

Chelmsford City Council

# Infrastructure Delivery Plan

Stage 2: Infrastructure Delivery Plan to Support Regulation 19 Local Plan

Reference: Final for Issue

| 11 November 2024

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Job number 297277-00

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Document Verification

Project title           Infrastructure Delivery Plan  
Document title        Infrastructure Delivery Plan to Support Regulation 19 Local Plan  
Job number            297277-00  
Document ref  
File reference

Revision	Date	Filename			
1	29 July 2024	Description	Draft for Issue		
			Prepared by	Checked by	Approved by
		Name	EK / EO / RG / FS / NN/ RW	AO	AR
		Signature	EK / EO / RG / FS / NN/ RW	AO	AR
2	28 August 2024	Filename			
		Description	Final for issue		
			Prepared by	Checked by	Approved by
		Name	RW / AK	AO	AR
		Signature	RW / AK	AO	AR
3	11 November 2024	Filename			
		Description	Final for Issue		
			Prepared by	Checked by	Approved by
		Name	AO	AO	AR
		Signature	AO	AO	AR

Issue Document Verification with Document ☒

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# 1. Introduction

## 1.1 Overview

In August 2023, Chelmsford City Council (referred to throughout as ‘CCC’ or ‘the Council’) commissioned Ove Arup & Partners Limited (‘Arup’) to prepare an Infrastructure Delivery Plan (IDP) for the Chelmsford local authority area.

The Chelmsford Local Plan 2013-2036 was adopted in May 2020. Strategic Policy 13 of the Local Plan committed to a ‘full or focused formal review’ of the Plan within two years from its adoption. Accordingly, the Council has commenced the Local Plan Review undertaking a Regulation 18 consultation on ‘Issues and Options’ between August and October 2022. Consultation on the Preferred Options (Regulation 18) Local Plan Review took place between 8th May and the 19<sup>th</sup> June 2024. Consultation on the Pre-Submission version of emerging Local Plan Review is timetabled for 2025.

Once adopted, the new Local Plan will cover the period to 2041 and will supersede the current Local Plan. It will set out site allocations as well as new policies for the determination of planning applications.

The IDP represents a key element of the Council’s evidence base to support the Local Plan Review. The IDP was commenced at an early stage of the plan making process. A Stage 1 Report was produced to provide a high-level assessment of the Issues and Options Spatial Approaches (see Chelmsford Local Plan Review Infrastructure Delivery Plan Stage 1 Report). The Stage 1 Report was used by the Council to inform the Preferred Options Consultation Document. This report provides a full IDP to support the Pre-Submission (Regulation 19) version of the emerging Local Plan Review. It has been developed taking into account the consultation responses received on the Preferred Options (Regulation 18) Local Plan Review.

## 1.2 Role of the Infrastructure Delivery Plan

The purpose of this Study is to inform the preparation of the new Local Plan for Chelmsford, and form evidence underpinning and justifying the Local Plan as it progresses towards its Examination in Public. It will also be capable of use by the Council as part of the Development Management process, to underpin CIL charging and negotiations for developer contributions, to inform the whole-plan viability assessment, as well as the ongoing monitoring and prioritisation of projects through the Infrastructure Funding Statement.

## 1.3 Approach to the Infrastructure Delivery Plan

As part of the Stage 1 IDP, a baseline infrastructure capacity analysis was undertaken through a review of existing evidence and strategies, and engagement with infrastructure stakeholders.

This stage of the IDP sets out the infrastructure requirements of the Preferred Spatial Strategy. In order to do this, it incorporates and updates the findings from the Stage 1 baseline infrastructure capacity analysis and provides further analysis associated with the Preferred Spatial Strategy. It includes:

- An assessment of the infrastructure required to support the Preferred Spatial Strategy considering the level of growth for housing and employment;
- Identification of any gaps in infrastructure provision having regard to the infrastructure baseline and the Preferred Spatial Strategy; and
- The required infrastructure, including details (where available) of the responsible infrastructure service provider, capacity required, likely cost, and funding gap (where possible) in relation to the Preferred Spatial Strategy.

Within the context of limited and diminishing funding, establishing a reliable and concise IDP will ensure any investment decisions are based on a sound understanding of infrastructure requirements and growth. This will offer greater certainty to service providers, funders and developers about how infrastructure will be funded and delivered, enabling growth and encouraging investment. IDPs are, by their very nature, a ‘snapshot in time’, and as different infrastructure providers respond to their own unique challenges, the information that they provide will naturally date and alter over time.

## 1.4 Limitations

This study has been prepared in accordance with the following parameters:

- **Snapshot In-Time:** The Preferred Spatial Strategy presented in this document represents the current position of CCC in August 2024. This is subject to further refinement and consideration as CCC progresses towards the Pre-Submission (Regulation 19) Local Plan Review in 2025.
- **Current Infrastructure Provision:** The IDP collates detail of the scale, distribution and capacity of existing and proposed infrastructure across the administrative area of CCC, from publicly available service data and has been verified through stakeholder engagement.
- **Infrastructure Schedule:** The study is supported by schedules of planned projects across the administrative area of CCC (see Appendix A and B). Appendices A and B have been updated where there were errors in the dwelling number for sites in the Preferred Options consultation document. These schedules record all identified project requirements, including the infrastructure type, location, delivery mechanism, cost, and funding gap based on the Preferred Spatial Strategy. Where information is not available or where stakeholders are unable to provide feedback at this stage, it is intended that further stakeholder engagement will be undertaken with an update to the IDP made following the Pre-Submission Consultation (Regulation 19).
- **Infrastructure Modelling:** The study is based on publicly available data and feedback from engagement and no additional modelling of infrastructure requirements has been undertaken at this stage. Modelling may be undertaken as part of the final IDP aligned to the Regulation 19 Local Plan Review.
- **Cost Information:** The cost information within the Infrastructure Delivery Schedule is based on information provided by infrastructure providers in the first instance. Where the infrastructure provider has been unable to provide costings, Arup has undertaken a benchmarking exercise to provide high level indicative costings for these schemes, where there is sufficient detail on the schemes available to do this. These costs are therefore subject to refinement and detailed cost analysis as such schemes develop.

