertaken*".

- how the SA Reports have been taken into account (**Section 3**);
- how opinions expressed in response to the consultation on the SA Reports have been taken into account (**Section 4**);
- the reasons for choosing the Local Plan, as adopted, in the light of the other reasonable alternatives dealt with (**Section 5**); and
- the measures that are to be taken to monitor the significant environmental and sustainability effects of the implementation of the Local Plan (**Section 6**).

2. How Environmental and Sustainability Considerations Have Been Integrated into the Local Plan

2.1 Environmental and Sustainability Considerations in the Local Plan

Preparation of the Local Plan

2.1.1 Environmental and wider sustainability considerations have been integral to the key decisions made by the Council in respect of the policies and proposals of the Local Plan. The integration of these considerations into the plan making process has principally been achieved through:

- the development of a comprehensive evidence base on topics including (inter alia) housing, the economy and employment, environment, heritage, transport and infrastructure;
- continuous engagement with key stakeholders and the public on the emerging Local Plan and related environmental and sustainability matters;
- the consideration of national planning policy and the objectives of other plans and programmes at the national, regional and local level;
- fulfilment of the Council's Duty to Cooperate; and
- ongoing assessment including SA (see **Section 2.2**) as well as Habitats Regulations Assessment (HRA)[20].

Local Plan Content

2.1.2 In accordance with the NPPF, the objective of contributing to the achievement of sustainable development underpins the Local Plan. This aim is encapsulated in the following nine Strategic Priorities for the Local Plan that together set out what Chelmsford is like today, how the area is changing, what issues need to be addressed by the Local Plan and what opportunities will be created:

- **Strategic Priority 1** - Ensuring sustainable patterns of development;
- **Strategic Priority 2** - Meeting the needs for new homes;
- **Strategic Priority 3** - Fostering growth and investment and providing new jobs;
- **Strategic Priority 4** - Protecting and enhancing retail, leisure and commercial development;
- **Strategic Priority 5** - Delivering new and improved strategic infrastructure;
- **Strategic Priority 6** - Delivering new and improved local infrastructure;

[20] Regulation 105 of the Conservation of Habitats and Species Regulations 2017 (the 'Habitats Regulations') requires that competent authorities assess the potential impacts of land use plans on the Natura 2000 network of European protected sites15 to determine whether there will be any 'likely significant effects' (LSE) on any European site as a result of the plan's implementation (either alone or 'in combination' with other plans or projects); and, if so, whether these effects will result in any adverse effects on that site's integrity. The process by which the impacts of a plan or programme are assessed against the conservation objectives of a European site is known as 'Habitats Regulations Assessment' (HRA).

- **Strategic Priority 7** - Protecting and enhancing the natural and historic environment and the Green Belt;
- **Strategic Priority 8** - Creating well designed and attractive places, and promoting healthy communities; and
- **Strategic Priority 9** - Reinforcing Chelmsford's regional role as 'Capital of Essex'.

2.1.3 Reflecting the Strategic Priorities, the Local Plan Vision is for Chelmsford to be "*a sub-regional catalyst for change…making the most of the area's assets and opportunities such as its river valleys, and improving the built, natural and historic environment*". Strategic Policy S1 of the Local Plan lists the following 10 guiding Spatial Principles that together detail how the Strategic Priorities and Vision will be achieved:

- Optimise the use of suitable previously developed land for development;
- Continue the renewal of Chelmsford City Centre and its Urban Area;
- Locate development at well-connected and sustainable locations;
- Locate development to avoid or manage flood risk;
- Protect the Green Belt;
- Respect the character and appearance of landscapes and the built environment and preserve or enhance the historic environment and biodiversity;
- Focus development at the higher order settlements outside the Green Belt and respect the existing development pattern and hierarchy of other settlements;
- Ensure development is deliverable;
- Ensure development is served by necessary infrastructure; and
- Utilise existing and planned infrastructure effectively.

2.1.4 Consistent with the Strategic Priorities, Vision and Spatial Principles, the policies and proposals of the Local Plan will support the delivery of sustainable development. In this context, Chapter 5 of the Local Plan specifically addresses sustainable development and includes policies relating to (inter alia): addressing climate change and flood risk (Policy S2) and conserving and enhancing historic and natural environments (Policies S3 and S4). Chapters 6 and 7, meanwhile, support an appropriate type, scale and distribution of housing and employment land supported by necessary infrastructure and mitigation measures. The remaining policies of the Local Plan seek to ensure that development proposals minimise adverse effects and enhance positive effects on the City Area's built and natural environments and communities.

2.1.5 The 2018 SA Report[21] concerning the draft Local Plan concluded that the majority of the SA objectives used in the appraisal (see **Section 2.2**) will experience positive effects as a result of the implementation of the policies and proposals contained in the Local Plan. This reflects the likely socio-economic benefits associated with the delivery of housing, employment and related community facilities, services and infrastructure in the City Area over the plan period and the focus of the majority of this growth in and adjacent to the Chelmsford Urban Area, to the north of South Woodham Ferrers and at Key Service Settlements outside the Green Belt. It also reflects the strong

[21] Amec Foster Wheeler (2018) *Chelmsford Pre-Submission Local Plan Sustainability Appraisal Report. Available from* https://www.chelmsford.gov.uk/planning-and-building-control/planning-policy-and-new-local-plan/new-local-plan/local-plan-examination/local-plan-examination-documents/ [Accessed March 2020].

framework provided by the Local Plan policies that will help to conserve and enhance the City Area's environmental assets.

2.1.6 The 2018 SA Report notes that, whilst development will result in adverse environmental effects (such as increased pressure on natural resources and the generation of waste associated with growth), the Local Plan includes policies which seek to manage these effects such that significant adverse effects will be largely avoided. The exception is the anticipated loss of greenfield land associated with new development which the SA Report concludes as having a cumulative (mixed) significant negative effect on land use.

2.2 Environmental and Sustainability Considerations in the SA

2.2.1 To provide the context for the SA, and in compliance with the SEA Directive, a review of other relevant plans and programmes was undertaken and the relevant aspects of the current state of the environment and its evolution without the Local Plan were considered; together, they informed the identification of a series of key sustainability issues. This information was initially set out in the 2015 SA Scoping Report[22] and was updated throughout the subsequent iterations of the SA in order to ensure that all contextual information continued to be appropriate, and the resulting appraisal framework robust.

2.2.2 The key sustainability issues identified through the review of plans and programmes and analysis of baseline information informed, and were reflected in, the objectives and guide questions that comprised the framework used to appraise the Local Plan (the SA Framework) (see **Table 2.1**). Broadly, the SA objectives presented the preferred sustainability outcome which usually involved minimising detrimental effects and enhancing positive effects.

Table 2.1 SA Framework

SA Objective	Guide Questions	SEA Directive Topic(s)
1. Biodiversity and Geodiversity: To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	• Will it conserve and enhance international designated nature conservation sites (Special Areas of Conservation, Special Protection Areas and Ramsars)? • Will it conserve and enhance nationally designated nature conservation sites such as Sites of Special Scientific Interest? • Will it conserve and enhance Local Nature Reserves, Local Wildlife Sites and Ancient Woodland? • Will it avoid damage to, and protect, geologically important sites? • Will it conserve and enhance species diversity, and in particular avoid harm to indigenous species of principal importance, or priority species and habitats? • Will it provide opportunities for new habitat creation or restoration and link existing habitats as part of the development process? • Will it enhance ecological connectivity and maintain and improve the green infrastructure network, providing green spaces that are well connected and biodiversity rich? • Will it provide opportunities for people to access the natural environment including green and blue infrastructure?	Biodiversity, Fauna and Flora Human Health

[22] Amec Foster Wheeler (2015) *Chelmsford City Local Plan Sustainability Appraisal: Scoping Report*. Available from https://www.chelmsford.gov.uk/planning-and-building-control/planning-policy-and-new-local-plan/new-local-plan/evidence-base/ [Accessed March 2020].

SA Objective	Guide Questions	SEA Directive Topic(s)
2. Housing: To meet the housing needs of the Chelmsford City Area and deliver decent homes.	• Will it meet the City's objectively assessed housing need, providing a range of housing types to meet current and emerging need for market and affordable housing? • Will it reduce the level of homelessness? • Will it help to ensure the provision of good quality, well designed homes? • Will it deliver pitches required for Gypsies, Travellers and Travelling Showpeople?	Population
3. Economy, Skills and Employment: To achieve a strong and stable economy which offers rewarding and well located employment opportunities to everyone.	• Will it provide a flexible supply of high quality employment land to meet the needs of existing businesses and attract inward investment? • Will it maintain and enhance economic competitiveness? • Will it strengthen the convenience shopping role in Chelmsford City Centre and ensure that the principal and local neighbourhood centres continue to perform a strong convenience goods role which serves local needs? • Will it support the growth of new sectors including those linked to Anglia Ruskin University? • Will it help to diversify the local economy? • Will it provide good quality, well paid employment opportunities that meet the needs of local people? • Will it improve the physical accessibility of jobs? • Will it support rural diversification and economic development? • Will it promote a low carbon economy? • Will it reduce out-commuting? • Will it improve access to training to raise employment potential? • Will it promote investment in educational establishments?	Population
4. Sustainable Living and Revitalisation: To promote urban renaissance and support the vitality of rural centres, tackle deprivation and promote sustainable living.	• Will it support and enhance the City of Chelmsford by attracting new commercial investment and reinforcing the City's attractiveness? • Will it encourage more people to live in urban areas? • Will it enhance the public realm? • Will it enhance the viability and vitality of South Woodham Ferrers town centre, and principal and local neighbourhood centres? • Will it tackle deprivation in the most deprived areas, promote social inclusion and mobility and reduce inequalities in access to education, employment and services? • Will it support rural areas by providing jobs, facilities and housing to meet needs? • Will it maintain and enhance community facilities and services? • Will it increase access to schools and colleges? • Will it enhance accessibility to key community facilities and services? • Will it align investment in services, facilities and infrastructure with growth? • Will it contribute to regeneration initiatives? • Will it foster social cohesion?	Population Human Health
5. Health and Wellbeing: To improve the health and wellbeing of those living and working in the Chelmsford City Area.	• Will it avoid locating development where environmental circumstances could negatively impact on people's health? • Will it maintain and improve access to green infrastructure, open space, leisure and recreational facilities? • Will it maintain and enhance Public Rights of Way and Bridleways? • Will it promote healthier lifestyles? • Will it meet the needs of an ageing population? • Will it support those with disabilities?	Population Human Health

SA Objective	Guide Questions	SEA Directive Topic(s)
	• Will it support the needs of young people? • Will it maintain and enhance healthcare facilities and services? • Will it align investment in healthcare facilities and services with growth to ensure that there is capacity to meet local needs? • Will it encourage sustainable food production to reduce food miles, such as community gardens or allotments? • Will it improve access to healthcare facilities and services? • Will it promote community safety? • Will it reduce actual levels of crime and anti-social behaviour? • Will it reduce the fear of crime? • Will it promote design that discourages crime?	
6. Transport: To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	• Will it reduce travel demand and the distance people travel for jobs, employment, leisure and services and facilities? • Will it reduce out-commuting? • Will it encourage a shift to more sustainable modes of transport? • Will it encourage walking, cycling and the use of public transport? • Will it help to reduce traffic congestion and improve road safety? • Will it deliver investment in transportation infrastructure that supports growth in the Chelmsford City Area? • Will it locate new development in locations that support and make best use of committed investment in strategic infrastructure? • Will it support the expansion of, or provision of additional, park and ride facilities? • Will it enhance Chelmsford's role as a key transport node? • Will it reduce the level of freight movement by road?	Population Human Health Air Climatic Factors
7. Land Use and Soils: To encourage the efficient use of land and conserve and enhance soils.	• Will it promote the use of previously developed (brownfield) land and minimise the loss of greenfield land? • Will it avoid the loss of agricultural land including best and most versatile land? • Will it reduce the amount of derelict, degraded and underused land? • Will it encourage the reuse of existing buildings and infrastructure? • Will it prevent land contamination and facilitate remediation of contaminated sites?	Material Assets Soil
8. Water: To conserve and enhance water quality and resources.	• Will it result in a reduction of run-off of pollutants to nearby water courses that lead to a deterioration in existing status and/or failure to achieve the objective of good status under the Water Framework Directive? • Will it improve ground and surface water quality? • Will it reduce water consumption and encourage water efficiency? • Will it ensure that new water/wastewater management infrastructure is delivered in a timely manner to support new development?	Water
9. Flood Risk and Coastal Erosion: To reduce the risk of flooding and coastal erosion to people and property, taking into account the effects of climate change.	• Will it help to minimise the risk of flooding to existing and new developments/infrastructure? • Will it manage effectively, and reduce the likelihood of, flash flooding, taking into account the capacity of sewerage systems? • Will it discourage inappropriate development in areas at risk from flooding and promote the sequential test?	Climatic Factors Water

SA Objective	Guide Questions	SEA Directive Topic(s)
	• Will it ensure that new development does not give rise to flood risk elsewhere? • Will it deliver Sustainable Drainage Systems (SUDs) and promote investment in flood defences that reduce vulnerability to flooding? • Will it encourage the use of multifunctional areas and landscape design for drainage? • Will it help to discourage inappropriate development in areas at risk from coastal erosion? • Will it help to manage and reduce the risks associated with coastal erosion and support the implementation of the Essex and South Suffolk Shoreline Management Plan?	
10. Air: To improve air quality.	• Will it maintain and improve air quality? • Will it address air quality issues in the Army and Navy Air Quality Management Area and prevent new designations of Air Quality Management Areas? • Will it avoid locating development in areas of existing poor air quality? • Will it minimise emissions to air from new development?	Air Human Health Biodiversity, Fauna and Flora
11. Climate Change: To minimise greenhouse gas emissions and adapt to the effects of climate change.	• Will it minimise energy use and reduce or mitigate greenhouse gas emissions? • Will it plan or implement adaptation measures for the likely effects of climate change? • Will it support the delivery of renewable and low carbon energy and reduce dependency on non-renewable sources? • Will it promote sustainable design that minimises greenhouse emissions and is adaptable to the effects of climate change?	Climatic Factors
12. Waste and Natural Resources: To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	• Will it minimise the demand for raw materials? • Will it promote the use of local resources? • Will it reduce minerals extracted and imported? • Will it increase efficiency in the use of raw materials and promote recycling? • Will it avoid sterilising minerals extraction sites identified by the Essex Minerals Local Plan? • Will it reduce waste arisings? • Will it increase the reuse and recycling of waste? • Will it support investment in waste management facilities to meet local needs? • Will it support the objectives and proposals of the Essex Minerals Local Plan?	Material Assets
13. Cultural Heritage: To conserve and enhance the historic environment, cultural heritage, character and setting.	• Will it help to conserve and enhance existing features of the historic environment and their settings, including archaeological assets? • Will it tackle heritage assets identified as being 'at risk'? • Will it promote sustainable repair and reuse of heritage assets? • Will it protect or enhance the significance of designated heritage assets? • Will it protect or enhance the significance of non-designated heritage assets? • Will it promote local cultural distinctiveness? • Will it help to conserve historic buildings, places and spaces that enhance local distinctiveness, character and appearance through sensitive adaptation and re-use? • Will it improve and promote access to buildings and landscapes of historic/cultural value? • Will it recognise, conserve and enhance the inter-relationship between the historic and natural environment?	Cultural Heritage Landscape

SA Objective	Guide Questions	SEA Directive Topic(s)
14. Landscape and Townscape: To conserve and enhance landscape character and townscapes.	• Will it conserve and enhance landscape character and townscapes? • Will it promote high quality design in context with its urban and rural landscape? • Will it avoid inappropriate development in the Green Belt and ensure the Green Belt endures? • Will it help to conserve and enhance the character of the undeveloped coastline? • Will it avoid inappropriate erosion to the Green Wedge?	Landscape Cultural Heritage

2.2.3 The SA process has considered the contribution of the Local Plan towards each of the appraisal objectives above, drawing on the baseline information to predict the likely significant effects. Specifically, the following key components of the Local Plan have been appraised against the SA objectives:

- Local Plan Vision and Spatial Principles;
- the quantum of growth to be provided over the plan period (development requirements) and the distribution of that growth (Spatial Strategy);
- site allocations to deliver the development requirements across the three Growth Areas identified in the Local Plan (including reasonable alternatives); and
- Local Plan policies including development requirements for the proposed site allocations contained in Chapter 7 of the Local Plan.

2.2.4 The appraisal identified the likely changes to the baseline conditions as a result of the Local Plan's implementation. These effects were described (where possible) in terms of their extent, the timescale over which they could occur and whether the effects would be temporary or permanent, positive or negative, short, medium and/or long-term. Secondary, synergistic and cumulative effects were also considered.

3. How the SA Report Has Been Taken into Account

3.1 Overview

3.1.1 The development of the Local Plan has been iterative. SA has played an integral role in this iterative process with each of the following stages of the Local Plan's development having been accompanied by a SA Report in order to help inform the plan and fully integrate environmental and wider sustainability considerations into the Council's decision making:

- Issues and Options Consultation Document (2015 SA Report)[23];
- Preferred Options Consultation Document (2017 SA Report)[24];
- Pre-Submission Local Plan (2018 SA Report)[25];
- Additional Changes (2018 SA Report Addendum)[26]; and
- Main Modifications (2019 SA Report Addendum)[27].

3.1.2 **Table 3.1** presents a summary of the key stages in the development of the Local Plan, the associated SA work undertaken and the key conclusions of the appraisal.

Table 3.1 Local Plan Stages and SA Reports

Local Plan Document	Summary of the Accompanying SA Report (what was appraised)	Key Conclusions
Issues and Options Consultation Document	The SA Report included an appraisal of: • the compatibility of the emerging Local Plan Spatial Principles with the SA objectives; • three housing target options; • two employment target options; and • three spatial options.	**Housing Target Options** • The range and type of effects associated with all three housing target options were assessed as being similar with significant positive and positive effects identified in respect of housing and the economy. • Significant negative effects were identified in respect of land use for all options reflecting the substantial area of greenfield land likely to be required to accommodate housing growth over the plan period. • Options 2 (a housing target of 775 dwellings per year) and Option 3 (930 dwellings per year) were identified as the best performing options when considered against the SA objectives.

[23] Amec Foster Wheeler (2015) *Chelmsford Local Plan Issues and Options Consultation Document: Sustainability Appraisal Report.* Available from https://www.chelmsford.gov.uk/planning-and-building-control/planning-policy-and-new-local-plan/new-local-plan/evidence-base/ [Accessed March 2020].

[24] Amec Foster Wheeler (2017) *Chelmsford Draft Local Plan: Preferred Options Consultation Document Sustainability Appraisal Report*. Available from https://www.chelmsford.gov.uk/planning-and-building-control/planning-policy-and-new-local-plan/new-local-plan/evidence-base/ [Accessed March 2020].

[25] Amec Foster Wheeler (2018) *Chelmsford Pre-Submission Local Plan Sustainability Appraisal Report. Available from* https://www.chelmsford.gov.uk/planning-and-building-control/planning-policy-and-new-local-plan/new-local-plan/local-plan-examination/local-plan-examination-documents/ [Accessed March 2020].

[26] 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/local-plan-examination-documents/ [Accessed March 2020].

[27] Wood (2019) *Chelmsford Pre-Submission Local Plan: Modifications 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/local-plan-examination-documents/ [Accessed March 2020].

Local Plan Document	Summary of the Accompanying SA Report (what was appraised)	Key Conclusions
		• The appraisal highlighted that Option 3 would exceed the City Area's objectively assessed housing need and would therefore be expected to deliver the greatest benefits in terms of housing delivery and economic growth of all three options. However, reflecting the scale of growth under this option, the appraisal found that the magnitude of negative effects across a number of the environmental SA objectives may also be increased. **Employment Target Options** • The range and type of effects associated with both employment target options were assessed as being similar with significant positive effects identified in respect of the economy. No significant negative effects were identified. • Option 2 (887 jobs per year) was identified as delivering the greatest economic benefits, commensurate with the higher number of jobs that would be delivered. However, the appraisal also highlighted that the magnitude of adverse effects could be greater than Option 1 (727 jobs). **Spatial Strategy Options** • The SA Report found that the performance of all three spatial options against the SA objectives was very similar. Under all three options, the majority of growth would be focused in locations adjoining the existing built-up areas of Chelmsford and South Woodham Ferrers, a spatial approach considered likely to help ensure that new development is accessible, supports urban renaissance, and ensures that the City continues to be a major driver of economic growth within the Heart of Essex sub-region. The appraisal highlighted that under Options 1 (Urban Focus) and 2 (Urban Focus and Growth on Key Transport Corridors), these benefits would be maximised.
Preferred Options Consultation Document	The SA Report included an appraisal of: • the compatibility of the emerging Local Plan Vision and Spatial Principles with the SA objectives; • the preferred development requirements and Spatial Strategy (including a further alternative Spatial Strategy option, Urban Focus with Growth at Hammonds Farm and Key Service Settlements); • Growth Areas and associated proposed site allocations (including reasonable alternatives); and • Draft Local Plan policies.	**Preferred Development Requirements and Spatial Strategy (including reasonable alternative)** • The SA Report highlighted that the delivery of 22,162 dwellings, provision for Gypsies, Travellers and Travelling Showpeople and creation of 55,000 sqm of employment floorspace as well as retail floorspace over the plan period would have significant positive effects on housing and the economy. • A Spatial Strategy focusing the majority of growth in and adjacent to the Chelmsford Urban Area, to the north of South Woodham Ferrers and at Key Service Settlements outside of the Green Belt was assessed as being likely to ensure that prospective residents and workers have good access to key services and facilities by virtue of the wide range of services and facilities these settlements provide and their good transport links. The SA Report concluded that this Spatial Strategy approach is expected to help promote the regeneration of brownfield sites and urban renaissance and address deprivation whilst minimising the need to travel by car, generating significant positive effects on urban renaissance, health and wellbeing and transport. • The SA Report found that growth in the City Area is likely to have a range of adverse environmental and social effects during both the construction and operation of new development. However, the SA Report noted that these adverse effects are likely to be minimised through the implementation of Local Plan policies and mitigation at the site level. • Mixed significant positive and significant negative effects were identified in respect of land use. Whilst the Spatial Strategy seeks to maximise the use of previously developed (brownfield) land, the scale of development requirements and the limited number of brownfield sites that have not already been earmarked for future development in the City Area mean that greenfield land adjacent to the urban areas of Chelmsford would be required.

