

Integrated Impact Assessment of the Review of the Adopted Local Plan Issues and Options Consultation Document

Chelmsford City Council needs to make sure that the Review of the Adopted Local Plan contributes to the sustainable development of Chelmsford's communities, economy and the environment.

To meet this requirement, and to ensure sustainability is integrated into the Local Plan, independent consultants Wood carried out an Integrated Impact Assessment of the Issues and Options Consultation Document.

What is an Integrated Impact Assessment?

Integrated Impact Assessment combines together into a single framework five different strands of assessment: Sustainability Appraisal (SA), Strategic Environmental Assessment (SEA), Health Impact Assessment (HIA), Equalities Impact Assessment (EqIA) and Habitats Regulations Assessment (HRA) in order to assess the socio-economic and environmental effects of the Local Plan. Where negative effects are identified, measures will be proposed to avoid, minimise or mitigate such effects. Where any positive effects are identified, measures will be considered that could enhance such effects.



Integrated Impact Assessment is not a one-off exercise.

It is ongoing and will help the Council make important decisions about how Chelmsford should change in the future.

The Integrated Impact Assessment has considered the effects of the Issues and Options Consultation Document on:

- biodiversity and geodiversity
- housing
- the economy, skills and employment
- sustainable living and revitalisation
- health and wellbeing
- transport
- land use and soils
- water
- flood risk
- air quality
- climate change
- waste and the use of natural resources
- the historic environment
- landscape and townscape

Local Plan Vision and Strategic Priorities

The Issues and Options Consultation Document sets out the following proposed vision for the Review of the Adopted Local Plan: ***“Guiding Chelmsford’s growth towards a greener, fairer and more connected community.”***

The proposed strategic priorities within the Review of the Adopted Local Plan are:

1. Addressing the climate and ecological emergency
2. Promoting smart, active travel and sustainable transport
3. Protecting and enhancing the natural and historic environment, and support an increase in biodiversity and ecological networks
4. Ensuring sustainable patterns of development and protecting the Green Belt
5. Meeting the needs for new homes
6. Fostering growth and investment and providing new jobs
7. Creating well designed and attractive places, and promoting the health and social well-being of communities
8. Delivering new and improved infrastructure to support growth
9. Encouraging resilience in retail, leisure, commercial and cultural development

How many homes?

The Council is proposing to plan for an additional 7,966 homes above those allocated in the adopted Local Plan – but with the aim of getting the right type of development in the right places.

How many jobs?

The Issues and Options Consultation Document proposes a continuation of the existing approach to employment land provision, i.e. a flexible rolling employment land supply across the plan period to 2041.

Where should development be located as a means of exploring possible approaches for securing sustainable growth?

Five spatial approaches to accommodating the required development have been considered:

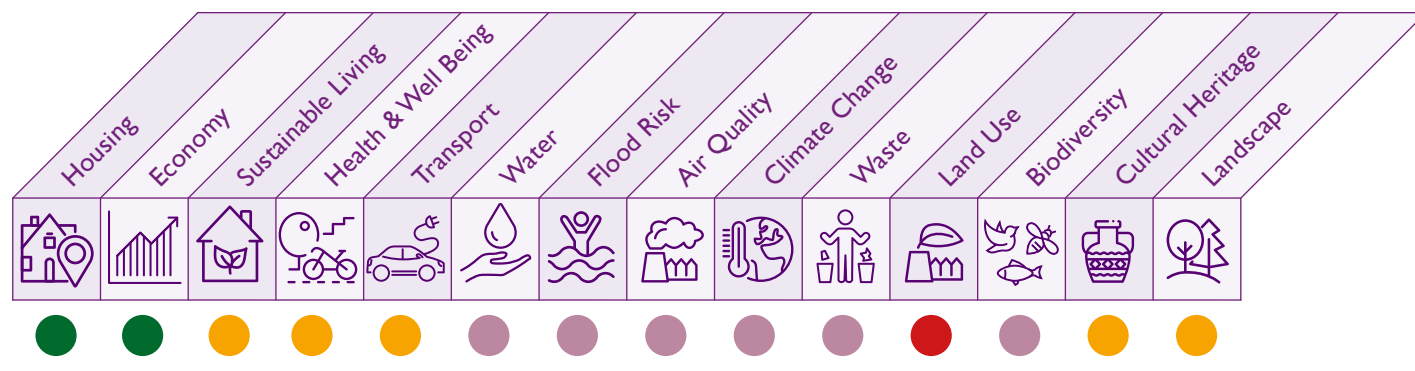
- Approach A: Growing existing strategy
- Approach B: Growth in urban areas
- Approach C: Wider strategy
- Approach D: Growth along transport corridors
- Approach E: New settlement

What are the Findings?

The following likely effects associated with the proposed approach of the Review of the Adopted Local Plan have been identified. Where negative effects have been identified, these might be mitigated through the application of revised or additional policy.