## 1.5 Document Structure

This document is structured as follows:

- Section 2 sets out the relevant local and national policy context.
- Section 3 sets out the Preferred Spatial Strategy and the scale of growth proposed.
- Section 4 summarises the methodology used to identify the infrastructure requirements across Chelmsford.
- Section 5 considers highways, access and transport infrastructure.
- Section 6 considers flood protection and water management infrastructure.
- Section 7 considers green infrastructure, recreation and leisure.
- Section 8 considers digital infrastructure.
- Section 9 considers minerals and waste infrastructure.
- Section 10 considers energy infrastructure.
- Section 11 considers early years, childcare and education infrastructure.
- Section 12 considers health and social wellbeing infrastructure.
- Section 13 considers social and community facilities.
- Section 14 considers public realm and public art.
- Section 15 considers security infrastructure.

- Section 16 provides a summary of the IDP.
- Appendix A consists of the Infrastructure Delivery Schedules by Infrastructure Type.
- Appendix B consists of the Infrastructure Delivery Schedules by Location and Site.



## 2. Understanding the Policy Context

### 2.1 Introduction

The following section outlines the national and local planning policy context for infrastructure planning within Chelmsford.

### 2.2 National Planning Policy Context

The National Planning Policy Framework (NPPF) and its supporting Planning Practice Guidance strongly underline the need for the proper planning and delivery of infrastructure as part of the plan making process.

#### 2.2.1 National Planning Policy Framework (2023)

The latest version of the NPPF was published in December 2023. The NPPF is founded on the need to deliver and achieve sustainable development. This means supporting strong and healthy communities, protecting and enhancing our built, natural and historic environment and contributing to building a strong, responsive and competitive economy by identifying and coordinating development requirements, including the provision of infrastructure.

The NPPF identifies the crucial role of the Local Plan process in planning appropriately to meet infrastructure needs, including those arising as a result of new development. Paragraph 20 states that:

*“Strategic policies should set out an overall strategy for the pattern, scale and design quality of places, and make sufficient provision for:*

- a) housing (including affordable housing), employment, retail, leisure and other commercial development;*
- b) infrastructure for transport, telecommunications, security, waste management, water supply, wastewater, flood risk and coastal change management, and the provision of minerals and energy (including heat);*
- c) community facilities (such as health, education and cultural infrastructure); and*
- d) conservation and enhancement of the natural, built and historic environment, including landscapes and green infrastructure, and planning measures to address climate change mitigation and adaptation.”*

Specific references to infrastructure provision also run as a thread through the individual topic chapters throughout the NPPF. These include:

- Chapter 6, Building a strong, competitive economy – Paragraph 86: *“Planning policies should seek to address potential barriers to investment, such as inadequate infrastructure, services or housing, or a poor environment.”*
- Chapter 8, Promoting healthy and safe communities – Paragraph 96: *“Planning policies and decisions should aim to achieve healthy, inclusive and safe places which...promote social interactions...are safe and accessible...enable and support healthy lifestyles.”* Paragraph 97 adds that planning policies and decisions should *“...plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments.”*
- Chapter 9, Promoting sustainable transport – Paragraph 108: *“Transport issues should be considered from the earliest stages of plan-making and development proposals, so that: a) the potential impacts of development on transport networks can be addressed; b) opportunities from existing or proposed transport infrastructure, and changing transport technology and usage, are realised – for example in relation to the scale, location or density of development that can be accommodated; c) opportunities to promote walking, cycling and public transport use are identified and pursued; d) the environmental impacts of traffic and transport infrastructure can be identified, assessed and taken into account –*

*including appropriate opportunities for avoiding and mitigating any adverse effects, and for net environmental gains; and e) patterns of movement, streets, parking and other transport considerations are integral to the design of schemes, and contribute to making high quality places.*

- Chapter 10, Supporting high quality communications – Paragraph 118: *“Advanced, high quality and reliable communications infrastructure is essential for economic growth and social well-being. Planning policies and decisions should support the expansion of electronic communications networks.”*

The NPPF also identifies the need for local authorities to work collaboratively to deliver new infrastructure. At Paragraph 16 it sets out the requirement for Local Plans to be *“shaped by early, proportionate and effective engagement”* with infrastructure providers and operators. At Paragraph 26, it also states that:

*“Effective and on-going joint working between strategic policy-making authorities and relevant bodies is integral to the production of a positively prepared and justified strategy. In particular, joint working should help to determine where additional infrastructure is necessary, and whether development needs that cannot be met wholly within a particular plan area could be met elsewhere.”*

The NPPF also outlines the importance of the Local Plan process in the delivery of infrastructure – and at Paragraph 34 highlights the challenges of balancing infrastructure requirements with development viability: *“Plans should set out the contributions expected from development [towards infrastructure]. Such policies should not undermine the deliverability of the plan.”*