Local Plan Document	Summary of the Accompanying SA Report (what was appraised)	Key Conclusions
		• The SA Report concluded that, when compared to the preferred Spatial Strategy, the alternative spatial strategy option (Urban Focus with Growth at Hammonds Farm and Key Service Settlements) performed less well in terms of its overall sustainability. **Growth Areas and Associated Proposed Site Allocations (including reasonable alternatives)** • The SA Report concluded that, overall, the scale of housing and employment land to be delivered through proposed site allocations within the three Growth Areas would help to meet the future needs of the City Area, its communities and businesses over the plan period whilst minimising the potential for significant adverse environmental effects. Overall significant positive effects were therefore identified in respect of housing, the economy and urban renaissance. • Whilst there is the potential for new development to result in adverse environmental effects (and in some cases, significant negative effects), the SA Report found that the potential adverse effects could be mitigated at the project level, in accordance with the Local Plan policies including site-specific development requirements. • The SA Report highlighted that whilst a number of previously developed sites were identified, cumulatively development will result in the loss of a substantial area of greenfield land including best and most versatile agricultural land. In consequence, the potential for significant positive and negative effects on land use was identified. • The appraisal of alternative sites revealed that, overall, the sites did not perform as well as the preferred site allocations when assessed against the SA objectives. **Plan Policies** • The draft Local Plan policies were assessed as having positive effects across all of the SA objectives with positive effects expected to be particularly significant in respect of: housing; the economy; urban renaissance; health and wellbeing; and transport. • Where negative effects were identified, the SA Report concluded that those draft Local Plan policies which seek to conserve and enhance the City Area's natural and built environments and protect its resources will help to minimise adverse effects. The exception is the anticipated loss of greenfield land associated with new development which was assessed as having a cumulative (mixed) significant negative effect on land use.
Pre-Submission Local Plan	The SA Report included an appraisal of: • the compatibility of the emerging Local Plan Vision and Spatial Principles with the SA objectives; • the revised preferred development requirements and Spatial Strategy; • Growth Areas and associated proposed site allocations (including reasonable alternatives); and • Draft Local Plan policies.	The key conclusions of the SA Report reflected those of the earlier 2017 SA Report. Whilst the housing target was revised in the draft Local Plan (from 22,162 to 21,893 dwellings), the overall proportion of growth directed to Growth Area 1 (Central and Urban Chelmsford) increased and the proportion of growth being directed to Growth Area 2 (North Chelmsford) slightly decreased (reflecting changes to proposed site allocations and existing commitments), there was no change to the underpinning preferred approach in both instances and, in consequence, no substantive difference in the type, range and magnitude of effects on the SA objectives was identified. In this context, the SA Report concluded: "*Overall, the appraisal has demonstrated that the majority of the SA objectives will experience positive effects as a result of the implementation of the policies and proposals contained in the Pre-Submission Local Plan. Whilst negative effects have also been identified against many of the SA objectives, particularly associated with proposed site allocations, the Pre-Submission Local Plan includes policies which seek to manage these effects such that significant adverse effects will be largely avoided.*

Local Plan Document	Summary of the Accompanying SA Report (what was appraised)	Key Conclusions
		Reasonable alternatives, in terms of development requirements, the Spatial Strategy and site allocations, have been considered as part of the SA of the Pre-Submission Local Plan and earlier plan development stages. The appraisal of these alternatives has demonstrated that, overall, the proposals of the Pre-Submission Local Plan perform similar to, or better than, the alternatives considered when assessed against the SA objectives."
Additional Changes	The addendum to the 2018 SA Report appraised the Council's proposed Additional Changes to the draft Local Plan. The SA Report addendum also considered additional alternative sites identified during consultation on the draft Local Plan.	The SA Report Addendum found that the minor changes to the development requirements and Spatial Strategy were consistent with the strategy contained in the draft Local Plan. Overall, the report found that the conclusions of the 2018 SA Report remained valid.
Main Modifications	This addendum to the 2018 SA Report appraised the Main Modifications to the draft Local Plan together with, for completeness, Additional Modifications and changes to the Local Plan Policies Map. This included: • a small decrease in the number of new homes to be provided over the plan period, from 21,893 dwellings to 21,843 dwellings; • a minor amendment to the distribution of development across the three Growth Areas and the deletion of Green Corridors; • the removal of two site allocations and amendments to some site allocations (in terms of their capacity and/or boundaries); • amendments to the draft Local Plan policies. The report superseded the earlier 2018 SA Report Addendum.	The appraisal confirmed that the conclusions of the 2018 SA Report remained valid. No additional significant adverse effects were identified; however, in a number of cases the proposed modifications were found to reinforce an effect that was already identified as a significant positive effect. Modifications to the site specific policies contained in Chapter 7 of the draft Local Plan in particular were found to enhance the performance of those policies when assessed against the SA objectives, particularly with regard to: biodiversity, reflecting the requirements for proposals to contribute towards mitigation identified in the Essex Recreational Disturbance Avoidance and Mitigation Strategy (RAMS) and the inclusion of further mitigation in respect of SSSIs in the City Area; water, due to requirements for waste water treatment provision in respect of sites at Great Leighs; and cultural heritage, due to the inclusion of references to the conservation and enhancement of designated assets and/or specific heritage assets. Reflecting the Inspector's Post Hearing Advice, the SA considered whether the removal of Green Corridors from the Local Plan would make any material difference to the SA findings. The SA Report Addendum found that the changes do not affect the strong protection given to (inter alia) the Green Belt, Green Wedge and the Rural Area and highlighted that no development is proposed in the areas formerly designated as Green Corridors.

3.2 How the Findings of the SA Have Been Taken into Account

3.2.1 The SA has helped to shape the strategic direction of the Local Plan. In particular, the findings of the SA of the emerging Local Plan and reasonable alternatives have informed the Council's decisions in respect of:

- the quantum of growth to be accommodated in the City Area over the Local Plan period;
- the overall distribution of that growth across the City Area (the Spatial Strategy); and

- the sites to be allocated in the Local Plan to deliver the overall quantum of growth based on the preferred Spatial Strategy.

3.2.2 Further information regarding the strategic options considered in preparing the Local Plan and appraised as part of the SA process is provided in **Section 5**.

3.2.3 Through the SA, a number of recommendations were also made concerning the emerging Local Plan policies and these were set out in the SA Reports prepared in support of the Preferred Options Consultation Document and draft Local Plan. Appendix J to the 2018 SA Report presents the suggested mitigation identified during earlier stages of the SA process and details how and where the Council consider the Local Plan to have responded. The appraisal of the draft Local Plan subsequently identified further measures to help address potential negative effects and enhance positive effects associated with the implementation of the Local Plan. These measures were highlighted within the detailed appraisal matrices contained at Appendices F, H and I of the 2018 SA Report, the majority of which were addressed through the Main Modifications.

3.2.4 No additional mitigation measures were identified as a result of the appraisal of the Main Modifications.

4. How Opinions Expressed During Consultation Have Been Taken into Account

4.1 Overview

4.1.1 The development of the Local Plan has been informed by extensive, ongoing engagement and public consultation, in accordance with the Town and Country Planning (Local Planning) (England) Regulations 2012. Consultation Feedback Reports have been published by the Council following each consultation stage (Issues and Options, Preferred Options, Pre-Submission and Main Modifications) and on submission of the draft Local Plan to the Secretary of State, the Council published a Consultation Statement[28]. The Consultation Statement described the engagement undertaken during the preparation and publication of the Local Plan, a summary of the main issues raised and details of how the comments received were taken into account.

4.1.2 Following consultation on the scope of the SA in July 2015, SA Reports have been prepared and published for consultation at each of the following key Local Plan stages:

- Issues and Options Consultation Document (2015 SA Report);
- Preferred Options Consultation Document (2017 SA Report);
- Pre-Submission Local Plan (2018 SA Report);
- Main Modifications (2019 SA Report Addendum).

4.1.3 SA (including HRA) Consultation Feedback Reports have been published following each of the above consultation stages. The Feedback Reports provide a summary of the responses received to the respective SA Report (and HRA) and the main issues raised by respondents; they additionally include a full schedule of comments including the resulting response/action taken.

4.2 SA Consultation Summary

4.2.1 The 2015 SA Scoping Report was subject to consultation that ran from 24th July to 11th September 2015. A total of 45 responses were received to the scoping consultation. Submissions were received from the three statutory SEA consultation bodies (Natural England, the Environment Agency and Historic England) as well as from a range of other stakeholders. Responses related to all aspects of the Scoping Report and included requests for the inclusion of additional plans and programmes and baseline information as well as for changes to the objectives and guide questions that comprised the proposed SA Framework.

4.2.2 Consultation on the 2015 SA Report took place between 19th November 2015 and 21st January 2016. A total of 106 responses were received from 104 respondents to the consultation, of which 26 responses related specifically to the SA Report (the remaining responses concerned wider planning issues of relevance to the Local Plan). Those responses concerning the SA Report raised issues principally related to: reasonable alternatives (in terms of the spatial options considered in the SA Report); the approach to, and findings of, the appraisal of the spatial options; and the

[28] Chelmsford City Council (2018) *Chelmsford Draft Local Plan Regulation 22 Consultation Statement*. Available from https://www.chelmsford.gov.uk/planning-and-building-control/planning-policy-and-new-local-plan/new-local-plan/local-plan-examination/ [Accessed February 2020].

potential environmental effects of higher levels of housing provision. These responses were taken into account in undertaking the SA of the Preferred Options Consultation Document.

4.2.3 The 2017 SA Report was published for consultation between 30th March and 11th May 2017. A total of 63 comments were received on the SA Report (although it should be noted that in many instances, the response received related to the Preferred Options Consultation Document itself as opposed to the SA Report). The main issues raised by respondents with regard to the SA Report concerned: proposed amendments to the SA Framework and site appraisal criteria; and the findings of the appraisal with regard to specific site allocations, the Preferred Spatial Strategy and reasonable alternatives.

4.2.4 The 2018 SA Report (Appendix B) contains a schedule of the consultation responses received to the Scoping Report, 2015 SA Report and 2017 SA Report together with the Council's response and action taken.

4.2.5 The 2018 SA Report was consulted on alongside the draft Local Plan between 31st January and 14th March 2018. A total of 62 responses were received from 46 respondents who provided comments (although again, in many instances, the response received principally related to the draft Local Plan itself as opposed to the SA Report). Comments concerned the treatment of reasonable alternatives to the Spatial Strategy and the findings of the appraisal with regard to specific site allocations. Comments were additionally received in relation to the rationale provided by the Council for its selection of preferred options and rejection of alternatives, further alternative sites for appraisal and the overall sustainability of the draft Local Plan. A summary of the comments received to the 2018 SA Report and the Council's response is contained at Appendix A to the 2019 SA Report Addendum.

4.2.6 The 2019 SA Report Addendum concerning the Main Modifications to the draft Local Plan was published for a seven-week consultation period commencing 1st August 2019. A total of seven respondents provided comments on the SA Report Addendum with the main issues raised primarily concerned specific site allocations and the appraisal of reasonable alternatives. No amendments to the SA Report Addendum were considered necessary as a result of the responses received.

5. The Reasons for Choosing the Local Plan as Adopted in the Light of the Other Reasonable Alternatives Considered

5.1 Overview

5.1.1 Article 5 (1) of the SEA Directive and SEA Regulation 12(2) require that "*an environmental report shall be prepared in which the likely significant effects on the environment of implementing the plan or programme, and reasonable alternatives taking into account the objectives and the geographical scope of the plan or programme, are identified, described and evaluated*". Information to be provided includes "*an outline of the reasons for selecting the alternatives dealt with*" (SEA Directive Annex I (h) and SEA Regulations Schedule 2 (8)).

5.1.2 The European Commission (EC) guidance on the SEA Directive[29] discusses possible interpretations of handling 'reasonable alternatives' as required by Article 5(1). It states that "*The alternatives chosen should be realistic. Part of the reason for studying alternatives is to find ways of reducing or avoiding the significant adverse effects of the proposed plan or programme*".

5.1.3 The SA of the Local Plan has been an iterative process, undertaken alongside and integrated with the development of the Local Plan itself. The reasonable alternatives considered in preparing the Local Plan and appraised through the SA process have related to:

- development requirements (the amount of housing and employment to be accommodated in the City Area over the plan period);
- the Spatial Strategy (where, in broad terms, growth should be located in the City Area); and
- land allocations associated with the three Growth Areas.

5.1.4 The findings of the appraisal of the preferred options and reasonable alternatives were reported in the SA Reports at each stage of Local Plan's preparation and subject to public consultation.

5.2 The Reasons for Choosing the Local Plan and for Rejecting Reasonable Alternatives

5.2.1 The Local Plan has evolved over a number of years, from the Issues and Options consultation in 2015 to the Main Modifications consultation in 2019. During the course of the preparation of the Local Plan, the Council has identified and carefully considered a range of options relating to the quantum of growth to be accommodated over the Local Plan period and its distribution across the City Area together with the site allocations to deliver that growth.

Development Requirements and Spatial Strategy

5.2.2 Section 5.3 of the 2018 SA Report describes the evolution of the development requirements and Spatial Strategy, including the outcomes of the appraisal of associated preferred options and reasonable alternatives. An outline summary of the reasons for identifying the options dealt with,

[29] EC (2001) *Implementation of Directive 2001/42 on the Assessment of the Effects of Certain Plans and Programmes on the Environment.* Available from http://ec.europa.eu/environment/archives/eia/pdf/030923_sea_guidance.pdf [Accessed February 2020].

for the selection of preferred options and for the rejection of reasonable alternatives is provided in **Table 5.1**.

Table 5.1 Development Requirements and Spatial Strategy Options

Option	Reason for including the option	Reason for selecting/rejecting the option
Housing Requirement Options		
Option 1: National Household Projections	Included as it tested the demographic starting point based on the latest household projections for calculating how many new homes will be required over the plan period.	Rejected as this option would fall short of the City Area's objectively assessed housing need and in consequence, it would be likely to result in the current and future housing needs of the City Area going unmet.
Option 2: Objectively Assessed Need	This represented the Council's objectively assessed housing need, which had been calculated taking into account various adjustment factors including, in particular, anticipated employment growth.	Rejected as this option would reduce flexibility and the opportunities to significantly boost housing supply as required by the 2012 NPPF. It was also relevant that the Government's new approach within the Proposed National Approach to Calculate Local Housing Need potentially increased the risk that insufficient land is available to meet identified needs for housing. This could have risked the Council failing to demonstrate a five-year supply of deliverable housing land.
Option 3: Objectively Assessed Need and a 20% buffer	Included as this option tested whether the Local Plan would plan positively for the housing required over the plan period and because the housing requirement might have increased when the final assessment of the need for affordable housing was determined.	Selected as this option offers the greatest flexibility in meeting housing demand in accordance with the 2017 Housing White Paper.
Employment Requirement Options		
Option 1: 2012 Sub-National Population Projections (EPOA Phase 7) and EEFM 2014 Baseline Projections	Included as it utilised data from the East of England Forecasting Model (EEFM) 2014 and the Sub-National Population Projection (SNPP) 2012. The number of jobs identified to align with the SNPP 2012 population was 727 new jobs per year.	Selected as the approach of linking forecast job growth to population projections would be expected to deliver significant positive effects in respect of the economy and positive effects in respect of urban renaissance and to ensure a match between homes and jobs. With the publication of the EEFM 2016 forecasts and after considering the 2014-based Sub-National Population Projections, the number of jobs changes slightly to 725 new jobs a year.
Option 2: 2012 Sub-National Population Projections (EPOA Phase 7) Employed People Scenario and EEFM 2014 Baseline Projections	Included as when taking into account past growth and forecasts within the EEFM 2014, alongside demographic forecasts (Greater Essex Demographic Forecasts - Edge Analytics Phase 7 Report), the employed people growth scenario projected a need of 887 jobs per year.	Rejected as the need for this level of jobs was not supported by the employment needs and land availability evidence. Considering the forecast jobs growth from the EEFM 2016 and population growth from the 2014-based Sub-National Population Projections, the analysis would not warrant this level of jobs per year.
Spatial Strategy Options		
Option 1: Urban Focus	Included as this was a suitable spatial option when the Spatial Principles are applied and combined with the amount of development needed.	Rejected as it would be contrary to the Settlement Hierarchy by not focusing growth in all Key Service Settlements (e.g. Bicknacre and Danbury) and failing to maximise opportunities

Option	Reason for including the option	Reason for selecting/rejecting the option
		to locate development at well-connected sustainable locations (e.g. in East Chelmsford).
Option 2: Urban Focus and Growth on Key Transport Corridors	Identified as this option sought to utilise the accessibility of places along key transport corridors and their potential to be able to accommodate growth including the opportunity provided by new transport infrastructure planned for the A130 / A131 corridor.	Rejected as it promoted a higher amount of growth on brownfield sites that were not considered to be deliverable over the plan period. It would have further resulted in substantially larger amounts of growth in areas including West Chelmsford, Great Leighs and Broomfield which attracted significant public opposition.
Option 3: Urban Focus and Growth in Key Villages	Identified as this option sought to distribute growth throughout the Chelmsford area to those villages lower down the settlement hierarchy in order to support local businesses and provide new facilities and amenities for local communities.	Rejected as it promoted growth in Service and Small settlements (e.g. Ford End, Rettendon Common and Woodham Ferrers) contrary to the Settlement Hierarchy. It would further have resulted in a substantially larger amount of growth in West Chelmsford which attracted significant public opposition.
Urban Focus at Hammonds Farm and Key Service Settlements	Identified following consultation on the Issues and Options Consultation Document and 2015 SA Report.	Rejected as although the Hammonds Farm site is available, it is considered to perform less well compared with Location 4 (North East Chelmsford) when assessed against the SA objectives, the preferred Spatial Strategy and the Local Plan evidence base.
Preferred Spatial Strategy	Identified following consultation on the Issues and Options Consultation Document with further revisions following consultation on the Preferred Options Consultation Document The focus on Key Service Settlements is in accordance with the settlement hierarchy for Chelmsford.	Selected as it will focus growth in the most sustainable locations by making the best use of previously developed land in the Chelmsford Urban Area. Growth in South and East Chelmsford will support and strengthen South Woodham Ferrers' important local role and help deliver improvements to the A132 corridor. In addition, small allocations in the Key Service Settlement of Bicknacre and Danbury will help to support the villages' services and facilities.

5.2.3 It should be noted that the Main Modifications to the draft Local Plan included a minor decrease in the number of new homes to be provided over the plan period, from 21,893 dwellings (as assessed in the 2018 SA Report) to 21,843 dwellings. The Main Modifications also included a minor change to the distribution of development across the three Growth Areas, predominantly to reflect changes to completions and commitments (as opposed to substantive changes to the quantum of new development to be accommodated in each Growth Area), as well as the deletion of Green Corridors that were a feature of the draft Local Plan Spatial Strategy. Whilst the amendments to the development requirements and Spatial Strategy did not constitute a change to the preferred strategic approach adopted in the draft Local Plan, on a precautionary basis the appraisal of these elements of the Local Plan was updated and presented in the 2019 SA Report Addendum. The report concluded that "*In this instance, the revisions to the housing requirement and Spatial Strategy have not resulted in any changes to the scoring of these elements of the draft Local Plan against the SA objectives*".

Growth Areas and Associated Proposed Site Allocations

5.2.4 To deliver the Spatial Strategy, the Local Plan directs growth to locations within the following three Growth Areas:

- **Growth Area 1** - Central and Urban Chelmsford;
- **Growth Area 2** - North Chelmsford; and
- **Growth Area 3** - South and East Chelmsford.