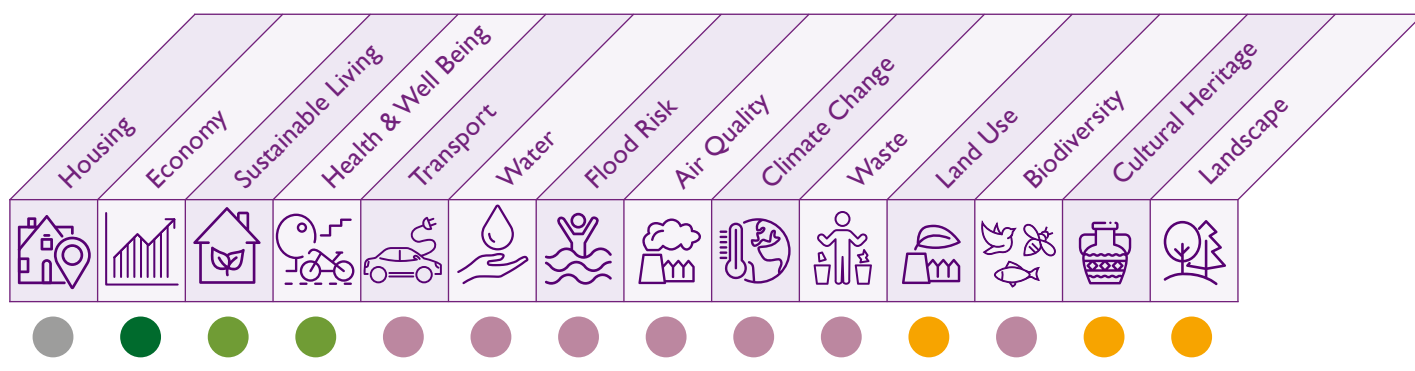
- Significant positive effect
- Minor positive effect
- Uncertain effect
- Mixed positive / negative effect
- Minor negative effect
- Significant negative effect

Housing Target – Sustainability Effects

















The Integrated Impact Assessment found that significant positive effects have been identified in respect of housing and the economy, but negative effects are expected on biodiversity, air quality, water, flood risk, climate change and waste and resource use, which will require mitigation through detailed site and building design. A significant negative effect has been identified in respect of land use, reflecting the scale of greenfield land which will be required.

Employment Target – Sustainability Effects



The Integrated Impact Assessment found that the approach would have a significant positive effect in respect of the economy. No significant negative effects were identified although there is the potential for adverse environmental effects in respect of biodiversity, transport, water, flood risk, air quality, climate change and waste and resource use which will require mitigation through detailed site and building design.

Spatial Approaches – Sustainability Effects

Housing	Economy	Sustainable Living	Health & Well Being	Transport	Water	Flood Risk	Air Quality	Climate Change	Waste	Land Use	Biodiversity	Cultural Heritage	Landscape	Spatial Approach:
														
●	●	●	●	●	●	●	●	●	●	●	●	●	●	A. Growing existing strategy
●	●	●	●	●	●	●	●	●	●	●	●	●	●	B. Growth in urban areas
●	●	●	●	●	●	●	●	●	●	●	●	●	●	C. Wider strategy
●	●	●	●	●	●	●	●	●	●	●	●	●	●	D. Growth along transport corridors
●	●	●	●	●	●	●	●	●	●	●	●	●	●	E. New settlement

The performance of the five spatial approaches is mixed, with positive sustainability effects most strongly associated with Approach A (Existing Strategy) and Approach B (Growth in Urban Areas), reflecting the opportunities to deliver a combination of sustainable transport infrastructure, reductions in the need to travel, efficient service provision and a higher degree of self-containment.

Spatial Approach C (Wider Strategy), Approach D (Growth Along Transport Corridors) and Approach E (New Settlement) retain some elements from the established approaches plus additional growth in new locations, with uncertainties over the ability to deliver sustainable development compared to established approaches, and potential for negative landscape effects in the case of a new settlement.

All Approaches will have a significant negative effect on land use reflecting the need for greenfield development but significant positive effects in respect of delivery the City Area's overall housing requirement and dwellings which meet a range of needs.

The findings of the Integrated Impact Assessment will help the Council decide which is its preferred approach in terms of the level and location of future development. The Preferred Options Consultation Document will be subject to further Integrated Impact Assessment as it progresses.

This Consultation: How to Give Us Your Views

We would welcome your views on any aspect of [the IIA Report](#). In particular, we would like to hear your views as to whether the effects which are predicted are likely and whether there are any significant effects which have not been considered. **Please provide your comments by 4pm on Thursday 20th October 2022.**

The Council encourages people to view the consultation documents and submit comments via its consultation portal at: www.chelmsford.gov.uk/planningpolicyconsult

Alternatively, comments can 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.

For further information visit www.chelmsford.gov.uk/lp-review