The NPPF places emphasis on the importance of understanding viability at the plan-making stage, rather than on a case-by-case basis through the determination of planning applications. This allows it to be demonstrated from the outset that planning policies are realistic, and that the ‘costs’ to developers of those policies (such as infrastructure provision and affordable housing) do not render development unviable and unachievable. Paragraph 58 states that:

*“Where up-to-date policies have set out the contributions expected from development, planning applications that comply with them should be assumed to be viable. It is up to the applicant to demonstrate whether particular circumstances justify the need for a viability assessment at the application stage. The weight to be given to a viability assessment is a matter for the decision maker, having regard to all the circumstances in the case, including whether the plan and the viability evidence underpinning it is up to date, and any change in site circumstances since the plan was brought into force. All viability assessments, including any undertaken at the plan-making stage, should reflect the recommended approach in national planning guidance, including standardised inputs, and should be made publicly available.”*

Planning obligations assist in mitigating the impact of unacceptable development to make it acceptable in planning terms. Planning obligations may only constitute a reason for granting planning permission if they meet all the tests set out in Paragraph 57 of the NPPF and Regulation 122 of the CIL Regulations:

- necessary to make the development acceptable in planning terms;
- directly related to the development; and
- fairly and reasonably related in scale and kind to the development.

It is likely that many of the schemes identified within the IDP will be funded in part, or in whole, through Section 106 agreements with developers. As CCC has adopted a CIL, developer contributions could also be secured via CIL as appropriate, to fund required schemes.

### 2.2.2 Proposed Reforms to the National Planning Policy Framework (July 2024)

The Government has proposed changes to the NPPF and other reforms to the planning system with a draft NPPF document published for an 8-week consultation on 30 July until 24 September 2024. The proposed reforms to the NPPF will have implications for the Council’s housing requirement due to changes to the standard method for calculating local housing need. Given that the timescales for the implementation of any potential changes to the NPPF are unclear, no changes have been made to the IDP as a result of the Government’s consultation.

### 2.2.3 National Planning Practice Guidance

National Planning Practice Guidance expands on the policy set out in the NPPF and provides an additional layer of advice in relation to the delivery of infrastructure. Paragraph 059 of the guidance on Plan-Making states the following:

*“A plan is an opportunity for the strategic policy-making authority to set out a positive vision for the area, but the plan should also be realistic about what can be achieved and when. This means paying careful attention to providing an adequate supply of land, identifying what infrastructure is required and how it can be funded and brought forward. At an early stage in the plan-making process strategic policy-making authorities will need to work alongside infrastructure providers, service delivery organisations, other strategic bodies such as Local Enterprise Partnerships, developers, landowners and site promoters. A collaborative approach is expected to be taken to identifying infrastructure deficits and requirements, and opportunities for addressing them. In doing so they will need to:*

*assess the quality and capacity of infrastructure, and its ability to meet forecast demands. Where deficiencies are identified, policies should set out how those deficiencies will be addressed; and take account of the need for strategic infrastructure, including nationally significant infrastructure, within their areas.”* (Reference: Plan-making, Paragraph 059 – Reference ID: 61-026-20190315)

The Planning Practice Guidance also reflects an emphasis on the understanding of viability of development at the plan-making stage. Paragraph 001 of the guidance on Viability states that *“policy requirements should be informed by evidence of infrastructure and affordable housing need, and a proportionate assessment of viability that takes into account relevant policies, and local and national standards, including the cost implications of the Community Infrastructure Levy and Section 106.”* (Reference: Viability, Paragraph 001 – Reference ID: 10-001-20190509)

Paragraph 002 of the guidance on viability emphasises the collaborative nature of this process – *“it is the responsibility of site promoters to engage in plan making, take into account any costs including their own profit expectations and risks, and ensure that proposals for development are policy compliant.”* (Reference: Viability, Paragraph 002 – Reference ID: 10-002-20190509)

Accordingly, local planning authorities and developers should both be able to emerge from the plan making process with certainty about each party’s requirements and commitments in terms of the funding of new infrastructure. The conclusions of the IDP will therefore form a key input to the viability assessment for the Local Plan Review.

## 2.3 Local Policy Context

Development proposals should take account of both the adopted Chelmsford Local Plan (2020) and the following documents, which are all part of the Development Plan for the administrative area:

- Chelmsford Town Centre Public Realm Strategy 2011
- Essex and Southend-on-Sea Waste Local Plan 2017
- Essex Coast RAMS
- Essex Minerals Local Plan 2014
- Little Baddow Neighbourhood Plan 2023
- Sandon Neighbourhood Plan 2023
- South East Inshore Marine Plan
- South Woodham Ferrers Neighbourhood Plan 2021
- West End Vision 2017
- Writtle Neighbourhood Plan 2021

### 2.3.1 Chelmsford Local Plan (adopted May 2020)

The Chelmsford Local Plan was adopted in May 2020 and includes a variety of strategic spatial policies and allocations to guide development within the administrative area up to 2036. Strategic Policy S6 – Housing and Employment Requirements sets out the minimum housing requirement of 18,515 new homes for the 23 years from 2013 to 2036, at a rate of 805 dwellings per year. An additional 20% supply buffer was set above this target to provide flexibility in the supply of housing sites and to boost supply, making up a total housing requirement of 21,843 new homes.

Strategic Policy S6 states that in order to meet the forecast growth in total employment of 725 jobs per annum during the plan period, 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.