5.2.5 The site allocations identified in each Growth Area include Strategic Growth Sites (SGS) and Growth Sites. To inform the selection of the site allocations, all proposed Local Plan allocations and 83 reasonable alternatives (including clusters of sites) were subject to SA using tailored appraisal criteria and associated thresholds of significance. The findings of the appraisal were presented in Appendix G to the 2018 SA Report. A further 16 alternatives sites (including clusters of multiple sites) identified following consultation on the draft Local Plan were subsequently appraised as part of the 2019 Additional Changes SA Report; the appraisal of the preferred site allocations was also updated as part of the 2019 SA Report Addendum to reflect the Main Modifications to the draft Local Plan.

5.2.6 The reasons for the selection of the Local Plan land allocations and for the rejection of the alternatives considered by the Council and appraised as part of the SA are set out in Appendix E to the 2019 SA Report Addendum.

5.3 Summary

5.3.1 Overall, the adopted Local Plan reflects the preferred options selected following the consideration of reasonable alternatives during each stage of its preparation, taking into account the evidence base for the Local Plan, engagement and assessment including SA. The adopted Local Plan also reflects the Main Modifications put forward by the Inspector and appended in her final Report. The Main Modifications include amendments to some site allocations and designations, as well as changes to policy wording and supporting text. These are all deemed to be necessary to ensure that the Local Plan provides a sound and legally compliant Local Plan for the City Area.

6. Monitoring

6.1 Overview

6.1.1 It is a requirement of the SEA Directive to establish how the significant sustainability effects of implementing the Local Plan will be monitored. However, as earlier government guidance on SEA[30] (ODPM *et al*, 2005) notes, it is not necessary to monitor everything, or monitor an effect indefinitely. Instead, monitoring needs to be focused on significant sustainability effects. Monitoring the Local Plan for sustainability effects can help to answer questions such as:

- Were the SA's predictions of sustainability effects accurate?
- Is the Local Plan contributing to the achievement of desired SA objectives?
- Are mitigation measures performing as well as expected?
- Are there any adverse effects? Are these within acceptable limits, or is remedial action desirable?

6.2 The Local Plan SA Monitoring Framework

6.2.1 Monitoring the Local Plan's implementation will focus on:

- significant sustainability effects that may give rise to irreversible damage, with a view to identifying trends before such damage occurs;
- significant effects where there was uncertainty in the SA and where monitoring would enable preventative or mitigation measures to be undertaken; and
- where there is the potential for effects on sensitive environmental receptors.

6.2.2 **Appendix A** presents the indicators that comprise the Monitoring Framework for the Local Plan. Consistent with the monitoring proposals contained in the 2018 SA Report and 2019 SA Report Addendum, indicators have been identified for all of the SA objectives contained in the SA Framework. The monitoring programme will predominantly use existing data collated at the national and local level.

6.2.3 In addition to the SA monitoring process, the Local Plan will also be subject to an ongoing programme of monitoring, which will be reported on an annual basis in the Council's Authority Monitoring Reports (AMRs) and include the key indicators set out in Chapter 10 of the Local Plan. The AMRs will be available to view on the Council's website and will be used to monitor the implementation of the Local Plan's policies in terms of whether they are contributing to the achievement of the Local Plan Strategic Priorities and Vision. Monitoring will also identify unexpected outcomes which will allow the Council to take appropriate action.

6.2.4 The monitoring process for the Local Plan and the SA will be carried out on an annual basis through the AMR process.

[30] ODPM (2005) *A Practical Guide to the Strategic Environmental Assessment Directive*. Published September 2005.

Appendix A
Monitoring Framework

SA Objective	Possible Indicator(s)	Sources(s)
1. Biodiversity and Geodiversity: To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	Number of planning approvals that generated any adverse impacts on sites of acknowledged biodiversity importance.	Natural England/Chelmsford City Council
	Change in area of designated biodiversity sites.	Authority Monitoring Report (AMR)
	Number of TPO trees or woodland removed as a result of development permitted.	AMR
	Area of priority habitat delivered.	Natural England/Chelmsford City Council
	Number of major developments generating overall biodiversity enhancement.	Natural England/Chelmsford City Council
	Hectares of accessible open space per 1,000 population.	Chelmsford City Council
	Proportion of dwellings completed with access to natural greenspace within 400m.	Chelmsford City Council
2. Housing: To meet the housing needs of the Chelmsford City Area and deliver decent homes.	Number of net new dwellings completed including by size and type.	AMR
	Housing land available.	AMR
	Housing affordability ratio.	Ministry for Housing, Communities and Local Government
	Net affordable housing completions.	AMR
	Number of market homes provided on rural exception sites.	AMR
	Number of new Gypsy, Traveller and Travelling Showpeople pitches and plots approved and completed.	AMR
	Number of existing Gypsy, Traveller and Travelling Showpeople pitches and plots approved for a change of use to other uses.	AMR
	Number of new dwellings on developments of 10 or more not achieving M4(2) of the Building Regulations 2015.	AMR
	Number of new affordable dwellings on developments of 30 or more dwellings achieving M4(3) of the Building Regulations 2015	AMR
	Number of dwellings achieving the Nationally Described Space Standards.	AMR
	Number of self-build homes achieved on developments of more than 100 dwellings.	AMR
	Number and type of Specialist Residential Accommodation achieved on developments of more than 100 dwellings.	AMR

SA Objective	Possible Indicator(s)	Sources(s)
3. Economy, Skills and Employment: To achieve a strong and stable economy which offers rewarding and well located employment opportunities to everyone.	Net additional employment floorspace completed including by type.	AMR
	Loss of employment floorspace by type.	AMR
	Loss of allocated employment areas for non-employment uses.	AMR
	Employment land availability by type.	AMR
	Location of large new office development.	AMR
	Number of businesses.	Nomis[31]
	Jobs density.	Nomis
	Proportion of residents economically active/inactive.	Nomis
	Unemployment rates.	Nomis
	Employment by occupation.	Nomis
	Mean full time workers gross weekly pay.	Nomis
	The percentage of working age people with qualifications at, or equivalent to, NVQ Level 2 and above.	Nomis.
	School capacity/number of school places created.	Essex County Council
	Tourist and visitor numbers and spend.	Chelmsford City Council.
4. Sustainable Living and Revitalisation: To promote urban renaissance and support the vitality of rural centres, tackle deprivation and promote sustainable living.	Overall City Area ranking in English Indices of Deprivation.	Ministry for Housing, Communities and Local Government
	Ranking of Lower Super Output Areas (LSOAs) of deprivation in the City Area, out of the whole of England.	Ministry for Housing, Communities and Local Government
	Amount of retail floorspace completed.	AMR
	Loss of retail floorspace.	AMR
	New retail and leisure development in Chelmsford City Centre and South Woodham Ferrers Town Centre.	Chelmsford City Council
	Loss of retail floorspace in Chelmsford City Centre and South Woodham Ferrers Town Centre.	Chelmsford City Council
	Vacancy rates in Chelmsford City Centre and South Woodham Ferrers Town Centre.	Chelmsford City Council
	Number of applications permitted for new community facilities.	AMR
	Number of community facilities lost to other uses.	AMR
	Amount of new residential development within 30 minutes public transport time of: a GP; a hospital; a primary school; a secondary school; areas of employment; and major retail centres.	Chelmsford City Council

[31] Available from https://www.nomisweb.co.uk/reports/lmp/la/contents.aspx [Accessed May 2020].

SA Objective	Possible Indicator(s)	Sources(s)
	Neighbourhood Plans and other community-led planning tools being put in place.	AMR
	Provision of key infrastructure.	AMR
	Amount of non-A1 uses permitted on ground floors within primary frontages in Chelmsford City Centre and South Woodham Ferrers Town Centre.	AMR
5. Health and Wellbeing: To improve the health and wellbeing of those living and working in the Chelmsford City Area.	Life expectancy at birth.	Public Health England
	Amount of eligible open spaces managed to Green Flag Award standard.	AMR
	Any planning permissions given contrary to Health and Safety Executive advice.	Chelmsford City Council
	Level of open space and sports facility provision.	AMR
6. Transport: To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	Average distance travelled to work.	Office for National Statistics
	Commuting flows.	Office for National Statistics
	Car ownership - % of households owning one or more car/van.	Office for National Statistics
	Travel to work by different modes (e.g. bus, train, car, bike, foot).	Office for National Statistics
	Traffic volumes.	Department for Transport
	Amount of completed development complying with car-parking standards.	Chelmsford City Council
	Bus and rail service provision.	Chelmsford City Council
	Park and ride provision.	Chelmsford City Council
	Residential development within 30 minutes public transport of: GP; hospital; primary school; a secondary school; and Chelmsford City Centre and/or South Woodham Ferrers Town Centre.	Chelmsford City Council
	Amount of development complying with the most up-to-date adopted car-parking standards	Chelmsford City Council
7. Land Use and Soils: To encourage the efficient use of land and conserve and enhance soils.	Net dwelling completions on previously developed land.	AMR
	Total amount of employment floorspace on previously developed land.	AMR
	New residential densities.	AMR
	Number of planning approvals leading to loss of 'best and most versatile' (BMV) agricultural land (i.e. that classified as Grades 1, 2 and 3a land within the Agricultural Land Classification (ALC) system).	AMR
	Area of Grade 3a or above lost to agricultural use as a result of all development.	AMR
8. Water: To conserve and enhance water quality and resources.	% of river stretches with good/very good biological water quality.	Environment Agency

SA Objective	Possible Indicator(s)	Sources(s)
	% of river stretches with good/very good chemical water quality.	Environment Agency
	Number of planning permissions granted contrary to the advice of the Environment Agency on water quality grounds.	AMR
	Number of dwellings not achieving Building Regulations optional requirement for water efficiency of 110 litres/person/day.	AMR
9. Flood Risk and Coastal Erosion: To reduce the risk of flooding and coastal erosion to people and property, taking into account the effects of climate change.	Number of planning permissions granted contrary to the advice of the Environment Agency on flood defence grounds.	AMR
	Number of new major developments that incorporate SUDS and reduce water run-off.	AMR
10. Air: To improve air quality.	Air Quality Management Areas declared as a consequence of development.	Chelmsford City Council
11. Climate Change: To minimise greenhouse gas emissions and adapt to the effects of climate change.	Renewable energy capacity installed by type.	Chelmsford City Council
	Number of applications permitted for renewable and low carbon energy development by type.	Chelmsford City Council
	Reduction in carbon dioxide emissions above the requirements of current Building Regulations for non-residential developments of 1,000sqm or more.	AMR
	Number of new non-residential buildings with a floor area in excess of 500sqm achieving a minimum BREEAM rating (or its successor) of 'Very Good'.	AMR
	CO2 emissions per capita.	Department for Business, Energy and Industry Strategy (BEIS)
	Energy consumption.	BEIS
	Number of EV charging points for new residential dwellings and the percentage of EV charging points for non-residential buildings.	AMR
12. Waste and Natural Resources: To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	Volumes of municipal and commercial and industrial waste generated.	Essex County Council
13. Cultural Heritage: To conserve and enhance the historic environment, cultural heritage, character and setting.	Number of listed buildings demolished.	Chelmsford City Council
	Number of developments permitted leading to substantial harm or loss of significance of designated heritage assets.	Chelmsford City Council
	Number of sites and buildings added to National Heritage at Risk Register	Historic England
	Number of sites and buildings removed from the National Heritage at Risk Register	Historic England

SA Objective	Possible Indicator(s)	Sources(s)
	Number of sites and buildings added to the local Buildings at Risk Register	AMR
	Number of sites and buildings removed from the local Buildings at Risk Register	AMR
	Number of developments permitted leading to substantial harm or loss of significance of non-designated heritage assets.	Chelmsford City Council
	Number of developments permitted that are extensively harmful to archaeological sites.	Essex County Council (and Chelmsford City Council)
	Completion of Conservation Area Appraisals and Management Plans	AMR
	Number of parishes assessed for the Register of Buildings of Local Value	AMR
14. Landscape and Townscape: To conserve and enhance landscape character and townscapes.	Harm to non-protected landscape features.	Chelmsford City Council

Chelmsford Local Plan Habitats Regulations Assessment (HRA)

Adoption Note

1. The Chelmsford Local Plan

1.1.1 Chelmsford City Council (the Council) has been developing its new Local Plan since 2015. The Council submitted the *Chelmsford Draft Local Plan Pre-Submission Document* (January 2018) (the draft Local Plan)[1] including proposed Additional Changes (arising from consultation on the draft Local Plan)[2] 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, in accordance with Regulation 22 of the *Town and Country Planning (Local Planning) (England) Regulations 2012*[3].

1.1.2 Hearing sessions took place as part of the EiP in November and December 2018. The Inspector's Post Hearing Advice[4] was published on 8th February 2019 stating that 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 Wedge, Green Corridors and Valued Landscapes. The Council issued its response[5] 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.

1.1.3 The Council consulted on the Main Modifications to the draft Local Plan between 1st August and 19th September 2019 with the representations subsequently passed to the Inspector for consideration. A number of further additional modifications to the draft Local Plan were also identified but were not subject to public consultation as they did not alter the soundness of any Local Plan policies or allocations. The Planning Inspectorate subsequently issued the Inspector's Report[6] to the Council on 25th February 2020; this concluded that the Local Plan, with the Main Modifications, is sound, legally compliant and complies with national planning policy.

[1] Chelmsford City Council (2018). *Chelmsford Draft Local Plan Pre-Submission Document* [online]. Available from https://www.chelmsford.gov.uk/_resources/assets/inline/full/0/1150502.pdf [Accessed March 2020].

[2] 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 March 2020].

[3] Statutory Instrument 2012 No. 767 *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 March 2020].

[4] 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 March 2020].

[5] 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 March 2020].

[6] Wright, Y. (2020) *Report to Chelmsford City Council: Report on the Examination of the Chelmsford Draft Local Plan* [online]. Ref. PINS/W1525/429/8. Available from https://www.chelmsford.gov.uk/_resources/assets/inline/full/0/3951296.pdf [Accessed March 2020].

1.1.4 The Chelmsford Local Plan[7] (hereafter referred to as the 'Local Plan') was subsequently adopted by the Council on 27th May 2020.

1.1.5 The Chelmsford Local Plan sets out the vision, spatial principles, planning policies and site allocations that will guide development in the local authority area (for brevity, the term 'the City Area' is used throughout this document to describe the Council's administrative area) in the period up to 2036. It has been developed taking into account national planning policy and guidance, the objectives of other plans and programmes, environmental assessment, the findings of evidence base studies and the outcomes of engagement.

1.1.6 The Local Plan includes the following key parts:

- Local Plan Strategic Priorities, reflected in the Vision and Spatial Principles;
- the overarching Local Plan strategy in terms of the amount of new development to be accommodated in the City Area (development requirements) and where growth will be accommodated (the Spatial Strategy);
- site allocations to deliver the development requirements across three Growth Areas; and
- plan policies including development requirements for the site allocations.

1.1.7 Overall, the Local Plan makes provision for 21,843 dwellings, nine permanent pitches for Gypsies and Travellers, 24 permanent plots for Travelling Showpeople, 55,000 square metres (sqm) of employment floorspace and 13,400 sqm of retail floorspace over the plan period. The Spatial Strategy seeks to focus this growth on the higher order settlements of Chelmsford and South Woodham Ferrers, and the Key Service Settlements outside of the Green Belt.

1.1.8 Further information relating to the adopted Local Plan is available via the Council's website: www.chelmsford.gov.uk/new-local-plan.

2. Habitats Regulations Assessment Summary

Overview

2.1.1 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 site[8] or a European offshore marine site[9] (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-

[7] Chelmsford City Council (2020) *Chelmsford Local Plan – Adopted May 2020*. Available from [Accessed May 2020] www.chelmsford.gov.uk/new-local-plan [Accessed March 2020]

[8] 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. Note that these terms are subject to any amendments by the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019. The term European Site 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.

[9] '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.

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.

2.1.2 The process by which Regulation 105 is met is known as Habitats Regulations Assessment (HRA)[10]. 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 site integrity'. The Council has a statutory duty to prepare the Local Plan and is therefore the Competent Authority for an HRA.

2.1.3 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.

2.1.4 Wood Environment and Infrastructure Solutions UK Limited (Wood)[11] has been assisting the Council with its assessment of the Local Plan against the Regulation 105; this support has included the following published documents:

- Amec Foster Wheeler (2015). *Chelmsford Local Plan Habitats Regulations Assessment: Initial Scoping*. Report for Chelmsford City Council. AFW Ref. B37180rpbri006ir. CCC Ref: EB009. Available at: https://www.chelmsford.gov.uk/planning-and-building-control/planning-policy-and-new-local-plan/new-local-plan/evidence-base/
- Amec Foster Wheeler (2017). *Chelmsford Draft Local Plan Preferred Options Habitats Regulations Assessment: Information to support an assessment under Regulation 102 of The Conservation of Habitats and Species Regulations 2010 (as amended)*. Report for Chelmsford City Council. AFW Ref. S37180rr008i2. CCC Ref: EB010. Available at: https://www.chelmsford.gov.uk/planning-and-building-control/planning-policy-and-new-local-plan/new-local-plan/evidence-base/
- Amec Foster Wheeler (2018a). *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. AFW Ref. S37180rr012i2. CCC Ref: SD006. Available at: https://www.chelmsford.gov.uk/planning-and-building-control/planning-policy-and-new-local-plan/new-local-plan/evidence-base/
- Amec Foster Wheeler (2018b). *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. AFW Ref. S37180rr012i3. CCC Ref: SD007. Available at: https://www.chelmsford.gov.uk/planning-and-building-control/planning-policy-and-new-local-plan/new-local-plan/evidence-base/

[10] 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.

[11] Wood Environment and Infrastructure Solutions UK Limited came into effect on 16th April 2018 with work prior to this date undertaken under the company's former name Amec/Amec Foster Wheeler.

- Wood (2019). *Chelmsford Local Plan Habitats Regulations Assessment (HRA): Review of Pre-Submission Local Plan Modifications and HRA Conclusions.* Report for Chelmsford City Council. Wood Ref. S37180n029i1. CCC Ref: EX052. Available at: https://www.chelmsford.gov.uk/planning-and-building-control/planning-policy-and-new-local-plan/new-local-plan/evidence-base/

2.1.5 These reports provide the technical information and assessments underpinning the Council's HRA.

Assessment Summary

Pre-Submission Local Plan

2.1.6 The HRA of the Local Plan was undertaken iteratively alongside the plan's development, with emerging policies and proposals assessed and reviewed, and recommendations made to ensure that the final Local Plan does not result in any significant adverse effects on any European sites, alone or in combination with other plans or projects. Appropriate assessments, appropriate to the strategic nature of the Local Plan and the anticipated outcomes, were undertaken of those aspects where the possibility of 'significant' effects on European sites could not be clearly or self-evidently excluded during the Local Plan development and review process.

2.1.7 The HRA of the draft Local Plan (including Additional Changes) demonstrated that the vast majority of the Local Plan policies and proposed site allocations will have 'no effect' (either alone or in combination) on any European sites, typically because they are either policy types that do not make provision for changes, or (for allocation sites) they are a considerable distance from the European sites with no reasonable pathways for effects to occur.

2.1.8 The HRA screening process determined the following:

- All of the European sites associated with the Mid-Essex coast estuaries (i.e. Crouch and Roach Estuaries SPA / Ramsar; Blackwater Estuary SPA / Ramsar; Foulness SPA / Ramsar; Dengie SPA / Ramsar; and the associated areas of the Essex Estuaries SAC), plus the Thames Estuary and Marshes SPA / Ramsar and Benfleet and Southend Marshes SPA / Ramsar, are potentially vulnerable to regional 'in combination' effects due to visitor pressure, to which the Local Plan will contribute (although this contribution is likely to be relatively limited for most of these sites).
- None of the proposed allocations are likely to result in significant effects alone, with the possible exception (in the absence of mitigation) of Strategic Growth Site (SGS) 10[12] (North of South Woodham Ferrers), which is within 500m of the Crouch estuary and so may affect the site by increasing recreational pressure and, potentially, through urbanisation effects.
- The growth supported by the Local Plan has the potential to contribute to 'in combination' air quality effects on sensitive sites (principally Epping Forest SAC).
- The growth supported by the Local Plan has the potential to affect water quality due to current limitations in wastewater treatment capacity at some treatment works.
- Other potential mechanisms for sites to be affected, notably through changes in water resource permissions, will not occur due to the absence of reasonable impact pathways.

2.1.9 The potential effects from changes in air quality, water quality and visitor/recreational pressure were subject to more detailed 'appropriate assessments' in relation to each European site, taking into account policy-based measures incorporated into the draft Local Plan. In summary:

[12] Note that at the Pre-Submission Local Plan stage, SGS10 was numbered SGS7.