In order to meet the identified development needs, Strategic Policy 7 – The Spatial Strategy identifies the most sustainable locations to accommodate growth. New housing allocations within the Local Plan were focused on the three Growth Areas of Central and Urban Chelmsford, North Chelmsford, and South and East Chelmsford.

As part of the evidence base for the adopted Local Plan and to assess the infrastructure required to support the Local Plan growth, the Council prepared the Chelmsford Infrastructure Delivery Plan (prepared in January 2018 and updated in June 2018 and July 2019).

Adopted Local Plan Strategic Policy S9 – Infrastructure Requirements sets out the infrastructure requirements to support new development across Chelmsford. A list of required transport and highways infrastructure is included as well as infrastructure considerations relating to flood risk management, community facilities, green infrastructure and natural environment, historic environment, and utilities.

### 2.3.2 Local Plan Review 2022-2041

Strategic Policy 13 of the adopted Local Plan committed to a ‘full or focused formal review’ of the Plan within two years from its adoption. Accordingly, the Council commenced the Local Plan Review undertaking a 6-week Regulation 18 consultation on ‘Issues and Options’ between August and October 2022. Following on from this, the Preferred Options Consultation took place between May and June 2024. The Pre-Submission Consultation is timetabled for early 2025.

The Local Plan Review seeks to identify new allocations and/or extend sites which are already allocated to accommodate the growth required until 2041. The IDP will form a key part of the evidence base that will inform and support the iterative process of developing the Local Plan Review. Once adopted this Local Plan will supersede the previously adopted Local Plan (2013-2036) and its Policies.

The Local Development Scheme (LDS) (November 2023) sets out the Council’s timetable for the production of the Local Plan Review, including key production and public consultation stages. At the time of writing, the LDS is as follows:

- Regulation 19 Pre-submission Consultation: Q1 2025
- Submission: Q2 2025
- Examination period: Q3 and Q4 2025
- Formal adoption: Q4 2025/Q1 2026

### 2.3.3 Neighbourhood Plans

There are currently four ‘made’ (adopted) Neighbourhood Plans within Chelmsford, namely, Little Baddow Neighbourhood Plan (August 2023), Sandon Neighbourhood Plan (November 2023), South Woodham Ferrers Neighbourhood Plan (December 2021), and Writtle Neighbourhood Plan (December 2021). These plans set out the characteristics, challenges, and opportunities across each of the areas they cover and set out development management policies that shape the form of development coming forward.

There are a number of neighbourhood plans in progress covering Boreham (designated 31 May 2024), Broomfield (designated on 12 July 2022), Danbury (designated 9 March 2016), and East Hanningfield

(designated September 2019). The Broomfield and Danbury Neighbourhood Plans are currently the subject of independent examination.

#### **2.3.4 Infrastructure Funding Statement**

The preparation of Infrastructure Funding Statements (IFS) is now a requirement for all local authorities following the update to CIL Regulations in 2019. The latest IFS for Chelmsford was for 2022-23,<sup>1</sup> which sets out CCC's income and expenditure of all financial contributions which have been secured through S106 Agreements and CIL.

During 2022-23, CCC collected a total of £2.38m of CIL from development contributions. Of this, £1.91 was for strategic infrastructure. S106 monetary contributions collected in the year totalled £3.1m, and £2.38m was spent. Further S106 contributions totalling £0.3m were secured in the year.

ECC produce a separate IFS reporting on the amount of developer contributions obtained, allocated and spent relating to education, transport and highways. The latest IFS for Essex was for 2022-23,<sup>2</sup> which sets out ECC's income and expenditure of all financial contributions which have been secured through S106 Agreements and CIL. During 2022-23, ECC received £30.2m in S106 contributions.

## **2.4 Duty to Cooperate and Cross-boundary issues**

The successful cross-boundary resolution of infrastructure matters is a key requirement of national policy, and also essential to demonstrate compliance with the Duty-to-Cooperate. The following neighbouring authorities directly adjoin Chelmsford:

- Uttlesford District council
- Brentwood Borough Council
- Basildon Borough Council
- Epping Forest District Council
- Rochford District Council
- Braintree District council
- Maldon District Council

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<sup>1</sup> <https://www.chelmsford.gov.uk/media/1lqduhc/infrastructure-funding-statement-2022-23.pdf>

<sup>2</sup> <https://www.essex.gov.uk/sites/default/files/2024-02/Essex%20County%20Council%20Infrastructure%20Funding%202022%20to%202023%20-%20updated.pdf>

# 3. Summary of Growth

## 3.1 Introduction

This IDP assesses the Preferred Spatial Strategy, and the growth associated with this covering the plan period to 2041, as set out in the Preferred Options Consultation Document (May 2024). An update to reflect any changes proposed as a result of the Pre-Submission (Regulation 19) stage will be included in the next iteration of this document.

## 3.2 Preferred Spatial Strategy

Strategic Policy S6 (Housing and Employment Requirements) states that provision is made for a minimum of 19,000 net new homes at an average annual rate of 1,000 net new homes per year. In relation to employment, the Local Plan allocates sites to accommodate a minimum of 162,646sqm of new employment floorspace (Use Classes E(g)(i-ii), B2 and B8) in addition to existing commitments over the Plan period.

The housing requirement represents a minimum requirement and paragraph 6.8 notes that in order 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 Housing Requirement of 1,000 homes per annum. When taking the supply buffer into account, provision is made for a total of 22,567 new homes in the period 2022-2041. The table below provides a breakdown of the total number of dwellings.

Table 1. Housing supply

Housing supply as at 2022/23 base date	Net new homes
Completions 2022-2023	822
Sites with planning permission (excludes existing Local Plan allocations)	3,745
Existing Local Plan allocations	12,677
New Local Plan Review allocations	3,862
Windfall allowance (2026-2041)	1,461
TOTAL SUPPLY	22,567

Strategic Policy S7 (The Spatial Strategy) identifies the most sustainable locations for growth setting out a settlement hierarchy and identifying the amount of location of the proposed allocations for housing, employment, traveller pitches and travelling show people plots. The Spatial Strategy identifies three broad geographic areas where new growth will be accommodated comprising Growth Area 1 (Central and Urban Chelmsford), Growth Area 2 (North Chelmsford), and Growth Area 3 (South and East Chelmsford). The table below set outs the proposed development locations and allocations.

Table 2. Strategic Policy S7 – Development Locations and Allocations

Site No.	Location Name	Site Name	Dwellings	G&T Pitches	Travelling Show-people Plots	Employment sqm
Growth Area 1 Central and Urban Chelmsford						
1	Chelmsford Urban Area	Previously developed sites in Chelmsford Urban Area	2,765			4,000sqm Use Class E(g)(i-ii)
2	West Chelmsford	West Chelmsford	880		5	



Site No.	Location Name	Site Name	Dwellings	G&T Pitches	Travelling Show-people Plots	Employment sqm
3a	East of Chelmsford	East of Chelmsford – Manor Farm	360			
3b	East of Chelmsford	East of Chelmsford – Land North of Maldon Road				5,000sqm Office/ Business Park
3c	East of Chelmsford	East of Chelmsford – Land South of Maldon Road	109			
3d	East of Chelmsford	East of Chelmsford – Land North of Maldon Road	65			
4	Galleywood	Land North of Galleywood Reservoir	24			
5	Writtle	Land surrounding Telephone Exchange, Ongar Road, Writtle	25			
Area Total			4,228		5	9,000sqm
Growth Area 2 – North Chelmsford						
6	North East Chelmsford	Chelmsford Garden Community	6,250	10	10	56,946sqm Office / Business Park
7a	Great Leighs	Great Leighs – Land at Moulsham Hall	750		5	
7b	Great Leighs	Great Leighs – Land East of London Road	190			
7c	Great Leighs	Great Leighs – Land North and South of Banters Lane	100			
8	North of Broomfield	North of Broomfield	512			
9a	Boreham	Waltham Road Employment Area (expansion to north of existing site)				3,500sqm B2/B8
14a	Ford End	Land west of Back Lane, Ford End	20			
14b	Ford End	Land south of Ford End Primary School, Ford End	20			
15	North West Chelmsford	Little Boyton Hall Farm Rural Employment Area (expansion to north of existing site)				6,000sqm B2/B8
Area Total			7,842	10	15	66,446sqm
Growth Area 3 South East Chelmsford						
16a	South East Chelmsford	East Chelmsford Garden Community (Hammonds Farm)	3,000	20		43,000sqm Business Space
16b	South East Chelmsford	Land adjacent to A12 Junction 18				43,000sqm Business Space
10	North of South Woodham Ferrers	North of South Woodham Ferrers	1,220		5	1,200sqm Business Space

Site No.	Location Name	Site Name	Dwellings	G&T Pitches	Travelling Show-people Plots	Employment sqm
11a	Bicknacre	South of Bicknacre	42			
11b	Bicknacre	Land at Kingsgate, Bicknacre	20			
11c	Bicknacre	Land west of Barbrook Way, Bicknacre	20			
12	Bicknacre	St Giles Bicknacre	32			
13	Danbury	Danbury	100			
17a	East Hanningfield	Land north of Abbey Fields, East Hanningfield	15			
17b	East Hanningfield	Land east of Highfields Mead, East Hanningfield	20			
<b>Area Total</b>			<b>4,469</b>	<b>20</b>	<b>5</b>	<b>87,200sqm</b>
<b>Total Local Plan Allocations</b>			<b>16,539</b>	<b>30</b>	<b>25</b>	<b>162,646 sqm</b>
<b>Windfall Allowance 2026-2041</b>			<b>1,461</b>			
<b>Overall Total</b>			<b>18,000</b>	<b>30</b>	<b>25</b>	<b>162,646 sqm</b>

A number of the allocations are existing allocations in the adopted Local Plan. As such, some sites already have planning permission or have a planning application pending determination. This applies to the following sites:

- **Location 1** - Previously developed sites in Chelmsford urban area
  - Site SGS1f (Eastwood House Car Park, Glebe Road) - site has full planning permission for three apartment blocks comprising 197 dwellings granted in November 2021 (Ref: 19/01618/FUL).
  - Site GS1o (Site at Play Area Woodhall Road, Chelmsford) - site has full planning permission for 12 homes granted in August 2021 (Ref: 19/01579/FUL). Site is fully built out.
  - Site GS1u (Rivermead, Bishop Hall Lane) - site has full planning permission for 315 student dwellings granted in September 2019 (18/01326/FUL). Site is fully built out.
- **Location 2** - West Chelmsford - Outline planning application pending for 880 dwellings (Ref: 21/01545/OUT)
- **Location 3a** – East of Chelmsford - Manor Farm – site has a hybrid planning application pending for 360 homes and change of use to provide a country park (Ref: 22/01732/FUL and 22/01732/OUT).
- **Location 4** - Land North of Galleywood Reservoir - site has outline planning permission for 24 homes granted in December 2022 (22/00397/OUT).
- **Location 6** – North East Chelmsford Garden Community – see section below.
- **Location 7a** - Great Leighs - Land at Moulsham Hall - Hybrid planning application for 750 homes pending determination (Ref: 23/01583/FUL and 23/01583/OUT).
- **Location 7b** - Great Leighs - Land East of London Road - site has an outline planning application pending for an integrated retirement community comprising 190 units (Ref: 21/02490/OUT).
- **Location 7c** - Great Leighs - Land North and South of Banters Lane - Full planning application pending for 115 homes (Ref: 24/00695/FUL).
- **Location 8** - North of Broomfield - Outline planning application pending for 512 homes (Ref: 20/02064/OUT).



- **Location 10** - North of South Woodham Ferrers - site has a hybrid application pending for 1020 homes (Ref: 21/01961/OUT and 21/01961/FUL) and outline application for 200 homes pending (Ref: 22/00311/OUT).
- **Location 11a** - South of Bicknacre - site has full planning permission for 42 homes granted in April 2021 (20/01507/FUL). Site is fully built out.

The Spatial Strategy includes two garden communities, one located in Growth Area 2 (North East Chelmsford Garden Community (Location 6)) and one located in Growth Area 3 (East Chelmsford Garden Community (Hammonds Farm) (Location 16a)).

In relation to North East Chelmsford, the North Chelmsford Area Action Plan (2011), part of the Council's former Local Development Framework 2001-2021, allocated around 3,000 new homes and 40,000sqm of commercial floorspace at North East Chelmsford known as Beaulieu and Channels. A further 24,000sqm of employment floorspace was allocated at the neighbouring existing Essex Regiment Way employment site. Outline planning permissions have been granted for up to 4,350 new homes, 40,000sqm floorspace business park and a new rail station. Construction work commenced on the scheme in 2014 and around 2,500 new homes have been built. The Council's adopted Local Plan (2020) allocated a further 3,000 new homes and 45,000sqm of office/business park floorspace at North-East Chelmsford as an extension to Beaulieu and Channels and known as North East Chelmsford Garden Community (Strategic Growth Site Policy 6). The plan also identified that the wider allocation may have potential for a further 2,500 new homes post-2036 as part of a plan review.

The Strategic Growth Site 6 allocation has an approved masterplan and planning applications have now been submitted for 6,250 homes and around 57,000sqm of new employment floorspace (Zone 1 hybrid planning application: 22/01950/FUL and 22/01950/OUT, Zone 2 outline planning application: 23/01751/OUT, Zone 3 hybrid planning application: 23/00124/OUT and 23/00124/FUL), and Northern Radial Distributor Road planning application: 23/00114/FUL). The Chelmsford Garden Community Developer Consortium comprises Countryside, L&Q, Ptarmigan Land and Halley Developments, working in partnership with Chelmsford City Council, Essex County Council and Homes England. The Consortium have prepared a masterplan (Development Framework Document (DFD)) and accompanying Infrastructure Delivery Plan (IDP). This was consulted on in 2022 and was approved by Cabinet on 24 January 2023, subject to the completion of a legal Planning Framework Agreement. Given that North East Chelmsford Garden Community is subject to its own separate IDP, the infrastructure requirements of this site have not been considered in this IDP.

In relation to the new garden community (East Chelmsford Garden Community (Hammonds Farm) (Location 16a), this is located adjacent to the A12 and A414 and would be developed based on Garden City Principles to create a new sustainable, comprehensively planned, landscape-led garden community of 3,000 new homes and 43,000sqm of new employment floorspace over the Local Plan period, subject to the adoption of the Local Plan Review and planning permission for the site being granted. The wider allocation has the capacity for a further 1,500 new homes to be developed post-2041.

### 3.3 Housing Trajectory

The table below sets out the housing trajectory in relation to each of the proposed allocations assuming a base date of April 2023. This demonstrates that the majority of growth takes places between years 6 and 11 (2028/29 to 2033/34). In the initial five year period (2023/24 to 2027/28), growth is predominantly focused in Growth Areas 1 and 2 with very limited growth in Growth Area 3. Towards the end of the plan period between years 12 and 18 (2034/35 to 2040/41), the majority of growth occurs in Growth Areas 2 and 3, predominantly due to the garden communities. It is critical to understand the nuances within the housing trajectory as this will have significant implications on when infrastructure delivery should occur across the plan period.