- **Recreational pressures**: The screening assessment concluded that the possibility of significant effects due to increased recreational pressure cannot be excluded based on either the available data for the European sites, or through the use of allocation-specific avoidance or mitigation measures (e.g. greenspace provision). Therefore:
  - The Council committed to the adoption of a Recreational Disturbance Avoidance and Mitigation Strategy (RAMS), which has been developed by Essex County Council in collaboration with other relevant local planning authorities and Natural England. The RAMS will be adopted as a Supplementary Planning Document[13] (SPD) and development proposals will be required to account for this. The RAMS includes measures that have been successfully employed for other European sites, and this plan-level mitigation measure is therefore considered to be both achievable and likely to be effective; it can therefore be relied on to ensure that proposals coming forward under the Local Plan either avoid affecting the designated sites entirely (no significant effect) or will not adversely affect site integrity where potential effect pathways remain.
  - Additional provisions and masterplanning requirements are also included in the policy for allocation SGS10 (alongside other, more general policy provisions), with allocation-specific measures (e.g. the provision of greenspace and walking routes away from the estuary) that will be required to minimise effects on the Crouch and Roach Estuaries SPA / Ramsar.
- **Air quality**: The assessment considered potential effects on air quality sensitive sites that may arise due to future traffic growth associated with the Local Plan's implementation. This focused on sections of Epping Forest SAC and the mid-Essex estuaries sites that are within 200m of a road that might see a potentially significant increase in traffic (>1,000 Average Daily Traffic) and to which the Local Plan might reasonably contribute. This analysis has determined that:
  - The Local Plan's contribution to traffic growth and air quality changes around Epping Forest SAC will be inconsequential, and that air quality and associated traffic thresholds for the features of the SAC will be substantially exceeded over plan period irrespective of the Local Plan's contribution to traffic volumes near this site. The 'in combination' contribution of the Local Plan is therefore considered to be too small to be 'significant'.
  - There will be traffic growth associated with allocation SGS10 on roads within 200m of the Crouch estuary European sites, but these changes will not exceed the accepted thresholds for significance, alone or 'in combination'. Furthermore, the features of these estuarine sites are not highly sensitive to air quality changes due to the physiochemical characteristics of the sites. The same conclusion has been reached for roads near the Blackwater estuary around Maldon.
- **Water quality**: A detailed Water Cycle Study undertaken by AECOM (2018) concluded that the treatment capacity of one waste water treatment works (WwTW) in the City Area (Great Leighs WwTW, which discharges to the River Ter and hence the Blackwater Estuary approximately 22.5km downstream) could be exceeded due to the growth supported by the Local Plan. However, the improvements required to support the housing growth envisaged by the Local Plan are possible using wastewater treatment technologies currently available and are achievable before the capacity limitations expose the European sites of the Blackwater Estuary to potential effects. In this context, the Local Plan includes policies that require the provision of the infrastructure necessary to support new development (including utilities provision and sustainable drainage systems), which will (in conjunction with the existing waste water planning

[13] Essex County Council (2020) *The Essex Coast RAMS Supplementary Planning Document (SPD),* subject to consultation from 10th Jan 2020 to 21st Feb 2020. Available from: https://consultations.essex.gov.uk/place-services/the-essex-coast-rams-spd/

and consents regimes) ensure no significant effects on European sites alone or in combination due to changes in water quality.

- **Functional land**: A review of the allocation sites has concluded that it is unlikely that any of the sites coincide with functionally-significant non-designated areas of land that are likely to be critical to the integrity of any European sites (particularly with reference to Golden plover and Dark-bellied brent geese). Most are a substantial distance from the nearest European sites and do not appear particularly unique or otherwise notable in a regional context. It is considered that any risk can be accurately quantified and appropriately mitigated at a lower planning tier (e.g. site masterplanning) and that specific policy directives relating to this aspect are not considered essential to ensure that significant effects do not occur.

2.1.10 Overall, the assessment of the draft Local Plan concluded it would have no adverse effects on the integrity of any European sites, alone or in combination. These conclusions have been accepted by the Planning Inspector, which has found that the Local Plan is sound, legally compliant and complies with national planning policy.

Modifications

2.1.11 The Main Modifications, Additional Modifications and Policies Map Changes were reviewed to ensure that the conclusions of the Pre-submission Local Plan HRA remained robust. This review concluded that the proposed modifications would not affect the conclusions set out in the HRA.

2.1.12 It should be noted that the Inspector has made minor changes to the Main Modifications following consultation and the Council has also made final Additional Modifications. These amendments are detailed in the 'Schedule of Additional Changes for Adoption of the Local Plan'[14]. The amendments have been reviewed to ensure that the proposed modifications would not affect the conclusions set out in the HRA. The Inspector stated in her report (paragraph 6) that "*None of the amendments significantly alters the content of the modifications as published for consultation or undermines the participatory processes and sustainability appraisal that has been undertaken*". This is true for the HRA also.

2.1.13 Consequently, the Council can conclude that its Local Plan will have no adverse effects on the integrity of any European sites, alone or in combination, and can therefore adopt the Local Plan on this basis.

3. Conclusion

3.1.1 Chelmsford City Council, as the Competent Authority, has assessed the Chelmsford Local Plan against the provisions of Regulation 105 of the Conservation of Habitats and Species Regulations 2017 (the 'Habitats Regulations'). The supporting information for this assessment is provided in the document "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" which is available at https://www.chelmsford.gov.uk/planning-and-building-control/planning-policy-and-new-local-plan/new-local-plan/evidence-base/ (Ref. SD007), and in the subsequent review of the Main Modifications which is available from the same location (Ref. EX052).

3.1.2 A 'screening assessment' determined that significant effects on 15 European sites or sites treated as such as a matter of Government policy could not be self-evidently excluded (the sites associated

[14] Available from https://www.chelmsford.gov.uk/your-council/committees-and-meetings/calendar-of-meetings/?id=b074c67a-9dc1-4d6c-9996-c90a5d9a054b [Accessed March 2020].

with the Essex estuaries, specifically Essex Estuaries SAC, Crouch and Roach Estuaries (Mid-Essex Coast Phase 3) SPA, Crouch and Roach Estuaries (Mid-Essex Coast Phase 3) Ramsar, Blackwater Estuary (Mid-Essex Coast Phase 4) SPA, Blackwater Estuary (Mid-Essex Coast Phase 4) Ramsar, Benfleet and Southend Marshes SPA, Benfleet and Southend Marshes Ramsar, Foulness (Mid-Essex Coast Phase 5) SPA, Foulness (Mid-Essex Coast Phase 5) Ramsar, Thames Estuary and Marshes SPA, Thames Estuary and Marshes Ramsar, Dengie (Mid-Essex Coast Phase 1) SPA, Dengie (Mid-Essex Coast Phase 1) Ramsar, and Outer Thames Estuary SPA; and in Epping Forest SAC).

3.1.3 Consequently, an 'appropriate assessment' was completed in accordance with the Regulations to determine the implications of the Local Plan for the qualifying features of those sites with reference to their Conservation Objectives. This assessment took into account mitigation measures included within the Local Plan and hence concluded that either the effects would not be significant, or that no adverse effects on European site integrity would occur.

3.1.4 The Council has therefore concluded that the Local Plan will have no adverse effects on the integrity of any European site, alone or in combination with other plans or projects. This conclusion has been accepted by Natural England following formal consultation and Examination in Public and the Council has adopted the Local Plan on this basis.

Issued by



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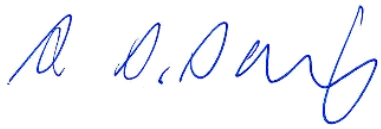
Mike Frost

Approved by



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Pete Davis

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Chelmsford Draft Local Plan

Main Modifications Consultation Feedback Report

May 2020

Our Planning Strategy to 2036

Chelmsford Local Plan

Local Plan Main Modifications Consultation Feedback Report

1. Introduction

1.1. This report summarises the consultation undertaken by Chelmsford City Council for the Main Modifications to the Local Plan.

1.2. In addition to complying with the Regulations, the Council has also complied with the provisions of its Statement of Community Involvement, including earlier versions and the latest version published in March 2017. This sets out the Council's strategy for effective community participation in the planning process, including for a Local Plan.

1.3. There were four documents published for consultation, these were

- Schedule of Proposed Main Modifications
- Schedule of Proposed Policies Map changes
- Sustainability Appraisal (SA) Addendum 2019
- Habitats Regulation Assessment (HRA) 2019

1.4. These were consulted on between 1 August 2019 to 19 September 2019.

1.5. All the comments received to the consultation can be viewed in full on the Council's Consultation Portal at www.chelmsford.gov.uk/planningpolicyconsult

2. Who we consulted

2.1. The Council has consulted extensively at all stages of preparing the Local Plan, to encourage the maximum level of feedback, this continued during the consultation of the Main Modifications.

2.2. The Council has consulted the following bodies and persons:

- Statutory bodies including Essex County Council, neighbouring Councils, local Parish and Town Councils, utility companies, health representatives and Government bodies such as Highways England, Natural England, Historic England and the Environment Agency
- Local stakeholders including the Chelmsford Business Forum, Sport England, and the Police
- Developers and landowner and their agents
- Local businesses, voluntary and community groups
- The public.

2.3. This report includes a list of all those bodies consulted (but not including individual members of the public) in the Appendices.

3. How we consulted

3.1. The consultation was available to view and comment on the Council's website and the Council's consultation portal during the consultation dates.

3.2. The consultation material was also available to view in public libraries within and adjoining the City Council's administration area, and at the Council's customer service centre.

3.3. For those who do not have access to computers, paper response forms were made available.

3.4. The Council also sent direct emails/letter notifications to all consultees registered on the Council's Local Plan consultation database. A public notice was also included in the Essex Chronicle (print and online) to advise how to respond and the consultation dates.

4. Representations Received

4.1. There was a total of 251 comments across the consultation documents from 63 respondents. The table below provides a breakdown of the comments received to each consultation from a variety of different respondents, developers/landowners and their agents, businesses and statutory bodies such as local authorities and Parish/Town Councils.

Consultation	No. of Comments	No. of Respondents
Main Modifications	218 comments	from 59 respondents
Policies Map	15 comments	from 10 respondents
SA	14 comments	from 7 respondents
HRA	4 comments	from 4 respondents

4.2. People were able to respond to the consultation in a number of ways – using the Council's Consultation Portal, by e-mail, or in writing. People made their comments in the following way:

Document	Email	Consultation Portal	Letter
Main Modifications	37	20	2
Policies Map	4	6	0
SA	4	3	0
HRA	4	0	0

4.3. There were no petitions received to the consultation and none of the responses received were 'inadmissible'.

5. Main Issues

Overview of the main issues made

5.1. The summaries below provide the Council's overview of the main issues raised in the consultation responses received to the Schedule of Proposed Main Modifications and Schedule of Proposed Policies Map Changes.

5.2. The summaries do not seek to identify all the issues raised in the representations. Some respondents raised issues which do not relate to the specific main modifications and some made comments to the Schedule of Additional Modifications. These were outside the scope of the consultation and have not been summarised.

5.3. A separate feedback report sets out the main issues raised in representations to the Sustainability Appraisal (SA) Addendum (2019) and Habitats Regulations Assessment (HRA) (2019).

Schedule of Proposed Main Modifications

5.4. The main issues identified by the Council are:

- Support for the deletion of Green Corridors from some site promoters
- Support for the deletion of references to Green Wedge being valued landscapes from some site promoters
- Support from members of the public for the deletion of SGS1c (John Shennan Playing Field)
- Support from Sport England for the deletion of SGC1b (Essex Police HQ)
- Support for the main modifications from a number of statutory consultees including Sport England, Historic England, Essex County Council and Springfield Parish Council
- No objections raised to the main modifications from some statutory consultees including Basildon and Maldon Councils and Highways England
- Objection from Anglian Water and a site promoter that the Green Wedge boundaries do not align with the proposed Green Wedge policy objectives
- Objection from a site promoter that Main Modification (MM) 8 (Policy S6) cannot require all developments to improve water-related biodiversity
- Objection from Writtle Parish Council that the site allocation boundary of SGS2 (West Chelmsford) has been expanded
- Objections from site promoters that MM17 (Policy S13) and MM71 (Policy CO3) are too restrictive, contrary to the National Planning Policy Framework (NPPF) and that additional Green Wedge functions have been added at too late a stage

- Objection from a site promoter that MM80 (Policy NE2) is not NPPF compliant
- Concern from a site promoter that the impact of the removal of the Green Corridors on the Spatial Strategy has not been considered in view of other reasonable alternatives
- Amendments are requested by Anglian Water, the Environment Agency and Natural England to the precise wording of MM50-2 (SGS5a-c Great Leighs) to clarify the delivery and timing of waste-water treatment upgrades
- Amendments are requested by Historic England and various site promoters to the precise wording of main modifications related to Listed Buildings and Conservation Areas to ensure clarity across the Local Plan and consistency with the NPPF
- Amendments are requested by Mid Essex Hospital Services NHS Trust, Little Waltham and Broomfield Parish Councils and the site promoter to the precise wording of MM53 (SGS6 Land North of Broomfield) and MM59 (Broomfield Hospital Special Policy Area) to clarify the function and delivery of the secondary hospital access road
- An amendment is requested by Natural England to the precise wording of MM8 (Policy S6) to reflect their latest advice in respect to the Hatfield Forest Site of Special Scientific Interest (SSSI) and National Nature Reserve (NNR)
- Amendments are requested from site promoters to the precise wording of MM65 (Policy HO1) regarding requirements for self-build units
- An amendment is requested from the site promoter to the precise wording of MM49 (SGS4 North East Chelmsford) to reflect the current status of MedTech
- Amendments are requested by site promoters to the precise wording of MM8 (Policy S6) in relation to designated sites, minimising the loss of agricultural land and Hatfield Forest SSSI and NNR, to ensure compliance with the NPPF and published evidence
- An amendment is requested by Danbury Parish Council to the precise wording of MM58 (SGS9 Danbury) to list other SSSIs near to/around Danbury
- Amendments are requested by the site promoters to the precise wording of MM43 (SGS3b East Chelmsford, MM52 (SGS5c Great Leighs) and MM53 (SGS6 Land North of Broomfield) to ensure the policy requirements are deliverable, appropriate and/or reflect the latest situation on the ground
- Amendments are requested from a site promoter to the precise wording of MM66 (Policy HO2, paras. 8.11 and 8.12) to acknowledge the potential for changing requirements for affordable housing over time

- Clarifications are sought from a site promoter to housing figures and totals in the Local Plan to ensure consistency.

Schedule of Proposed Policies Map Changes

5.5. The main issues are:

- Support from members of the public for the deletion of SGS1c (John Shennan Playing Field) PM21 (Map 1)
- Support from site promoter for notation changes on PM9-11 (Map 1) relating to New Hall School, Beaulieu Park School and new primary school
- Objection from a member of the public to the Defined Settlement Boundary of Broomfield (PM29 Map 8)
- Objection from a site promoter to the Defined Settlement Boundary of Great Leighs (PM41-43 Map 16)
- Changes are recommended by a site promoter to Map 1 relating to minerals and waste, new railway station and masterplan area notations to ensure that the Policies Map is accurate.

6. How the comments have been used

6.1. All the representations received to the four consultation documents were submitted to the Inspector who has considered them when preparing her report. In some cases, this resulted in the Inspector making amendments to the published main modifications. The final schedule of MM is appended to the final Inspector's Report received by the Council on 25 February 2020 and summarised below:

- Amend the spatial principles to give clear direction to a decision-maker
- Update the housing supply figures and trajectories to reflect latest evidence
- Delete two site allocations that are no longer available
- Amend site-specific policies to include necessary infrastructure and mitigation measures, and make other various changes to ensure that they are justified, effective and consistent with national policy
- Amend the policy for gypsy, traveller and travelling showpeople sites, so that it is consistent with national policy
- Remove Green Belt boundary changes from the Plan and amend relevant policies to ensure consistency with national Green Belt policy
- Delete green corridor designations
- Ensure the approach to the historic and natural environments are consistent with national policy
- Delete unnecessary appendices

- Replace the monitoring framework
- Delete policies that unnecessarily repeat national policy or are not justified
- Revise the wording of development management policies to ensure they are effective, justified and consistent with national policy, and
- Make various other changes to ensure the Plan is up to date, internally consistent, justified, effective and consistent with national policy

6.2. The Inspector's Report also identifies some amendments to the Policies Map in light of changes to the MM including the deletion of two site allocations at North of Gloucester Avenue and Essex Police HQ.

6.3. Receipt of the final Inspector's Report by the Council marks the end of the Examination process. The report concludes that the Local Plan is legally compliant and sound, subject to the appended main modifications. This means the Council can now formally adopt the plan.

6.4. The Council has taken into account main issues raised in responses to the MM consultation, the final Inspector's Report as well as any necessary factual updates and corrections to prepare final schedules of additional Additional Modifications to the Local Plan and Policies Map changes. These will be incorporated into the adopted Local Plan and are summarised below:

- Changes to Section 1 to reflect the adoption of the Local Plan and ensure it is up to date;
- Remove sub-sections within Section 1 relating to previous consultation stages i.e. how to comment, what happens next;
- Make relevant grammatical changes, ensure capitalisation is consistent and amend typographical errors;
- Update supporting text which is now outdated, for example, the new Riverside Leisure Centre is now complete and opened, the new food retail and healthcare facilities at South Woodham Ferrers are now built and operational;
- Update planning application references from outline to approved permissions for sites at Great Leighs and Boreham;
- Ensure correct delivery dates are reflected in supporting text for site policies;
- Update supporting text related to the Housing Infrastructure Fund (HIF) to ensure the Local Plan reflects the current position; and
- Update Policy and Site numbering both within the Local Plan and the Policies Map and legend reflecting the deletion of some policies and sites. Also ensure supporting text to each growth area reflects the changes in site numbering.

7. Appendices

1. List of Organisations Consulted & List of Respondents
2. Statement of Representations
3. Main Modifications Consultation Guidance Notes
4. Public Notice
5. Letter and E-mail Text
6. Paper Comments Form
7. Local Plan Examination Newsletter
8. Chelmsford City Life
9. Press Release
10. Frequently Asked Questions

List of Organisation Consulted

This list identifies those organisations who are Specific and Duty to Cooperate bodies.

3 - Community
Abbess, Beauchamp & Berners Roding Parish Council
Abellio Greater Anglia
Access Energy Solutions Ltd
Accord Energy Limited
Anglian Water Services Ltd
Arriva The Shires and Essex
Atkins Telecom
Barking & Dagenham CCG
Barnston Parish Council
Basildon & Brentwood CCG
Basildon Borough Council
Billericay Town Council
Black Notley Parish Council
Blackmore, Hook End & Wyatts Green Parish Council
Boreham Parish Council
Braintree District Council
Brentwood Borough Council
British Energy Generation Limited
Broomfield Parish Council
Broomfield Parish Council, Chignal Parish Council, Little Waltham Parish Council, Writtle Parish Council and Newlands Spring Residents Association
Broxbourne Borough Council
BSKYB Telecommunication Services Ltd
BT National Notice Handling Centre
BT Openreach
Burnham-on-Crouch Town Council
Castle Point & Rochford CCG
Castle Point Council
Centrica Barry/ Generation/ KL/ PB/ RPS LTD
CH Jones (KeyGas) Ltd
Chignal Parish Council

Civil Aviation Authority
Colchester Borough Council
Cold Norton Parish Council
Colt Technology Services
Confederation of Passenger Transport UK
Corona Energy Retail 4 Ltd
Coryton Energy Company Ltd/ Rocksavage Power Company Ltd
Crown Energy Ltd
Danbury Parish Council
Data Energy Management Services Ltd
Defence Infrastructure Organisation (DIO)
Department for Transport (DfT)
E.ON UK Plc
East Hanningfield Parish Council
East Hanningfield Parish Plan Committee
East Herts District Council
Ecotricity
EDF Energy
EE
Enfield CCG
ENI UK Ltd
Environment Agency
Epping Forest District Council
Esperance Energies
Essex & Suffolk Water
Essex Ambulance Service
Essex Ambulance Service NHS Trust
Essex County Council
Essex County Fire and Rescue Service
Essex Fire
Essex Wildlife Trust
Essex, Norfolk & Suffolk Area (Environment Agency)

Felsted Parish Council
First Essex Buses Ltd
Flitch Green Parish Council
Forestry Commission England
Galleywood Parish Council
Global Utility Connections
Good Easter Parish Council
Good Energy Ltd
Great & Little Leighs Parish Council
Great Baddow Parish Council
Great Notley Parish Council
Great Waltham Parish Council
Greater London Authority
H M Prison Service
Harlow District Council
Hatfield Peverel Parish Council
Havering CCG
Havering London Borough
Health and Safety Executive
Hertfordshire County Council
High Easter Parish Council
High Ongar Parish Council
Highways England
Highways England East/South East Region
Highwood Parish Council
Historic England
Hullbridge Parish Council
Ingatestone & Fryerning Parish Council
Landscape Planning Group Ltd
Langford & Ulting Parish Council
Little Baddow Parish Council
Little Dunmow Parish Council
Little Waltham Parish Council
London Borough of Enfield

London Borough of Redbridge
London Energy PLC
Maldon District Council
Margaret Roding Parish Council
Margaretting Parish Council
Marine Management Organisation
Mashbury Parish Council
Mid Essex CCG
Mid Essex Hospital Services NHS Trust
Mid Essex Primary Care Trust
Mid-Essex Hospitals
Mobile Broadband Network Limited
Mobile Operators Association
Monal Utilities Ltd
Mountnessing Parish Council
National Grid
Natural England
Neos Networks
Network Rail
Network Rail Infrastructure Limited
NHS England
NHS England East
NHS Property Services Ltd
NHS South East and South West Essex
NIBS Buses
North East Essex CCG
North Essex Partnership NHS Foundation Trust
North Fambridge Parish Council
Office of Rail Regulation
Opus Energy Ltd