**Table 3. Dwelling completions by phase**

Site No.	Location Name	Site Name	Dwellings	2023/24 to 2027/28	2028/29 to 2033/34	2034/35 to 2040/41	Post 2041
<b>Growth Area 1</b>							
<b>1</b>	Chelmsford Urban Area	Previously developed sites in Chelmsford Urban Area	2,765	1,195	1,105	465	
<b>2</b>	West Chelmsford	West Chelmsford	880	397	483		
<b>3a</b>	East of Chelmsford	East of Chelmsford – Manor Farm	360	200	160		
<b>3c &amp; 3d</b>	East of Chelmsford	East of Chelmsford – Land South and North of Maldon Road	174	165	9		
<b>4</b>	Galleywood	Land North of Galleywood Reservoir	24	24			
<b>5</b>	Writtle	Land surrounding Telephone Exchange, Ongar Road, Writtle	25			25	
<b>Area Total</b>			<b>4,228</b>	<b>1,981</b>	<b>1,757</b>	<b>490</b>	
<b>Growth Area 2</b>							
<b>6</b>	North East Chelmsford	Chelmsford Garden Community	6,250	1,325	3,035	1,890	
<b>7a</b>	Great Leighs	Great Leighs – Land at Moulsham Hall	750	200	550		
<b>7b</b>	Great Leighs	Great Leighs – Land East of London Road	190	190			
<b>7c</b>	Great Leighs	Great Leighs – Land North and South of Banters Lane	100	100			
<b>8</b>	North of Broomfield	North of Broomfield	512	250	262		
<b>14a</b>	Ford End	Land west of Back Lane, Ford End	20		20		
<b>14b</b>	Boreham	Land south of Ford End Primary School, Ford End	20		20		
<b>Area Total</b>			<b>7,842</b>	<b>2,065</b>	<b>3,887</b>	<b>1,890</b>	
<b>Growth Area 3</b>							
<b>16a</b>	South East Chelmsford	East Chelmsford Garden Community (Hammonds Farm)	3,000		1,350	1,650	1,500
<b>10</b>	North of South Woodham Ferrers	North of South Woodham Ferrers	1,220	306	914		

Site No.	Location Name	Site Name	Dwellings	2023/24 to 2027/28	2028/29 to 2033/34	2034/35 to 2040/41	Post 2041
11a	Bicknacre	South of Bicknacre	42	42			
11b	Bicknacre	Land at Kingsgate, Bicknacre	20	20			
11c	Bicknacre	Land west of Barbrook Way, Bicknacre	20	20			
12	Bicknacre	St Giles Bicknacre	32	32			
13	Danbury	Danbury	100	50	50		
17a	East Hanningfield	Land north of Abbey Fields, East Hanningfield	15	15			
17b	East Hanningfield	Land east of Highfields Mead, East Hanningfield	20	20			
Area Total			4,469	348	2,421	1,700	1,500
				4,394	8,065	4,080	1,500

## 4. Study Methodology

### 4.1 IDP Scope and Key Stakeholders

The scope of the IDP addresses the infrastructure listed in the table below. The infrastructure scope includes services delivered by CCC, Essex County Council and other infrastructure delivery bodies that provide strategic provision of services across administrative boundaries.

**Table 4. Infrastructure categories, types and stakeholders**

Infrastructure Category	Infrastructure Type	Stakeholder(s)
<b>Highways, access and transport</b>	Highways	Essex County Council
	Rail services	Network Rail, Essex County Council
	Bus services	Essex County Council, Arriva, First
	Active travel and micromobility provision	Essex County Council
<b>Flood protection and water management</b>	Flood and water management	Essex County Council
	Water supply	Essex and Suffolk Water
	Sewerage	Anglian Water
<b>Green infrastructure, recreation and leisure</b>	Parks and gardens	Chelmsford City Council, Environment Agency
	Natural and semi-natural greenspace	
	Amenity greenspace	
	Provision for children and young people	
	Indoor sports facilities	Sport England
	Outdoor sports facilities	
<b>Digital infrastructure</b>	Broadband coverage	Essex County Council
<b>Minerals and waste planning</b>	Recycling centres	Essex County Council
	Waste transfer	
<b>Provision of energy</b>	Gas	National Gas
	Electricity	National Grid. UK Power Networks
<b>Early years, childcare and education</b>	Early years	Essex County Council
	Primary education	
	Secondary education	
	Special educational needs	
	Post 16 education	
<b>Health and social wellbeing</b>	Primary healthcare	Mid and South Essex Integrated Care Board
	Secondary healthcare	
	Specialist and Supported Housing	Essex County Council
	Ambulance services	East of England Ambulance Trust
	Police services	Essex Police
	Fire services	Essex Fire and Rescue
<b>Social and community facilities</b>	Youth services	Chelmsford City Council
	Libraries	Essex County Council
	Community halls	Chelmsford City Council
	Cemeteries	Essex County Council
<b>Public realm and public art</b>	Site specific provision	Chelmsford City Council
<b>Security</b>	CCTV	Chelmsford City Council
	Safety initiatives	

## **4.2 Stage 1: Assessing the Baseline Infrastructure Capacity**

An assessment of the baseline infrastructure capacity for each infrastructure type was undertaken in order to:

- Consider the overarching policy and strategy context;
- Identify current levels of provision; and
- Establish the implications for future growth.

The methodology below sets out the approach taken to inform the baseline assessment.

### **4.2.1 Review of existing evidence and strategies**

A thorough desk-based review of relevant published evidence base documents and strategies from the full breadth of infrastructure providers and public-sector agencies was undertaken. This provided an understanding of existing infrastructure provision and any issues influencing the delivery of services and infrastructure, as well as any locally derived standards for the provision of specific infrastructure types. Details of the documents and strategies considered are set out within the relevant section for each infrastructure type.

### **4.2.2 Identifying current levels of provision**

Through the process of preparing a comprehensive desk-based review, the IDP identified the existing levels of provision and capacity of different infrastructure types. It also provided an understanding of the different infrastructure interventions or improvements proposed, the timeframes of these proposals, and whether they adequately provide for the levels of growth envisaged.

### **4.2.3 Undertaking initial engagement with infrastructure providers**

The Stage 1 IDP was informed by engagement with infrastructure providers between September and October 2023. It is critical to engage with infrastructure providers at an early stage of the IDP as it will ensure the right stakeholders are identified throughout the IDP process, enabling verification of the baseline issues.