Pleshey Parish Council
Police, Fire & Crime Commissioner for Essex
Purleigh Parish Council
R WEN Power
Ramsden Bellhouse Parish Council
Ramsden Crays Parish Council
Rawreth Parish Council
Rayleigh Town Council
Rayne Parish Council
Redbridge CCG
Regal Busways
Rettendon Parish Council
Rochford District Council
Roxwell Parish Council
Runwell Parish Council
Sandon Parish Council
Scottish & Southern Energy Pipelines
Shotgate Parish Council
South East LEP
South Hanningfield Parish Council
South Woodham Ferrers Town Council
Southend Borough Council
Southend CCG
Southend-on-Sea Borough Council
Southern Electric
SP PowerSystems
Sport England
Springfield Parish Council
SSE Pipelines Ltd
Stephenson's of Essex Ltd
Stock Parish Council
Stow Maries Parish Council

SWEB Energy Ltd
Telecom Plus PLC
Tendring District Council
Terling and Fairstead Parish Council
Thames Gateway South Essex Partnership Ltd
The Coal Authority
The National Trust
The Renewable Energy Company Ltd
The Theatres Trust
Three
Thurrock Borough Council
Total Gas and Power Ltd
Transport for London
UK Power Networks
Uskmouth Power Company Ltd
Uttlesford District Council
Virgin Homes Energy Ltd
Virgin Media
Virgin Media Services
Vitol Gas Ltd
Vodafone and O2
Waltham Forest CCG
West Essex CCG
West Hanningfield Parish Council
Willingale Parish Council
Woodham Ferrers & Bicknacre Parish Council
Woodham Mortimer with Hazeleigh Parish Council
Woodham Walter Parish Council
Writtle Parish Council

List of Respondents to Main Modifications Consultation (including Policies Map, SA and HRA)

List of Organisations

Anglian Water Services Ltd
Basildon Borough Council
Black Notley Parish Council
Bloor Homes Eastern
Bovis Homes
Broomfield Parish Council
C L H Pipeline System Ltd
Catesby Estates PLC

Cliffords Ltd
Countryside Properties (UK) Ltd
Countryside Zest (Beaulieu Park) LLP
Croudace Homes
Danbury Parish Council
Environment Agency
Essex & Suffolk Water
Essex County Council
Essex Wildlife Trust
Galleywood Parish Council
Gladman Developments Ltd
Great & Little Leighs Parish Council
Great Leighs Holdings & Estates Limited
Great Notley Parish Council
Grosvenor Developments Limited and Hammonds Estates LLP
Highways England
Hill Farm Chelmsford Ltd
Historic England
Hopkins Homes
Landowners of 5c
Little Waltham Parish Council
Maldon District Council
Mid Essex Hospital Services NHS Trust
Miscoe Enterprises Ltd
Natural England
NHS Mid and South Essex Sustainability and Transformation Partnership
Obsidian Strategic
Redrow Homes
Seven Capital Plc
South Woodham Ferrers Town Council
Sport England
Springfield Parish Council
Stock Parish Council
Stonebond Properties Ltd
Stow Maries Parish Council
Strutt & Parker (Farms) Ltd
Taylor Wimpey Strategic Land
The North East Chelmsford Garden Village Consortium
Transport for London
Writtle Parish Council

List of Respondents to Main Modifications Consultation (including Policies Map, SA and HRA)

List of Public Respondents

Mr & Mrs	D	Graystone
Mrs	Gillian	Lutton
Mr	Alan	Brunning
Mr & Mrs	Roger & Christine	Lucking
Mr	Clifford	Wood
Mrs	Helen	Wood
The	Russell	Family
Mrs	Tracey	Frampton
Mr	David	Bolton
Mr	Robert	Cooper
Mr	Jason	Lee
Mrs	Laura	Dunne
Mr	Tony	Attridge
mrs	jasmine	montague
Miss	Susan	Sampson

STATEMENT OF REPRESENTATIONS

CHELMSFORD LOCAL PLAN MODIFICATIONS SUSTAINABILITY APPRAISAL HABITATS REGULATIONS ASSESSMENT

APPENDIX 2

Chelmsford City Council has published the Main Modifications to the Chelmsford Draft Local Plan that was submitted for Examination on 29 June 2018. This consultation is accompanied by a Sustainability Appraisal, and Habitats Regulations Assessment, as part of the consultation.

The consultation runs for seven weeks from **8.45am on Thursday 1 August 2019 until 4.45pm on Thursday 19 September 2019.**

The Chelmsford Local Plan will guide growth and development across Chelmsford City Council's area to 2036. It will identify land for new development for the provision of housing, jobs and schools as well as areas for protection. The new Local Plan will also include new policies to help determine planning applications. The Sustainability Appraisal (SA) assesses the modifications to the Local Plan against a range of social, environmental and economic indicators and helps to identify any significant effects. The Habitats Regulation Assessment (HRA) screens the modifications for any adverse effects on European habitat sites. The SA and HRA are published for consultation at the same time.

Where to view the documents and how to make representations:

You can view and comment on the consultation documents on the City Council's Consultation Portal at: www.chelmsford.gov.uk/planningpolicyconsult

Paper copies can be viewed at the following City Council office:

- Customer Service Centre, Civic Centre, Duke Street, Chelmsford, CM1 1JE
  Monday to Friday 8.45am to 4.45pm (Please note that on the last Wednesday of each month, we open at 10am to allow for training. We are closed on bank holidays).

Also at the following libraries:

Broomfield Library, 180 Main Road	13.00-17.00 Mon & Thurs; 09:00-13:00 Wed & Sat
Chelmsford Library, County Hall, Market Road	09.00-18.30 Mon to Fri; 09.00-17.30 Sat; 13.00-16.00 Sun
Danbury Library, Main Road	13.00-17.00 Wed & Fri; 09.00-13.00 Thurs & Sat
Galleywood Library, Watchouse Road	13.00-17.00 Tues & Fri; 09.00-13.00 Thurs & Sat
Great Baddow Library, 27 High Street	09.00-17.30 Mon, Weds, Thurs & Sat
North Melbourne Library, Dickens Place, Copperfield Road	09.00-17.00 Tues, Fri & Sat
South Woodham Ferrers Library, Trinity Square	09.00-19.00 Tues; 09.00-13.00 Weds; 09.00-18.00 Thurs & Fri; 09.00-17.00 Sat
Springfield Library, St Augustine's Way	10:00-16:00 Mon, Tues, Thurs, Fri and Sat
Stock Library, Swan Lane	14.00-18.00 Tues; 09.00-12.00 and 14.00-18.00 Thurs; 09.00-12.00 Sat
Writtle Library, 45 The Green	09.00-17.00 Mon & Tues; 09.00-13.00 Weds & Sat; 13.00-17.00 Thurs; 09.00-17.00 Fri
Billericay Library, 143 High Street	09:00-17:00 Mon to Sat
Braintree Library, Fairfield Road	09:00-17:00 Mon to Sat
Hatfield Peverel Library, The Street	13:00-17:00 Tues & Thurs; 09:00-13:00 Weds & Sat

Ingatestone Library, High Street	13:00-17:00 Mon & Thurs; 09:00-13:00 Weds & Sat
Wickford Library, Market Road	09:00-17:00 Mon to Sat
A copy will also be available in the mobile library vehicle that covers Chelmsford City Area	

Note: Opening hours at Springfield and Writtle Library are dependent on availability of volunteers.

Representations can also be made to the addresses below:

E-mail: planning.policy@chelmsford.gov.uk
Post: Spatial Planning Services, Chelmsford City Council, Civic Centre, Duke Street, Chelmsford, CM1 1JE
By hand: Monday to Friday 8.45am to 4.45pm - Customer Service Centre, Civic Centre, Duke Street, Chelmsford, CM1 1JE

If you do not have access to a computer, you can request paper copies. A charge will be made to cover printing and postage costs.
If you have difficulties making representations by e-mail or post due to a disability, please call us. Contact Tel: (01245) 606330.

Please note that any representations made by you must be received by the Council no later than 4.45pm on Thursday 19 September 2019.

All representations will be considered, published on the Council's Consultation Portal in accordance with the Data Protection Act and General Data Protection Regulations, and submitted to the Planning Inspector holding the Independent Examination.

David Green
Director of Sustainable Communities

CHELMSFORD DRAFT LOCAL PLAN

MAIN MODIFICATIONS CONSULTATION GUIDANCE NOTES

Chelmsford City Council is inviting your comments on the Main Modifications to the Chelmsford Draft Local Plan and its accompanying schedule of consequential changes to the Local Plan Policies Map, the Sustainability Appraisal (SA) and Habitats Regulations Assessment (HRA).

This consultation will run from **8.45am on Thursday 1 August 2019 to 4.45pm on Thursday 19 September 2019.**

The Chelmsford Local Plan will guide growth and development across Chelmsford City Council's area to 2036. It will identify land for new development for the provision of housing, jobs and schools as well as areas for protection. The new Local Plan will also include new policies to help determine planning applications.

A Sustainability Appraisal (SA) has been undertaken to test the modifications to the Local Plan document against a range of social, environmental and economic indicators and helps to identify any significant effects. Furthermore, the Habitats Regulation Assessment (HRA) has screened the modifications for any adverse affects on European habitat sites. The SA and HRA are published for consultation at the same time.

This note has four parts:

- PART 1 – What is a Modifications Consultation?
- PART 2 – Where can I view the consultation documents?
- PART 3 – How can I comment?
- PART 4 – What will happen with my representation?

The consultation period runs from **8.45am on Thursday 1 August 2019 until 4.45pm on Thursday 19 September 2019.**
Comments received before or after this time cannot be accepted.

PART 1 – What is a Modifications Consultation?

Chelmsford City Council Local Plan, as a Local Planning Authority, submitted the Local Plan on 29 June 2018 to the Planning Inspectorate for Examination.

The Planning Inspector undertaking the Examination is assessing whether the Local Plan has been prepared in line with the relevant legal requirements (including the duty to co-operate) and whether it is 'sound'.

The Examination hearing sessions were held in November and December 2018. Although there are further opportunities to make changes during the Examination process known as 'modifications', before the Local Plan is adopted. 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.

The Council has produced three schedules:

- Schedule of Proposed Main Modifications
- Schedule of Proposed Additional Modifications
- Schedule of Proposed Policies Map Changes

The "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. Some main modifications result in consequential changes to the Policies Map. These are shown on the Schedule of Policies Map Changes.

Representations made by you at this stage should focus on the modifications set out in the Schedule of Proposed Main Modifications and Schedule of Proposed Policies Map Changes. This is because it is these modifications that the Inspector will focus on in order to determine whether the Local Plan can be made sound.

The "Additional Modifications" are of a more minor nature and do not materially affect the policies set out in the Local Plan. Additional modifications mainly relate to points where a need has been identified to clarify the text, update facts, or make typographical or grammatical revisions which improve the readability of the Local Plan.

The City Council is consulting on the following documents:

- Schedule of Proposed Main Modifications
- Schedule of Proposed Policies Map Changes
- Sustainability Appraisal (SA) Addendum (2019)
- Habitats Regulations Assessment (HRA) (2019)

Soundness

Regulations state that a local planning authority should submit a plan for examination which it considers to be "sound" – namely that it is:

- **Positively prepared** – the plan should be prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development;
- **Justified** – the plan should be the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence;
- **Effective** – the plan should be deliverable over its period and based on effective joint working on cross-boundary strategic priorities; and
- **Consistent with national policy** – the plan should enable the delivery of sustainable development in accordance with the policies in the NPPF.

Updates to Evidence Base Documents

During the Examination process, some evidence base documents have been updated since the Pre-Submission Local Plan was published to reflect the most up-to-date information and to address matters raised through the Examination process. This includes:

- Infrastructure Delivery Plan (IDP)
- Chelmsford Local Plan Urban Area and Defined Settlement Boundary Review Updated Technical Note January 2018 Addendum August 2019 (EB 083D)
- Chelmsford Local Plan Urban Area and Defined Settlement Boundary Review Updated Technical Note June 2018 Update Addendum August 2019 (EB 083E)

These documents are published as part of the evidence base and can be viewed on the following link:

https://www.chelmsford.gov.uk/planning-and-building-control/planning-policy-and-new-local-plan/new-local-plan/evidence-base/

PART 2 - Where can I view the consultation documents?

You can read the consultation documents in the following ways:

- On the Council's Consultation Portal at www.chelmsford.gov.uk/planningpolicyconsult. This system also allows you to submit comments

- At the Chelmsford City Council Customer Service Centre, Chelmsford City Council, Civic Centre, Duke Street, Chelmsford (Monday to Friday 8.45am-4.45pm) (Please note that on the last Wednesday of each month, we open at 10am to allow for training. We are closed on bank holidays).
- At the following libraries:

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Danbury Library, Main Road	13.00-17.00 Wed & Fri; 09.00-13.00 Thurs & Sat
Galleywood Library, Watchouse Road	13.00-17.00 Tues & Fri; 09.00-13.00 Thurs & Sat
Great Baddow Library, 27 High Street	09.00-17.30 Mon, Weds, Thurs & Sat
North Melbourne Library, Dickens Place, Copperfield Road	09.00-17.00 Tues, Fri & Sat
South Woodham Ferrers Library, Trinity Square	09.00-19.00 Tues; 09.00-13.00 Weds; 09.00-18.00 Thurs & Fri; 09.00-17.00 Sat
Springfield Library, St Augustine's Way	10:00-16:00 Mon, Tues, Thurs, Fri and Sat
Stock Library, Swan Lane	14.00-18.00 Tues; 09.00-12.00 and 14.00-18.00 Thurs; 09.00-12.00 Sat
Writtle Library, 45 The Green	09.00-17.00 Mon & Tues; 09.00-13.00 Weds & Sat; 13.00-17.00 Thurs; 09.00-17.00 Fri
Billericay Library, 143 High Street	09:00-17:00 Mon to Sat
Braintree Library, Fairfield Road	09:00-17:00 Mon to Sat
Hatfield Peverel Library, The Street	13:00-17:00 Tues & Thurs; 09:00-13:00 Weds & Sat
Ingatestone Library, High Street	13:00-17:00 Mon & Thurs; 09:00-13:00 Weds & Sat
Wickford Library, Market Road	09:00-17:00 Mon to Sat
A copy will also be available in the mobile library vehicle that covers Chelmsford City Area	

Note: Opening hours at Springfield and Writtle Library are dependent on availability of volunteers.

If you are unable to access the documents on a computer, you can request paper copies by emailing planning.policy@chelmsford.gov.uk, telephoning (01245) 606330 or by writing to Spatial Planning Services, Chelmsford City Council, Civic Centre, Duke Street, Chelmsford, CM1 1JE. A charge will be made to cover printing and postage costs.

PART 3 - How can I comment?

You can comment on the consultation documents in the following ways:

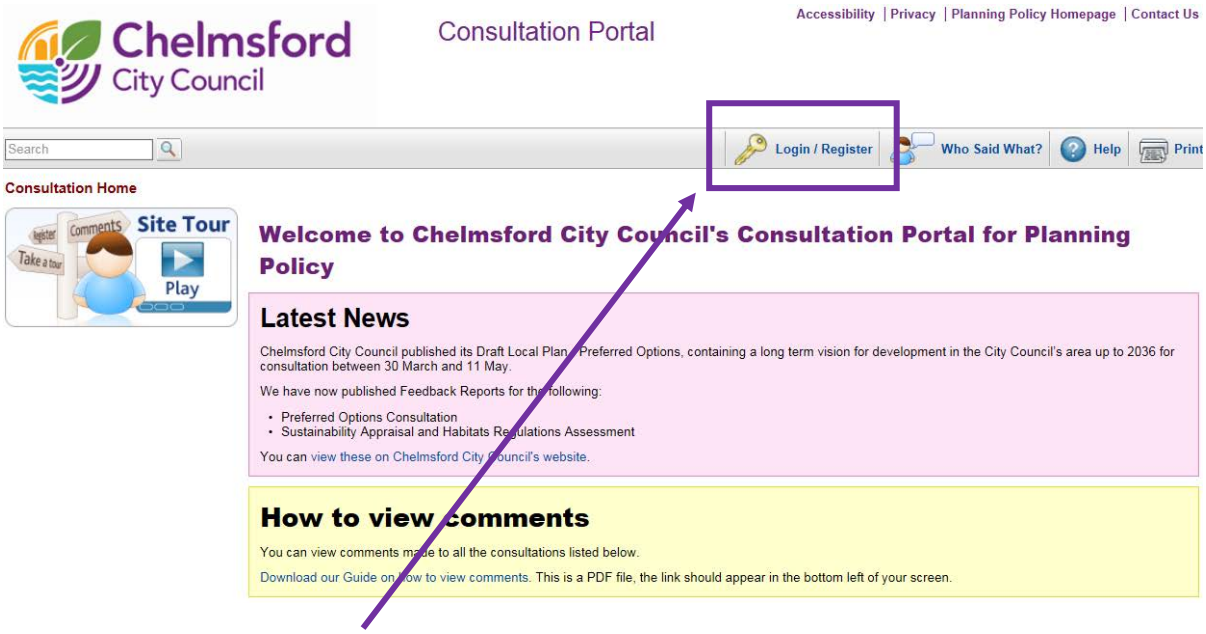
Online Consultation Portal:
Go to: www.chelmsford.gov.uk/planningpolicyconsult where you can:

- Read the consultation documents
- Make your comments
- Sign up for alerts to feedback reports and future consultations

This is our preferred means of receiving comments as it ensures that your comments are recorded accurately and are processed quickly.

It also allows you to edit comments before submitting them, save a draft and return to your form later, and to upload any supporting material. Please **save** your comments as you complete the form using the 'Save as Draft' button at the bottom of the form as the system will timeout after an hour.

You can view, download, and comment on all current consultations on the online Consultation Portal. If you have not already registered, registration is simple using the easy to follow steps. Find the Consultation Portal at: www.chelmsford.gov.uk/planningpolicyconsult

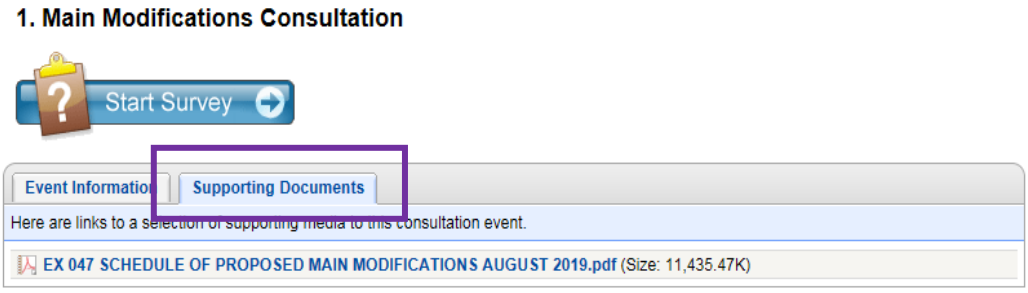


1. Login or Register online to make your comments

For more information on the Consultation Portal, including what to do if you have forgotten your user name or password, please see our User Guide: www.chelmsford.gov.uk/EasySiteWeb/GatewayLink.aspx?alId=54663

2. Select the document from the consultation list

3. To view the document, select 'supporting documents' tab

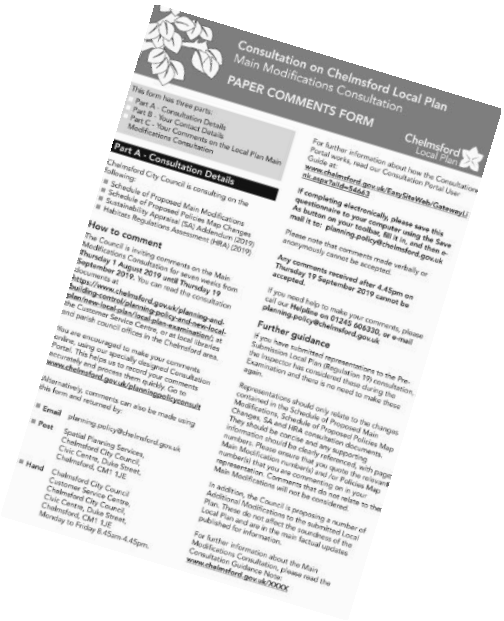


4. To make comments, select 'Start Survey'



5. Use the specifically designed questions to respond.
   Please note you will need to use a separate response form for each modification you wish to comment on, so will need to click on 'start survey' again to generate a further comment. Please make sure you save and/or submit each one.

In writing:

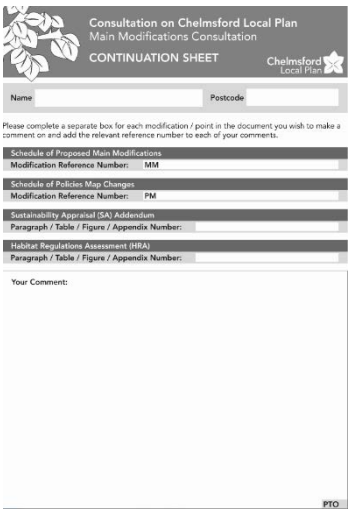


If you prefer to send comments in writing, please fill in the specially designed response form.

We will then record your comments on the Consultation Portal, to make sure they are dealt with alongside the online comments.
Comment forms can be downloaded at https://www.chelmsford.gov.uk/planning-and-building-control/planning-policy-and-new-local-plan/new-local-plan/local-plan-examination/
or made available on request by telephoning (01245) 606330 or
emailing planning.policy@chelmsford.gov.uk
Forms can be returned:

- By e-mail to planning.policy@chelmsford.gov.uk
- By post to Spatial Planning Services, Chelmsford City Council, Civic Centre, Duke Street, Chelmsford, CM1 1JE
- By hand to Chelmsford City Council Customer Service Centre (details above)

If you wish to submit a representation on more than one modification to the Local Plan, please complete a response form continuation sheet as provided for each one.


Consultation on Chelmsford Local Plan
Main Modifications Consultation
CONTINUATION SHEET
Chelmsford Local Plan
Name
Postcode
Please complete a separate box for each modification / point in the document you wish to make a comment on and add the relevant reference number to each of your comments.
Schedule of Proposed Main Modifications
Modification Reference Number: MM
Schedule of Policies Map Changes
Modification Reference Number: PM
Sustainability Appraisal (SA) Addendum
Paragraph / Table / Figure / Appendix Number:
Habitat Regulations Assessment (HRA)
Paragraph / Table / Figure / Appendix Number:
Your Comment:
PTO

If you have difficulties making representations by e-mail or post due to a disability, please call 01245 606330. Documents can be made available in alternative format including large print, audio and other languages. Please call (01245) 606330 or email planning.policy@chelmsford.gov.uk.

Important notes:

When uploading supporting documents, please ensure they contain no signatures, e-mail addresses or personal postal addresses.

Please note we are unable to accept anonymous representations. It is a requirement of the Local Plan process that comments can only be deemed legitimate ("duly made") if they are received in a written format with a name and address supplied. Comments made verbally or anonymously cannot be accepted.

All duly-made comments will be published on the Council's Consultation Portal in accordance with the General Data Protection Regulations.

Section 149 of the Equality Act 2010 requires that the Council should avoid any form of discrimination and foster good relations between different ethnic groups. Comments which are deemed to be discriminatory will be inadmissible and will not be accepted. We would ask that you avoid the use of such comments when making your representations.

Petitions:
If you are organising a petition or intend to, or have signed one, it must be submitted by 4.45pm on 19 September 2019 and be accompanied by the name and contact details for the petition organiser. The Council will register the petition organiser on the Consultation Portal. Acknowledgement of the petition and any future Local Plan notifications will only be sent to the petition organiser. The number of signatories will be recorded separately.

PART 4 - What will happen with my representation?

The Council will acknowledge receipt of your representation but will not enter into individual correspondence. All representations will be recorded on the Consultation Portal. Comments will be published with your name and organisation (where applicable) and will be available for public viewing. No other personal details will be made public.

Data will be held in accordance General Data Protection Regulations. Chelmsford City Council is a Data Controller for the purpose of data protection legislation. All personal information is held and processed in accordance with this. Please refer to our Privacy Notices published on our website at https://www.chelmsford.gov.uk/privacy.

All comments will be submitted to the Planning Inspector holding the Examination. It is recommended that comments are clear, concise and targeted.

The Inspector will take into account the responses to the consultation before making any conclusion to the soundness of the Plan and producing the final Inspector's Report.

Spatial Planning Services
Chelmsford City Council
August 2019

CHELMSFORD CITY COUNCIL

NOTICE OF PUBLIC CONSULTATION – LOCAL PLAN MAIN MODIFICATIONS SUSTAINABILITY APPRAISAL – HABITATS REGULATIONS ASSESSMENT

Chelmsford City Council has published, for consultation, Main Modifications to the Draft Chelmsford Local Plan submitted for Independent Examination on 29 June 2018. These modifications cover the issues raised by the Planning Inspector as part of the examination process. It is accompanied by a schedule of consequential changes to the Local Plan Policies Map, a Sustainability Appraisal, and Habitats Regulations Assessment.

The Chelmsford Local Plan will guide growth and development across Chelmsford City Council's area to 2036. It will identify land for new development for the provision of housing, jobs and schools as well as areas for protection. The new Local Plan will also include new policies to help determine planning applications. The Sustainability Appraisal (SA) assesses the modifications to the Local Plan against a range of social, environmental and economic indicators and helps to identify any significant effects. The Habitats Regulation Assessment (HRA) screens the modifications for any adverse effects on European habitat sites. The SA and HRA are published for consultation at the same time.

The consultation runs from **8.45am on Thursday 1 August 2019 until 4.45pm on Thursday 19 September 2019. Where to view the documents and how to make representations:**

You can view and comment on the consultation documents on the City Council's consultation portal at: www.chelmsford.gov.uk/planningpolicyconsult

Paper copies can be viewed at the following City Council office:

- Customer Service Centre, Civic Centre, Duke Street, Chelmsford, CM1 1JE Monday to Friday 8.45am to 4.45pm (Please note that on the last Wednesday of each month, we open at 10am to allow for training. We are closed on bank holidays).

Also at the following libraries:

Broomfield Library, 180 Main Road	13.00-17.00 Mon & Thurs; 09:00-13:00 Wed & Sat
Chelmsford Library, County Hall, Market Road	09.00-18.30 Mon to Fri; 09.00-17.30 Sat; 13.00-16.00 Sun
Danbury Library, Main Road	13.00-17.00 Wed & Fri; 09.00-13.00 Thurs & Sat
Galleywood Library, Watchouse Road	13.00-17.00 Tues & Fri; 09.00-13.00 Thurs & Sat
Great Baddow Library, 27 High Street	09.00-17.30 Mon, Weds, Thurs & Sat
North Melbourne Library, Dickens Place, Copperfield Road	09.00-17.00 Tues, Fri & Sat
South Woodham Ferrers Library, Trinity Square	09.00-19.00 Tues; 09.00-13.00 Weds; 09.00-18.00 Thurs & Fri; 09.00-17.00 Sat
Springfield Library, St Augustine's Way	10:00-16:00 Mon, Tues, Thurs, Fri and Sat
Stock Library, Swan Lane	14.00-18.00 Tues; 09.00-12.00 and 14.00-18.00 Thurs; 09.00-12.00 Sat
Writtle Library, 45 The Green	09.00-17.00 Mon & Tues; 09.00-13.00 Weds & Sat; 13.00-17.00 Thurs; 09.00-17.00 Fri
Billericay Library, 143 High Street	09:00-17:00 Mon to Sat
Braintree Library, Fairfield Road	09:00-17:00 Mon to Sat
Hatfield Peverel Library, The Street	13:00-17:00 Tues & Thurs; 09:00-13:00 Weds & Sat
Ingatestone Library, High Street	13:00-17:00 Mon & Thurs; 09:00-13:00 Weds & Sat
Wickford Library, Market Road	09:00-17:00 Mon to Sat
A copy will also be available in the mobile library vehicle that covers Chelmsford City Area	

Note: Opening hours at Springfield and Writtle Library are dependent on availability of volunteers.

Representations can also be made to the addresses below:

E-mail: planning.policy@chelmsford.gov.uk;

Post: Spatial Planning Services, Chelmsford City Council, Civic Centre, Duke Street, Chelmsford, CM1 1JE.

By hand: Monday to Friday 8.45am to 4.45pm – Customer Service Centre, Civic Centre, Duke Street, Chelmsford, CM1 1JE

If you do not have access to a computer, you can request paper copies as above. A charge will be made to cover printing and postage costs.

If you have difficulties making representations by e-mail or post due to a disability, please call 01245 606330.

Please note that any representations made by you must be received by the Council no later than 4.45 pm on Thursday 19 September 2019.

All representations will be considered, published on the Council's consultation portal in accordance with the Data Protection Act and General Data Protection Regulations. Comments will be published with respondent's name and organisation (where applicable) and will be available for public viewing. No other personal details will be made public. All comments will be submitted to the Planning Inspector holding the Independent Examination.

David Green, Director of Sustainable Communities

Spatial Planning Services
Civic Centre, Duke Street, Chelmsford,
Essex, CM1 1JE

Telephone: 01245 606330

Date: 17 July 2019
Consultation PID Number:

Dear Consultee,

Notification of Chelmsford Draft Local Plan Main Modifications Consultation and accompanying Sustainability Appraisal and Habitats Regulations Assessment

I am writing to you as a registered consultee on Chelmsford City Council's Local Plan consultation database. Please be advised that the City Council is publishing the Schedule of Proposed Main Modifications to the Chelmsford Draft Local Plan and accompanying documents for an extended consultation period **from 8.45am on Thursday 1 August 2019 to 4.45pm on Thursday 19 September 2019.**

The Chelmsford Local Plan will guide growth and development across Chelmsford City Council's area in the period to 2036. It will identify land for new development for the provision of housing, employment, supporting infrastructure as well as areas to be protected. The new Local Plan will also include new policies to help determine planning applications.

The Chelmsford Local Plan was submitted to the Secretary of State on 29th June 2018. An Inspector (Mrs Yvonne Wright BSc (Hons) Dip TP MSc DMS MRTPI) was appointed to undertake an independent examination into the soundness of the Local Plan and then to issue a report with her conclusions. The Inspector held examination hearing sessions in November and December 2018.

The Inspector indicated at the hearing sessions and through a Post Hearing Advice Letter, the changes needed to make the Plan Sound. These are called Main Modifications. A Schedule of Proposed Main Modifications has been produced for consultation. The Inspector will need to take into account the consultation responses before any final conclusions are made on the Local Plan.

We are writing to invite representations on the following documents:

- Schedule of Proposed Main Modifications
- Schedule of Proposed Policies Map Changes
- Sustainability Appraisal (SA) Addendum 2019
- Habitats Regulations Assessment (HRA) 2019

Some Main Modifications result in consequential changes to the Policies Map. These are shown on the Schedule of Policies Map Changes.

A Sustainability Appraisal (SA) has been undertaken to test the modifications to the Local Plan document against a range of social, environmental and economic indicators and helps to identify any significant effects. Furthermore, the Habitats Regulation Assessment (HRA) has screened the modifications for any adverse affects on European habitat sites. The SA and HRA are published for consultation at the same time.

In addition, the Council is proposing a number of Additional Modifications to the submitted Local Plan. These do not affect the soundness of the Local Plan and are in the main factual updates.

How do I get involved?

The consultation will start from 1 August 2019 when documents will be made available online. Paper copies of the Local Plan, SA, HRA, and modifications schedules will also be available for inspection during normal opening hours in local libraries and at the City Council's Customer Service Centre, Civic Centre, Duke Street, Chelmsford, CM1 1JE.

We prefer receiving comments online, using our specially designed Consultation Portal. Using the Consultation Portal helps us to record your comments accurately and process them quickly. Go to **www.chelmsford.gov.uk/planningpolicyconsult** to:

- Read the consultation documents
- Make your comments
- Sign up for alerts to future consultations

To assist you in using this system, your registered username is:

Otherwise, a specially designed response form will be available online at **https://www.chelmsford.gov.uk/planning-and-building-control/planning-policy-and-new-local-plan/new-local-plan/local-plan-examination/** Responses can also be made in writing and returned to the above email or postal address.

Representations should only relate to the changes contained in the Schedule of Proposed Main Modifications, Schedule of Proposed Policies Map Changes, SA and HRA consultation documents. They should be concise and any supporting information should be clearly referenced, with page numbers. Please ensure that you quote the relevant Main Modification and Policies Map number(s) that you are commenting on in your representation.

If you have any queries about how to make your representations, please call 01245 606330 and a member of the Planning Policy Team will be happy to assist you.

Further details on how to get involved, can be found in the enclosed Newsletter and Statement of Representations.

Paper copies of the Local Plan, SA, HRA, and modification schedules will be available to purchase by e-mailing planning.policy@chelmsford.gov.uk, telephoning (01245) 606330 or by writing to the address above. Please note there will be a charge to cover the cost of printing and postage.

Please note we are unable to accept anonymous representations. Any comments received after 4.45pm on Thursday 19 September 2019 cannot be accepted.

The Council will acknowledge receipt of representations but will not enter into individual correspondence. All representations will be recorded on the Consultation Portal. Comments will be published with your name and organisation (where applicable) and will be available for public viewing. No other personal details will be made public.

All comments will be submitted to the Planning Inspector holding the Examination.

Data Protection Declaration

Chelmsford City Council is a Data Controller for the purposes of data protection legislation. All personal information is held and processed in accordance with this. Please refer to our Privacy Notices published on our website at **https://www.chelmsford.gov.uk/privacy** for details. Please note that there is also an updated privacy notice for information held on the Council's Consultation Portal. This can be found on the following website:
http://consult.chelmsford.gov.uk/common/cookies.jsp

Please contact us if you need the privacy notice in an alternative format.

If you no longer wish to remain on our consultation database or if your contact details have changed please contact us on 01245 606330.

If you have access to the internet you may wish to manage/view your comments online through our consultation database. We will then keep you informed of progress of the Local Plan by email, and you can also easily view and comment on consultations. If this is the case, please call us on 01245 606330 and we can send you an email with a link to the online system.

Yours faithfully

Jeremy Potter

Spatial Planning Services Manager

Consultation on Chelmsford Local Plan
Main Modifications Consultation
PAPER COMMENTS FORM

Chelmsford Local Plan

This form has three parts:

- Part A - Consultation Details
- Part B - Your Contact Details
- Part C - Your Comments on the Local Plan Main Modifications Consultation

Part A - Consultation Details

Chelmsford City Council is consulting on the following:

- Schedule of Proposed Main Modifications
- Schedule of Proposed Policies Map Changes
- Sustainability Appraisal (SA) Addendum (2019)
- Habitats Regulations Assessment (HRA) (2019)

How to comment

The Council is inviting comments on the Main Modifications Consultation for seven weeks from **Thursday 1 August 2019 until Thursday 19 September 2019.** You can read the consultation documents at **https://www.chelmsford.gov.uk/planning-and-building-control/planning-policy-and-new-local-plan/new-local-plan/local-plan-examination/** at the Customer Service Centre, or at local libraries and parish council offices in the Chelmsford area.

You are encouraged to make your comments online, using our specially designed Consultation Portal. This helps us to record your comments accurately and process them quickly. Go to **www.chelmsford.gov.uk/planningpolicyconsult**

Alternatively, comments can also be made using this form and returned by:

- **Email** planning.policy@chelmsford.gov.uk
- **Post** Spatial Planning Services, Chelmsford City Council, Civic Centre, Duke Street, Chelmsford, CM1 1JE
- **Hand** Chelmsford City Council Customer Service Centre, Chelmsford City Council, Civic Centre, Duke Street, Chelmsford, CM1 1JE Monday to Friday 8.45am-4.45pm.

For further information about how the Consultation Portal works, read our Consultation Portal User Guide at: **www.chelmsford.gov.uk/EasySiteWeb/GatewayLink.aspx?alId=54663**

If completing electronically, please save this questionnaire to your computer using the Save As button on your toolbar, fill it in, and then e-mail it to: planning.policy@chelmsford.gov.uk

Please note that comments made verbally or anonymously cannot be accepted.

Any comments received after 4.45pm on Thursday 19 September 2019 cannot be accepted.

If you need help to make your comments, please call our **Helpline on 01245 606330, or e-mail planning.policy@chelmsford.gov.uk**

Further guidance

If you have submitted representations to the Pre-Submission Local Plan (Regulation 19) consultation, the Inspector has considered these during the Examination and there is no need to make these again.

Representations should only relate to the changes contained in the Schedule of Proposed Main Modifications, Schedule of Proposed Policies Map Changes, SA and HRA consultation documents. They should be concise and any supporting information should be clearly referenced, with page numbers. Please ensure that you quote the relevant Main Modification number(s) and /or Policies Map number(s) that you are commenting on in your representation. Comments that do not relate to the Main Modifications will not be considered.

In addition, the Council is proposing a number of Additional Modifications to the submitted Local Plan. These do not affect the soundness of the Local Plan and are in the main factual updates published for information.

For further information about the Main Modifications Consultation, please read the Consultation Guidance Note: **https://www.chelmsford.gov.uk/planning-and-building-control/planning-policy-and-new-local-plan/new-local-plan/local-plan-examination/**

How comments will be used

All the comments on the Schedule of Proposed Main Modifications, Schedule of Proposed Policies Map Changes, SA and HRA will be sent to the Inspector carrying out the Examination, so she can conclude her examination and make a final recommendation.

All duly-made comments will be published on the Council's Consultation Portal in accordance with the General Data Protection Regulations.

Comments will be published with your name and organisation (where applicable) and will be available for public viewing. No other personal details will be made public.

Section 149 of the Equality Act 2010 requires that the Council should avoid any form of discrimination and also foster good relations between different ethnic groups. Comments which are deemed to be discriminatory will be inadmissible and will not be accepted.

Data Protection Declaration

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Part B - Your Contact Details

Personal Details

Title .....

First Name .....

Last Name .....

Organisation (if the comments you are making are on behalf of an organisation)

.....

Address .....

.....

.....

.....

Postcode .....

Telephone Number .....

Email Address

.....

Consultation ID no. (if known): .....

Signature .....

Date .....

Agent Details (if applicable)

Title .....

First Name .....

Last Name .....

Organisation (if the comments you are making are on behalf of an organisation)

.....

Address .....

.....

.....

.....

Postcode .....

Telephone Number .....

Email Address

.....

Consultation ID no. (if known): .....

Signature .....

Date .....

Part C - Your Comments on the Main Modifications

- Please indicate clearly which part of the Main Modifications Consultation your comments relate to
- If you wish to submit a comment on more than one Main Modification, please complete a continuation sheet for each one
- If you have submitted representations to previous Pre-Submission Local Plan (Regulation 19) consultation, the Inspector has considered these during the Examination and you should not make these again
- You may find it useful to refer to the Consultation Guidance Notes **https://www.chelmsford.gov.uk/planning-and-building-control/planning-policy-and-new-local-plan/new-local-plan/local-plan-examination/**

Please use the appropriate comment boxes below to state which Modifications Consultation document and modification reference number your comments relate to, without this your comment cannot be considered.

The modification reference numbers can be found in the left-hand column of each of the schedules.

For the SA and HRA please state the relevant paragraph / table / figure / appendix your comment relates to.

Schedule of Proposed Main Modifications

Modification Reference Number: MM

Your Comment:

Schedule of Policies Map Changes

Modification Reference Number: PM

Your Comment:

Sustainability Appraisal (SA) Addendum

Paragraph / Table / Figure / Appendix Number:

Your Comment:

Habitat Regulations Assessment (HRA)

Paragraph / Table / Figure / Appendix Number:

Your Comment:

Please complete a continuation sheet for separate comments if wishing to submit a comment on more than one Main Modification, Policy Map change or on the SA or HRA.

Do you wish to be notified of the following:

Publication of the Inspector's Report ☐
Adoption of the Local Plan ☐

Any comments received after 4.45pm on Thursday 19 September 2019 cannot be accepted.

If completing electronically, please ensure you have saved this questionnaire for your own records before sending to the Planning Policy Team.

If you wish to submit any supporting information, please ensure they contain no signatures, e-mail addresses or personal postal addresses.

This paper comments form can be made available in alternative formats such as large print, audio and other languages. **Please call (01245) 606330 or email planning.policy@chelmsford.gov.uk.**

Thank you for being part of the consultation.

Chelmsford City Council

Chelmsford Local Plan

LOCAL PLAN NEWSLETTER

JULY 2019 NUMBER 5

Local Plan Examination Update

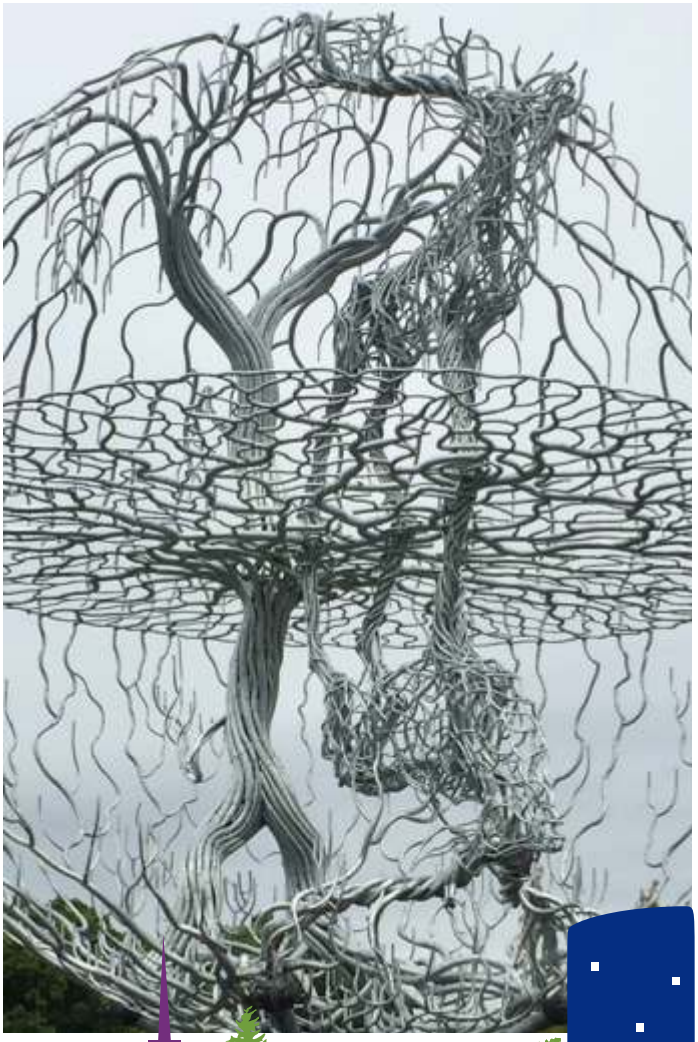
What stage are we at?

The Chelmsford Local Plan was submitted to the Secretary of State on 29th June 2018. An Inspector (Mrs Yvonne Wright BSc (Hons) Dip TP MSc DMS MRTPI) was appointed to undertake an independent examination into the soundness of the Local Plan and then to issue a report with her conclusions.

The examination hearing sessions took place in November and December 2018 and the examination process is still ongoing. You can view the Examination documents at: **www.chelmsford.gov.uk/new-local-plan**

The Inspector indicated at the hearing sessions and through a Post Hearing Advice Letter, the changes needed to make the Plan 'Sound'. These are called main modifications. A Schedule of Proposed Main Modifications has been produced for consultation. The Inspector will need to take into account the consultation responses before any final conclusions are made on the Local Plan.

Further consultation details within





Modifications Consultation

This consultation will run from 1 August 2019 to 19 September 2019.

Representations are invited on the following documents:

- Schedule of Proposed Main Modifications
- Schedule of Proposed Policies Map Changes
- Sustainability Appraisal (SA) Addendum (2019)
- Habitats Regulations Assessment (HRA) (2019)

The main modifications are required to make the Local Plan sound. They involve changes or insertions to policies and text that are essential to enable the Plan to be adopted. Main modifications are therefore significant changes that have an impact on the implementation of a policy.

Some main modifications result in consequential changes to the Policies Map. These are shown on the Schedule of Proposed Policies Map Changes which includes the changes in map form.

In addition, the Council is proposing a number of Additional Modifications to the submitted Local Plan. These do not affect the soundness of the Local Plan but are in the main factual updates of the supporting text.



How do I get involved?

Representations should only relate to the changes contained in the Schedule of Main Modifications, Schedule of Policies Map Changes, SA and HRA consultation documents.

We prefer receiving comments online, using our specially designed Consultation Portal. Using the Consultation Portal helps us to record your comments accurately and process them quickly. Go to www.chelmsford.gov.uk/planningpolicyconsult to:

- Read the consultation documents
- Make your comments
- Sign up for alerts to future consultations

Otherwise, a specially designed response form is available online. Responses can also be made in writing and returned to the email or postal address below.

You can also find more information and documents for downloading at: **www.chelmsford.gov.uk/new-local-plan.**

Email: **planning.policy@chelmsford.gov.uk**
Tel: 01245 606330

Spatial Planning Services
Chelmsford City Council
Civic Centre, Duke Street, Chelmsford,
CM1 1JE



The Local Plan process

Issues & Options
2015 / 16

Issues and Options consultation - 2015/16 – As the first stage of the new Local Plan, known as Issues and Options, this consultation focused on the planning issues that face Chelmsford over the next 20 years and options for the way they could be addressed, the amount of new development needed and possible areas for growth.

Preferred Options
Spring 2017

Preferred Options - Spring 2017 - The Preferred Options Local Plan stage took onboard comments from the previous consultation and proposed how and where growth could be distributed, including identifying specific sites for development and draft policies to be used for decision making on planning applications. Consultation took place on this document in early 2017.

Pre-submission
January - March 2018

Pre-Submission – January to March 2018 – Feedback from previous consultations and background studies, research and surveys were used to prepare the Draft Local Plan. The 'evidence base' supporting the Local Plan has been expanded throughout the process. Consultation took place in early 2018 and focused on legal compliance and consistency with national policy, known as the 'Tests of Soundness'. This was the final stage before submitting the Local Plan to the Secretary of State.

Submission
29 June 2018

Submission – 29 June 2018 – the Local Plan was submitted to the Secretary of State for an Independent Examination.

Examination Hearing Sessions
November & December 2018

Examination Hearing Sessions – Took place in November and December 2018 - The Secretary of State appointed Yvonne Wright BSc (Hons) DipTP MSc DMS MRTPI as the Inspector.

Main Modification Consultation
Summer 2019

Main Modification Consultation – summer 2019. To consult on the main modifications which 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.

Adoption
Late 2019

Adoption – Late 2019

What's the next step?

Following the close of the consultation, representations will be sent to the Inspector for consideration. The Inspector will consider the responses and will either require further work to be carried out or issue the final report on the soundness of the Local Plan.

Only on receipt of the Inspector's final report to the Council which finds the Plan sound, can the Council adopt the Local Plan.

Masterplanning

Where identified under the relevant Strategic Growth Site policies within the Local Plan, the Council requires a masterplan for each site to be submitted for approval.



The masterplan sets out the expectations from a new development, helps ensure the developments delivers what the area needs and how it meets the requirements of the site policy.

The masterplan is used to help create excellent places to live, work and enjoy and will be subject to further consultation. Further details on the progress of site masterplanning can be found at:
www.chelmsford.gov.uk/planning-and-building-control/masterplans-for-new-developments-in-chelmsford/



Neighbourhood Plans

Neighbourhood Plans are being prepared in some parts of Chelmsford by the local community. These can influence detailed policies and shape development proposals in their area. You can get involved – visit out website for more details
www.chelmsford.gov.uk/communityplans

Programme Officer Details

The Programme Officer for the Examination is **Andrea Copsey**.
For any queries about the Local Plan Examination, you can contact Andrea:

Email: programme.officer@chelmsford.gov.uk
Tel: 07842 643988

Andrea Copsey
Examination Office,
PO Box 12607, Clacton-on-Sea, CO15 9GN



Planning Policy Team Contact Details

You can also find more information and documents for downloading at:
www.chelmsford.gov.uk/new-local-plan.

Email: planning.policy@chelmsford.gov.uk
Tel: 01245 606330

Spatial Planning Services
Chelmsford City Council
Civic Centre, Duke Street, Chelmsford, CM1 1JE

Chelmsford City Council

Chelmsford Local Plan

New Local Plan – Next Steps

Chelmsford's draft Local Plan has moved a step closer to adoption, following examination hearing sessions in late 2018. The Council, developers, and others who had made comments during the Plan's preparation had the opportunity to have their views considered by an Independent Inspector appointed by the Secretary of State to examine the Local Plan.

The Local Plan sets out the scale and location of new development in Chelmsford City Council's area until 2036. The examination hearings came at the end of three stages of consultation since November 2015. All the feedback received from thousands of people and businesses has been used to develop the Plan, alongside lots of evidence and technical documents.

To be found 'sound', the Local Plan has to meet national policy. It also has to be justified and effective. The Inspector has told us what changes are needed to make the Plan sound. These involve changes or additions to draft policies and text, which are called Main Modifications.

The Main Modifications are being finished now and will be reported to Cabinet and Full Council in July, after the Chelmsford Policy Board met on 6 June. The Council will invite comments on the modifications for six weeks. After this, all the responses will be sent to the Inspector so she can conclude her examination and make a final recommendation.

Any changes to the policies map will be set out and a list of additional modifications such as spelling corrections will be published for information.

The modifications will be published on the Council's website later this year, and anyone who has made a comment before will be notified directly. Follow progress on the Local Plan at **www.chelmsford.gov.uk/new-local-plan**

Chelmsford Local Plan Main Modifications Consultation gets underway

Chelmsford City Council has published a Schedule of Main Modifications to the Draft Local Plan for seven weeks public consultation finishing on Thursday 19 September 2019. These modifications have been identified by the Planning Inspector that is undertaking an Independent Examination of the Local Plan.

The Local Plan will guide growth and development across Chelmsford City Council's area in the period to 2036. It will identify land for new development for housing, employment and supporting infrastructure. The aim is to get the right type of development in the right places to meet the growing needs of local people and businesses, while protecting our environment. The Local Plan also includes planning policies which will be used to determine future planning applications.

The 'Main Modifications' set out the changes to the Local Plan which have been identified by the Planning Inspector in order to make the plan 'sound'. They involved changes or insertions to policies and text that are essential to enable the Local Plan to be adopted. Main Modifications are, therefore, changes that have an impact on the implementation of a policy.

The best way to find out more is online, using the specially designed Consultation Portal. Visit www.chelmsford.gov.uk/planningpolicyconsult to read the consultation documents, sign up for alerts to future consultations, and find out more about how the Consultation Portal works. You can register at any time. Using the Portal means comments can be accurately recorded and quickly processed.

The Planning Inspector will consider all the comments made to the Main Modifications before issuing her final report on the Examination of the Local Plan.

You can also find more information, and documents for downloading during the consultation period, at https://www.chelmsford.gov.uk/planning-and-building-control/planning-policy-and-new-local-plan/new-local-plan/local-plan-examination/. To get in touch, email planning.policy@chelmsford.gov.uk or call 01245 606330.

ENDS

Local Plan – FAQs – August 2019

What is happening?

The Council is publishing the Schedule of Proposed Main Modifications for public consultation from **Thursday 1 August 2019 until 4.45pm on Thursday 19 September 2019**. The consultation includes:

- Schedule of Proposed Main Modifications
- Schedule of Proposed Policies Map Changes
- Sustainability Appraisal (SA) Addendum 2019
- Habitats Regulations Assessment (HRA) 2019

A further schedule is also published for information only:

- Schedule of Proposed Additional Modifications

What is the Chelmsford Local Plan?

The Council's Local Plan will guide growth and development across Chelmsford City Council's area to 2036. It will set how much new development is needed and identifies land for housing, schools, shops and jobs as well as areas for protection, such as open space and sites important for wildlife. The new Local Plan will also include new policies to help determine planning applications ranging from household extensions to major new employment developments.

It will replace all of the Council's existing development plan documents when adopted.

What Stage is the Local Plan at and how have we got this point?

There have been three previous stages of consultation which many people and organisations have commented on. The first was the Issues and Options consultation in 2015/16, the Preferred Options in Spring 2017 and the Pre-Submission in January – March 2018. The responses received to these consultations were carefully considered and used to produce the Local Plan to its submission stage.

The new Local Plan was submitted on 29 June 2018 to the Secretary of State for Independent Examination. A Planning Inspector was appointed to undertake the Examination with the hearing sessions taking place in November and December 2018. The role of the Planning Inspector is to assess whether the Local Plan has been prepared in accordance with the Duty to Cooperate, legal compliance and consistency with national policy and whether the plan is 'sound'.

Information on the Examination is available on the website:
https://www.chelmsford.gov.uk/planning-and-building-control/planning-policy-and-new-local-plan/new-local-plan/local-plan-examination/

What is the Main Modifications Consultation?

The next stage in the process is the **Main Modifications Consultation**, this stage follows the hearing sessions and allows for changes to be made known as 'modifications' before the Local Plan is adopted. 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 significant changes that have an impact on the implementation of a policy. Some Main Modifications result in consequential changes to the Policies Map. These are shown on the Schedule of Policies Map Changes.

The "Additional Modifications" are of a more minor nature and do not materially affect the policies set out in the 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.

When is the Consultation Period?

The consultation will run for seven weeks from **Thursday 1 August 2019 until Thursday 19 September 2019**. Any comments received after this date cannot be accepted.

Where to view and comment on the documents?

From 1 August 2019, the consultation documents will be available to view and comment on in the Planning Policy Consultation Portal.

We encourage people to view and comment online, using our specially designed Consultation Portal. This helps us to record comments accurately and process them quickly. Go to www.chelmsford.gov.uk/planningpolicyconsult.

For tips on how to register, or what to do if people are registered but have forgotten their login details, read our User Guide to find out more:
www.chelmsford.gov.uk/EasySiteWeb/GatewayLink.aspx?alId=54663

The consultation documents will also be available to read during normal opening hours from the Council's Customer Service Centre, libraries within and adjoining Chelmsford City Council's area.

If people prefer, comments can also be sent to:

- By email – planning.policy@chelmsford.gov.uk
- By post – Spatial Planning Services, Chelmsford City Council, Civic centre, Duke Street, Chelmsford, CM1 1JE
- By hand – During normal opening hours to Chelmsford City Council Customer Service Centre (Duke Street, Chelmsford)

A specially designed response form can be downloaded at https://www.chelmsford.gov.uk/planning-and-building-control/planning-policy-and-new-local-plan/new-local-plan/local-plan-examination/ or made available on request by telephoning (01245) 606330 or emailing planning.policy@chelmsford.gov.uk

Consultation documents can be made available in alternative format including large print, audio and other languages. Please contact the Planning Policy Team on (01245) 606330.

How much are the documents to purchase?

All documents are available free of charge on the Council's website.

It is reasonable for the Council to charge for paper copies although this cost only covers their printing and postage.

Costs are as follows:

Document Reference	Document	Paper Printing Cost	Second Class
Individual Documents			
EX047	Schedule of Main Modifications	£5.97	£1.35
EX048	Schedule of Additional Modifications	£0.86	£0.72
EX049	Schedule of Proposed Policies Map Changes	£3.5	£1.35
EX051	Sustainability Appraisal Addendum 2019	£16.14	£2.90
EX052	Habitats Regulation Assessment 2019	£4.68	£1.35
ALL	All above documents sent together	£31.15	£13.75

What is the evidence base?

National planning policy requires the Council to ensure that its Plan is based on appropriate up-to-date evidence about economic, social and environmental characteristics and prospects of Chelmsford. The evidence base comprises a series of studies including recently completed studies such as Traffic and Junction Modelling, Water Cycle Study, Strategic Flood Risk Assessment, Infrastructure Delivery Plan, Sustainability Appraisal and Habitats Regulation Assessment. All evidence base reports are available online via https://www.chelmsford.gov.uk/planning-and-building-control/planning-policy-and-new-local-plan/new-local-plan/evidence-base/

What status does the Pre-Submission Local Plan have?

In accordance with Paragraph 48 of the NPPF 2019, the Local Plan will be of some weight in the determination of planning applications whilst this is still an emerging Plan (although the more advanced the preparation, the greater the weight that may be given (i.e. after submission when there are no outstanding objections greater weight may be given).

The Local Plan proposes a number of updated and /or new designations which can be used to help inform planning proposals. Many of these designations are based on updated evidence base studies and include Defined Settlement Boundaries, Green Wedges, Open Space and Local Wildlife Sites.

What happens after the Main Modifications Consultation?

The Council will acknowledge receipt of representations but will not enter into individual correspondence. All representations will be recorded on the Consultation Portal. Comments will be published with the respondent's name and organisation (where applicable) and will be available for public viewing. No other personal details will be made public.

Data will be held in accordance General Data Protection Regulations. Chelmsford City Council is a Data Controller for the purpose of data protection legislation. All personal information is held and processed in accordance with this. Please refer to our Privacy Notices published on our website at https://www.chelmsford.gov.uk/privacy.

All comments will be submitted to the Planning Inspector holding the Examination.

The Inspector will consider the responses and will either require further work to be carried out or issue the final report on the soundness of the Local Plan.

When will the Local Plan be adopted?

If no further work is required by the Inspector and she concludes the Local Plan is sound, the Council anticipate that it can be adopted by the end of 2019.

Planning Policy Team, August 2019
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This publication is available in alternative formats including large print, audio and other languages

Please call 01245 606330

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Chelmsford Pre-Submission Local Plan: Modifications

Sustainability Appraisal Report Addendum and Habitats Regulations Assessment Report Addendum – Consultation Feedback Report

1. Introduction

1.1 Chelmsford Pre-Submission Local Plan: Modifications

The Chelmsford Local Plan will be a new single planning policy document. It will set out how much new development will be delivered in Chelmsford City Council's (the Council) administrative area in the period up to 2036 and where this growth will be located. It will also contain planning policies and site allocations. For brevity, the term 'the City Area' is used throughout this document to describe the Council's administrative area.

The Council published the draft Local Plan[1] 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 2012. A SA Report[2] presenting the findings of the appraisal of the plan was published for consultation at the same time (hereafter referred to as the '2018 SA Report').

Following consideration of the representations received to the consultation on the draft Local Plan alongside updates to the evidence base, the Council identified a number of proposed 'Additional Changes' to the draft Local Plan[3]. These Additional Changes were screened and, where appropriate, appraised in an addendum[4] to the 2018 SA Report. This addendum also considered additional reasonable alternative sites and 'clusters' of multiple sites identified during the consultation.

The draft Local Plan and proposed Additional Changes, together with the 2018 SA Report 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

[1] 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 October 2019].
[2] Amec Foster Wheeler (2018) *Chelmsford Pre-Submission Local Plan Sustainability Appraisal Report. Available from* https://www.chelmsford.gov.uk/planning-and-building-control/planning-policy-and-new-local-plan/new-local-plan/ [Accessed October 2019].
[3] 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 October 2019].
[4] 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 October 2019].

number of modifications, comprising of 'Main Modifications[5]', 'Additional Modifications[6]' and 'Policies Map Changes[7]', to the draft Local Plan were proposed. These modifications take into account and supersede the Additional Changes identified by the Council following consultation on the draft Local Plan in January 2018.

The Main Modifications proposed by the Council were 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 were published for information purposes, they did not form part of the Main Modifications consultation.

1.2 Sustainability Appraisal Report Addendum

The Council is required to carry out a SA of the Local Plan[8]. SA is a means of ensuring that the likely social, economic and environmental effects of the Local Plan are identified, described and appraised and also incorporates a process set out under a European Directive[9] and related UK regulations[10] called Strategic Environmental Assessment (SEA).

SA is an iterative process and in this context, Amec Foster Wheeler Environment and Infrastructure UK Ltd (Amec Foster Wheeler, now Wood) carried out appraisals of the Issues and Options Consultation Document[11], the Preferred Options Consultation Document[12] and the Pre-Submission Local Plan[13].

An addendum to the 2018 SA Report[14] was prepared in order to take account of, and appraise, the proposed modifications to the draft Local Plan. The addendum assessed the likely significant effects of the proposed modifications in order to update the 2018 SA Report (as appropriate) and ensure that all the likely significant effects of the draft Local Plan (as proposed to be modified) have been identified, described and evaluated.

The SA Report Addendum was published for consultation alongside the Main Modifications in August 2019.

1.3 Habitats Regulations Assessment Addendum

The Conservation of Habitats and Species Regulations 2017 requires local authorities to assess the potential impacts of land use plans on the Natura 2000 network of European protected sites to determine whether there will be any likely significant effects as a result of the plan's implementation. This process is known as Habitats Regulations Assessment (HRA).

Alongside the SA, a HRA providing a conclusion on the likely effects of the Local Plan was undertaken based on the policies and proposals contained in the Pre-Submission Local Plan. The findings of this assessment were presented in a HRA Report[15] that was published for consultation in January 2018 alongside the Pre-

[5] Chelmsford City Council (2019) *Chelmsford Draft Local Plan Schedule of Proposed Main Modifications*. Available from https://www.chelmsford.gov.uk/_resources/assets/inline/full/0/2709377.pdf [Accessed October 2019].
[6] Chelmsford City Council (2019) *Chelmsford Draft Local Plan Schedule of Proposed Additional Modifications.* Available from https://www.chelmsford.gov.uk/_resources/assets/inline/full/0/2709283.pdf [Accessed October 2019].
[7] Chelmsford City Council (2019) *Chelmsford Draft Local Plan Schedule of Proposed Policies Map Changes*. Available from https://www.chelmsford.gov.uk/_resources/assets/inline/full/0/2709379.pdf [Accessed October 2019].
[8] The requirement for SA of local plans is set out under section 19(5) of the Planning and Compulsory Purchase Act 2004.
[9] Directive 2001/42/EC on the assessment of the effects of certain plans and programmes on the environment.
[10] Environmental Assessment of Plans and Programmes Regulations 2004 (statutory instrument 2004 No. 1633).
[11] Amec Foster Wheeler (2015) *Chelmsford Local Plan Issues and Options Consultation Document: Sustainability Appraisal Report.*
[12] Amec Foster Wheeler (2017) *Chelmsford Draft Local Plan: Preferred Options Consultation Document Sustainability Appraisal Report*.
[13] Amec Foster Wheeler (2018) *Chelmsford Pre-Submission Local Plan Sustainability Appraisal Report.*
[14] Wood (2019) *Chelmsford Pre-Submission Local Plan: Modifications Sustainability Appraisal Report: Addendum*. Available from https://www.chelmsford.gov.uk/_resources/assets/inline/full/0/2709381.pdf [Accessed October 2019].
[15] Amec Foster Wheeler (2018) *Chelmsford Pre-Submission Local Plan Habitats Regulations Assessment Screening Report*

Submission Local Plan. This report was subsequently reviewed to take account of the Main Modifications proposed by the Council and an addendum[16] was published for consultation in August 2019.

2. Consultation Overview

2.1 Responses

A total of seven respondents provided comments on the SA Report Addendum. **Table 2.1** provides a breakdown of the type of respondent.

Table 2.1 Type of SA Report Respondent

Type of Respondent	Number of Respondents
Parish/town councils or adjoining local authorities	1
Developers or representatives	4
Other agencies and authorities	1
Members of the public	1

Four consultees responded to the HRA Report Addendum, although in all cases the respondents did not have any further comments. **Table 2.2** provides a breakdown of the type of respondent.

Table 2.2 Type of HRA Report Respondent

Type of Respondent	Number of Respondents
Parish/town councils or adjoining local authorities	1
Developers or representatives	2
Other agencies and authorities	1
Members of the public	0

2.2 Main Issues Raised

SA Report Addendum

Where respondents commented on the SA Report Addendum (as opposed to the Local Plan itself), the main issues raised primarily concerned specific site allocations and the appraisal of reasonable alternatives. A detailed summary of responses received to the SA Report Addendum is contained in **Section 3**.

[16] Wood (2019) *Chelmsford Local Plan Habitats Regulations Assessment (HRA) Review of Pre-Submission Local Plan Modifications and HRA Conclusions*. Available from https://www.chelmsford.gov.uk/_resources/assets/inline/full/0/2709383.pdf [Accessed October 2019].

HRA Report Addendum

As noted above, respondents to the HRA Report Addendum did not raise any comments. For completeness, a list of the respondents is contained in **Section 4**.

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3. Schedule of Responses to the Sustainability Appraisal Report

Ref	Consultee	Consultee Response Summary	Response/Action
MSA10	Basildon Borough Council	No comment.	Noted.
MSA14	Bloor Homes Eastern Ltd.	States that the SA Report Addendum wrongly assumes that Policy SGS6 will deliver the vehicular access into Broomfield Hospital. States that it is established that the SGS6 allocation does not traverse into the Broomfield hospital grounds, though Policy SGS6 wrongly requires the vehicular access to be delivered, which it is unable to do. Considers that as the suggested vehicular access is on third party land (i.e. Hospital Trusts land) the mitigation should not wholly be placed on SGS6 to provide. States that in addition, Policy SPA1 should be assessed in the same way, and even more so, given that proposed vehicular access will be developed within the Broomfield Hospital grounds. Considers that, accordingly, there should be a greater emphasis on providing mitigation requirements within the hospital grounds as part of the SA Addendum Report findings. States that the above statement is on the premise that there is only one achievable (i.e. lesser impact in ecology and arboricultural terms) route through Puddings Wood for a new vehicular access. However, at this stage, there is no fixed route. States that once a final route is identified, this may affect the SA scoring.	Comment noted. Concerns raised with the precise wording of Policy SGS6 will be considered by the Inspector. Although the final route of the access road is unknown, the Local Plan states that the new link road could affect Puddings Wood (para. 7.291). The Policies Map is also proposed to be modified to indicate that the proposed link road could go through Puddings Wood. As such, the SA has appropriately appraised this Policy based on the published information.
MSA2	Mr Alan Brunning	Objects to MM16. States that the proposed actions will not deliver the declared objectives and that the evidence in the submission is incorrect. States that the B1012 is over capacity at peak times and that evidence book statements infer it as only at 50% capacity at peak hours and that the crossing will make little difference to the flow rate. States that peak hours at 06:45 to 08:00 are not as stated in the evidence books. Considers that the statement relating to traffic capacity improvements is not possible by adding pedestrian crossings. Considers that the text in	Comment noted. This response principally relates to the Local Plan and the transport modelling evidence base as opposed to the SA and will be considered by the Inspector

Ref	Consultee	Consultee Response Summary	Response/Action
		SOCG 20 a and b are contradictory and no evidence has been presented that this can be achieved. Is of the opinion that capacity improvements will not be feasible with the proposal to maintain B1012 as the major though route.	
MSA3		Objects to MM16. States that this will leave the design and development of the roads and infrastructure to the developers and will not allow any mitigation of the inevitable traffic issues it will cause.	Comment noted. This response principally relates to the Local Plan as opposed to the SA and will be considered by the Inspector.
MSA4		Objects to MM56. Considers that the statement will not deliver the declared objective. States that access will not be possible by the simple addition of pedestrian controlled crossings and that these will cause significant traffic congestion at peak hours.	Comment noted. This response principally relates to the Local Plan as opposed to the SA and will be considered by the Inspector
MSA5		Objects to MM56. States that no improvements to roads are proposed. States that the intention is just to change the junctions which will not provide a solution and that data based proof must be provided before the plan can be considered 'sound'. Considers that the data as supplied in evidence books is not based on the correct assumptions and available modelling.	Comment noted. This response principally relates to the Local Plan and the transport modelling evidence base as opposed to the SA and will be considered by the Inspector
MSA6		Objects to MM56. States that the document does not support published data and that no detailed traffic modelling has been completed. Considers that data collected in the evidence books have used the wrong peak hours and claimed that the B1012 was at 50% capacity.	Comment noted. This response principally relates to the Local Plan and the transport modelling evidence base as opposed to the SA and will be considered by the Inspector. .
MSA7		Objects to MM56. States that air quality will not be maintained or improved by the addition of up to 7 crossing on the B1012. Considers that traffic at these crossings will cause significantly more pollution and a reduction in air quality.	Comment noted. This response principally relates to the Local Plan as opposed to the SA and will be considered by the Inspector.
MSA8		States that significant consultee responses have been omitted from Appendix A of the SA Report Addendum.	Disagree. All responses received to the 2018 SA Report are accurately recorded in Appendix A.

Ref	Consultee	Consultee Response Summary	Response/Action
		With regard to Appendix A of the SA Report Addendum, states that the comments included a report detailing the inaccuracies and inconsistencies in the evidence books for the planning submission have been ignored and not included in the consultees' comments.	Comment noted. This response principally relates to the Local Plan as opposed to the SA. All responses received to the 2018 SA Report are accurately recorded in Appendix A. Comments relating to Local Plan evidence base will be considered by the Inspector.
MSA9		States that inaccuracies and inconsistencies in the evidence books for have been ignored and not included in the consultees' comments.	Disagree. All responses received to the 2018 SA Report are accurately recorded in Appendix A.
MSA1	Croudace Homes	States that the SA Report Addendum does not assess the land east and north of Rettendon Place as a 'reasonable alternative', despite the site's inclusion in the Local Plan Issues & Options document. Considers that the failure to assess Rettendon Place as a reasonable alternative is contrary to the Government's Planning Practice Guidance. States that in contrast and by its own admission, the Council has selected its preferred spatial strategy and then discounted sites, without assessment in the SA, for not complying with that strategy. Requests that the SA Report Addendum is updated to properly assess the land east and north of Rettendon Place.	Disagree. Site 15SLAA40 was assessed as part of the Strategic Land Availability Assessment (SLAA) process. Following this assessment, the site was not taken forward by the Council as a reasonable alternative for consideration in the SA. This is because the site would not be consistent with the Preferred Spatial Strategy. It is the view of the Council that the rationale for the selection of the reasonable alternatives considered, and for the rejection of Site 15SLAA40 is clear, robust and consistent. The Council selected its preferred spatial strategy and then discounted sites. At each appraisal stage, the likely effects of the preferred options and reasonable alternatives available were identified, described and evaluated and possible mitigation measures to minimise adverse effects identified were proposed. The SA findings informed the choice of preferred options and helped to refine policies taken forward in the Local Plan. No change.
MSA11	Grosvenor Developments Limited and Hammonds Estates LLP	Notes that the re-appraisal of the spatial strategy and site allocations presented in the SA Report Addendum does not include a re-appraisal of all reasonable alternatives, such as Hammonds Farm. Highlights that when Hammonds Farm was rejected at the preferred options stage, the difference in the results for the Preferred Spatial Strategy and the Alternative Spatial Strategy (with Hammonds Farm) was very slight with the key difference in the scores being the negative score given for landscape and one of the reasons given for Hammonds Farm's rejection was: "*the potential for significant landscape effects is considered to be*	Disagree. The SA has appraised all reasonable alternatives in the same manner, and to the same depth using the same evidence base, at both the strategic and site level. Section 5.3 of the 2018 SA Report describes the evolution of the development requirements and Spatial Strategy, including the outcomes of the appraisal of associated preferred options and reasonable alternatives. Appendix F of the 2018 SA Report includes further detail on the reasons for rejection of the strategic alternatives. Table 3.1 of the

Ref	Consultee	Consultee Response Summary	Response/Action
		greater". Notes that the Preferred Options SA Report (page 93) confirms that the Green Wedge and Corridor Study was part of the evidence base that informed the choice of the Spatial Strategy and states that given that this evidence has been found not to be sufficient to justify retention of the Green Corridors, the impact that this has on the preferred Spatial Strategy should be assessed and compared against an equivalent re-assessment of the reasonable alternatives (including Hammonds Farm). Notes that the SA Report Addendum states that Hammonds Farm was rejected for the following reasons (Table 3.1, p22): "*Rejected as although the Hammonds Farm site is available, it is considered to perform less well compared with Location 4 (North East Chelmsford) when assessed against the SA objectives, the preferred Spatial Strategy and the Local Plan evidence base*" and that the Report states that the rationale for the selection and rejection of the development requirements and spatial options remains unchanged. States that the reasons why the rationale remains the same are not given and that in order for this conclusion to be made, the reasonable options should be reconsidered in the light of changes to the evidence base to determine whether the rationale remains the same. Considers that the Main Modifications of relevance include: • Removal of references to Green Corridors; • Proposed housing requirements; • Infrastructure delivery and phasing. Notes that the Inspector has requested the removal of the references to Green Corridors owing to the absence of evidence for their provision as a separate landscape designation, the identification of boundaries and their purpose and function, as well as the lack of evidence to justify their provision as valued landscapes. States that the impact of the removal of the Green Corridors on the Spatial Strategy has not been considered in view of other reasonable options (i.e. Hammonds Farm), which were previously rejected. With regard to annual housing requirements, states that there remains a shortfall against the standard method going forward and considers that the potential for alternative sites to provide additional housing if proposed allocations fail to deliver or if additional housing is required	addendum to the SA Report provides an "outline summary of the reasons for identifying the [strategic] options dealt with and the reasons for their selection or rejection" and to only focus on the reasons summarised in Table 3.2 without due reference to the additional information contained in the 2018 SA Report leads to a partial and incomplete presentation of the reasons that underpin the decision as they relate to the spatial strategy. It is not considered necessary to update the appraisal of the alternative to the spatial strategy 'Alternative Spatial Strategy – Urban Focus with Growth at Hammonds Farm and Key Service Settlements' or the Hammonds Farm site in light of the Main Modifications. Appendix F of the 2018 SA Report sets out the following reasons for the rejection of Alternative Spatial Strategy – Urban Focus with Growth at Hammonds Farm and Key Service Settlements: "This option differs from the Preferred Options Spatial Strategy by substituting North East Chelmsford (Location 4) with a new settlement east of the A12/north of the A414 (known as 'Hammonds Farm'). Hammonds Farm is a large development being promoted by landowners at a location east of the A12 Chelmsford By-pass between Sandon and Boreham. This location is within the Lower Chelmer Valley which has a landscape character that has a high sensitivity to change with significant portions of land within the floodplain. The Landscape Capacity and Sensitivity Assessment 2017 identifies the site as having a high overall landscape sensitivity rating and a low to medium landscape capacity rating. A proportion of this area is also identified by the existing Chelmer and Navigation Landscape Conservation Area designation. The Hammonds Farm site is severed by the A12, Maldon Road and the A414, all of which are close to capacity and experience congestion and delays to traffic. The site is situated adjacent to A12 Junction 18; consequently the expected traffic generation from a site in this location would be expected to have an additional impact on the A12 carriageway. A new settlement at Hammonds Farm could mean that benefits arising from development on the edge of the Chelmsford Urban Area are reduced as a large proportion of new development would be detached

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		over and above that currently provided should, therefore, have been considered. In terms of infrastructure, states that the SA Report Addendum fails to recognise the scale of the issues associated with the development of North East Chelmsford and the significant challenges to delivering the infrastructure within the timescales required by the HIF, as well as the need for the bypass and station to be delivered before any development can proceed. Considers that such consequences of infrastructure delivery and phasing should have been taken into account in the SA Addendum for all reasonable alternatives, including Hammonds Farm. States that the impact of the extraction and rephasing of minerals extraction has the potential to significantly delay the delivery of the development of North East Chelmsford, which will inevitably impact upon the overall housing delivery of the plan. States that a road link, amongst other transport improvements, will be provided as part of the Hammonds Farm proposal to the north of junction 19, A12, which is in close proximity to the proposed Beaulieu station. Considers that Hammonds Farm is a sustainable location for growth, which should have been reappraised as a reasonable alternative to the Spatial Strategy and site allocations available within the SA Report Addendum against the most up to date evidence base.	from the existing urban area, which could lead to an increase in car/traffic movements to those facilities in the city centre. The site would require access to the A414, which is a strategic route linking Maldon with Chelmsford, and the wider network. Significant growth is planned in the Maldon Local Plan, along this busy `strategic' route which passes through urban areas, including Danbury towards the A12, Junction 18. Although the site is located close to the Sandon Park and Ride site, traffic from Hammonds Farm site would have to travel through Junction 18 to the Park and Ride facility with consequent impact on that junction. A further Park and Ride site has been suggested within the Hammonds Farm site. However, an additional Park and Ride is likely to have an effect on the viability of the neighbouring Sandon site, Chelmer Valley, and the potential additional two sites proposed in the Pre-Submission Local Plan. A large development at Hammonds Farm would also be expected to significantly increase the use of the city centre rail station, which is already close to capacity, more so than the site in NE Chelmsford which will be in close proximity to the proposed station at Beaulieu Park and will be connected into the walking and cycling routes serving the new NE Chelmsford neighbourhood. Although the Hammonds Farm site is relatively close to the proposed new rail station at Beaulieu Park travel between the two would be via the dual carriageway A12 which, as explained above, currently experiences congestion, or by rat running though minor roads to the north of the site which is unlikely to be considered acceptable. The Council has had regard to the main issues raised in the responses previous Local Plan consultations. These are summarised in feedback reports published in 2016, 2017 and 2018. Although these reveal significant support for a potential new settlement of up to 5,000 new homes at Hammonds Farm, there was also support for discounting it and the development of any new large settlement. Overall, although this site is available, it is considered to perform less well compared with Location 4 when assessed against the SA objectives

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			(see Appendix G of the Preferred Options SA Report), the preferred Spatial Strategy and the Local Plan evidence base." At Appendix E, the SA Report Addendum provides the rationale for the rejection of Hammonds Farm as a site allocation: "This site compares less well with Location 4 (NE Chelmsford) and the Spatial Principles and Spatial Strategy of the Local Plan, in particular by not respecting the existing pattern of settlements or locating development in well-connected locations. The site is also less well supported by the Plan evidence base including the Landscape Capacity and Sensitivity Assessment 2017. This location is within the Lower Chelmer Valley which has a landscape character that has a high sensitivity to change with significant portions of land within the floodplain. A proportion of this area is also identified by the existing Chelmer and Navigation Landscape Conservation Area designation. Furthermore, the area of the site proposed for future housing and employment development is east of the A12 Chelmsford By-pass and therefore there is uncertainty on highway access into this area for a new settlement which potentially requires a new junction or significantly improved junction on the A12 which raises issues of deliverability. The Hammonds Farm site is severed by the A12, Maldon Road and the A414, all of which are close to capacity and experience congestion and delays to traffic. The site is situated adjacent to A12 Junction 18; consequently the expected traffic generation from a site in this location would be expected to have an additional impact on the A12 carriageway. A new settlement at Hammonds Farm could mean that benefits arising from development on the edge of the Chelmsford Urban Area are reduced as a large proportion of new development would be detached from the existing urban area, which could lead to an increase in car/traffic movements to those facilities in the city centre. The site would require access to the A414, which is a strategic route linking Maldon with Chelmsford, and the wider network. Significant growth is planned in the Maldon Local Plan, along this busy `strategic'

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			route which passes through urban areas, including Danbury towards the A12, Junction 18. Although the site is located close to the Sandon Park and Ride site, traffic from Hammonds Farm site would have to travel through Junction 18 to the Park and Ride facility with consequent impact on that junction. A further Park and Ride site has been suggested within the Hammonds Farm site. However, an additional Park and Ride is likely to have an effect on the viability of the neighbouring Sandon site, Chelmer Valley, and the potential additional two sites proposed in the Pre-Submission Local Plan. A large development at Hammonds Farm would also be expected to significantly increase the use of the city centre rail station, which is already close to capacity, more so than the site in NE Chelmsford which will be in close proximity to the proposed station at Beaulieu Park and will be connected into the walking and cycling routes serving the new NE Chelmsford neighbourhood. Although the Hammonds Farm site is relatively close to the proposed new rail station at Beaulieu Park travel between the two would be via the dual carriageway A12 which, as explained above, currently experiences congestion, or by rat running though minor roads to the north of the site which is unlikely to be considered acceptable." The rationale for the rejection of Hammonds Farm as both a spatial strategy option and a site allocation does not include reference to Green Corridors. In consequence, the removal of this designation from the Local Plan has not altered the Council's decisions in respect of the preferred spatial strategy and site allocations. Further, it should be noted that the SA Framework and associated site appraisal criteria did not include any reference to Green Corridors and therefore this modification to the Local Plan has also not materially altered the appraisal of the preferred spatial strategy, the alternative strategy including growth at Hammonds Farm or the Hammonds Farm site itself. Whilst reference is made to the provision of Green Corridors as part of the assessment of both the preferred spatial strategy and alternative spatial strategy option, the designation was included in both options and therefore its removal would not influence the Council's selection of its preferred options (as has been demonstrated in the SA Report Addendum, the removal of

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			Green Corridors from the preferred spatial strategy has not resulted in any changes to the scoring of this element of the draft Local Plan against the SA objectives in any case). Comments relating to Local Plan housing requirements will be considered by the Inspector. The SA process has fully appraised the proposed development requirements, Spatial Strategy and site allocations alongside reasonable alternatives. The SA is considered appropriate and robust in this regard. The respondent states that the SA has not adequately considered infrastructure provision. This is incorrect. Ensuring the suitable provision of infrastructure to support development is a key consideration of the SA (though identification in the key sustainability issues, appraisal objectives and in the subsequent appraisal). For example, SA Objective 6 (Transport) refers specifically to aligning investment in infrastructure with growth whilst SA Objective 4 (Sustainable Living and Revitalisation) includes the guide question "Will it align investment in services, facilities and infrastructure with growth?". Infrastructure is also referenced in the additional evidence base to support the spatial strategy and subsequently throughout the appraisal (where relevant to do so). Specific risks associated with the delivery of sites including North East Chelmsford are identified in Appendix G of the 2018 SA Report and subsequently considered through the appraisal of associated growth site policies in Appendix I (with additional mitigation proposed where relevant). Similarly, the SA has clearly identified where sites are within Minerals Safeguarding Areas and where Minerals Resource Assessments are required, consistent with the policy requirements of the Local Plan. Comments relating to the delivery of the North East Chelmsford site allocation will be considered by the Inspector. The full Chelmsford North East Bypass and new train station do not need to be delivered before the site allocation can proceed. The SA process has fully appraised the

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			proposed site allocations and reasonable alternatives and is considered appropriate and robust. It is noted that the site promoters propose that a new link road will be provided to the north of J19, A12, which is in close proximity to the proposed Beaulieu Station. No further details on this proposal have been submitted to assess as part of this SA. Although the site is relatively close to the proposed new rail station at Beaulieu Park, travel between the two would currently be via the dual carriageway A12 which, as explained in the SA Addendum, currently experiences congestion, or by rat running though minor roads to the north of the site which is unlikely to be considered acceptable.
MSA12	Natural England	Does not have any further comment on the SA Report Addendum. States that the proposed modifications include sufficient wording to address the concerns highlighted by Natural England in relation to the impact of the Local Plan on the natural environment.	Comment noted.
MSA13	North East Chelmsford Garden Village Consortium	States that the responses set out at Appendix A of the SA Report Addendum, as far as they are relevant to North East Chelmsford, are supported.	Comment noted.

4. Schedule of Responses to the HRA Report

Ref	Consultee	Consultee Response Summary	Response/Action
MHRA1	Basildon Borough Council	No comment.	Noted.
MHAR4	Bloor Homes Eastern Ltd	No comment.	Noted.
MHRA2	Natural England	Does not have any further comment on the HRA. States that the proposed modifications include sufficient wording to address the concerns highlighted by Natural England in relation to the impact of the Local Plan on the natural environment.	Comment noted.
MHRA3	North East Chelmsford Garden Village Consortium	Notes that there are no implications arising out of the Main Modifications for North East Chelmsford in the HRA.	Comment noted.

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	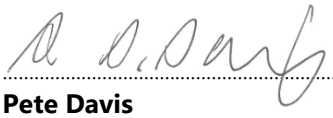
Alex Melling	**Pete Davis**

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