Table 4 above lists the relevant stakeholders by infrastructure type. Engagement was undertaken via Microsoft Teams meetings and via email correspondence. Engagement with all stakeholders was not possible as part of the Stage 1 IDP however further engagement was undertaken as part of Stage 2.

## **4.3 Stage 2: Full Draft Infrastructure Delivery Plan**

Stage 2 (this report) incorporates the findings from Stage 1 and assesses the infrastructure needs of the Council's emerging Local Plan Review – including the proposed site allocations for residential and employment use aligned with the Preferred Spatial Strategy. It sets out specific infrastructure interventions required to support the delivery of the site allocations.

The methodology below sets out the approach taken to inform the Stage 2 IDP.

### **4.3.1 Identifying Proposed / Planned Infrastructure Projects**

Through the review of existing infrastructure evidence and strategies, an initial infrastructure project list was identified of planned/proposed projects across Chelmsford. This provided an initial draft of the Infrastructure Delivery Schedule which was used to inform further stakeholder engagement.

### **4.3.2 Undertaking further engagement with infrastructure providers**

Following on from the previous engagement, this IDP has been informed by engagement with infrastructure providers between May and August 2024. The engagement sought to review and update the baseline findings (where required) and determine the implications of the Preferred Spatial Strategy and future infrastructure investment needed.

Table 4 above lists the stakeholders that were consulted as part of the IDP. Engagement was undertaken via a series of one-to-one meetings via Microsoft Teams as well as via email correspondence. All stakeholders were provided the same overarching presentation that summarised the commission and preferred growth

strategy as well as information summarising the existing infrastructure capacity and project schedule relevant to their infrastructure specialism.

Whilst all stakeholders were contacted, engagement with Essex and Suffolk Water and the Environment Agency did not take place as no response was received. In the absence of any engagement, existing published information sources alongside available information obtained by CCC through engagement with stakeholders has been used instead. An engagement meeting with National Highways did not take place and only limited email correspondence was received.

#### 4.3.3 Infrastructure needs assessment and Infrastructure Schedule

Utilising the Stage 1 baseline assessment findings and the outputs from the subsequent technical stakeholder engagement, a needs assessment was undertaken by infrastructure topic to identify the additional infrastructure requirements to support growth as part of the Preferred Spatial Strategy. At this stage of the commission, the infrastructure needs assessment has only been informed by stakeholder engagement and no additional modelling has taken place.

Following stakeholder engagement and the infrastructure needs assessment, an Infrastructure Delivery Schedule was produced that sets out the infrastructure required to support the growth proposed in the Local Plan Review, providing (where possible), the cost, funding, location and delivery bodies of each infrastructure investment. Further detail on the Infrastructure Delivery Schedule and the sections included within it is set out below:

#### Infrastructure Delivery Schedules

The schedules includes the following information:

- **Infrastructure category and Infrastructure type** – Some interventions are cross-cutting across several different infrastructure categories/types.
- **Growth Area** – This relates to the Council’s Growth Areas 1, 2 or 3.
- **Location** – This relates to the general location within the Growth Area.
- **Site** – This relates to the site to which each infrastructure intervention relates. Some interventions may affect several sites or locations, and this will be noted. Other interventions may apply administrative area-wide.
- **Intervention description** – Details of the specific infrastructure intervention.
- **Prioritisation** – To support future investment and funding decisions, interventions will be assigned a recommended priority level based upon Arup’s assessment. It should be noted that these may not necessarily reflect political and infrastructure provider views – but are intended to be a practical and pragmatic basis upon which to proceed. Lower priority infrastructure should not be assumed to be of any lesser importance in terms of making development acceptable in planning terms. Developers will still be expected to deliver all identified infrastructure needs. The three categories are:
  - **Critical** – Infrastructure that must happen for development to proceed. It generally includes connections to transport and utilities networks, and will be triggered by the commencement of development activity, including any pre-commencement/enabling works.
  - **Essential** – Infrastructure that will mitigate impacts arising from development. It is generally generated by demand from new residents, and will be triggered upon occupation of a development site (or part of a site).
  - **Important** – Infrastructure that is required to achieve sustainable growth and deliver good place making objectives. It will improve operational infrastructure capacity and/or deliver wider benefits.
- **Responsibility for delivery** – The infrastructure provider and/or public body with responsibility for delivery of an infrastructure intervention. Responsibility may be shared between several organisations.
- **Anticipated delivery mechanism** – The likely source of funding for a specific infrastructure intervention. There are three main sources:

- Direct developer funding such as Section 106 agreements (or Section 278 agreements for highway matters) with developers – for infrastructure investments necessary to make development acceptable on individual sites, or which are necessary on a cumulative basis because of development arising on a combination of sites.
- Community Infrastructure Levy (CIL), paid by developers based upon the floorspace of their development – for infrastructure of a more general and/or lower-scale nature, which is not directly linked to growth or for which a need already exists.
- External funding sources such as from Government through national programmes or funding delivered by Essex County Council and the Local Enterprise Partnership – for infrastructure of a higher-scale or more strategic nature, too expensive to be funded by development.
- **Estimated cost** – The best estimate of cost for each infrastructure intervention, with the source of the funding estimate noted in each case. For some interventions it may not be possible to obtain or estimate a cost at this stage (with that being noted where relevant) – this will either be because of a lack of detail on the intervention at this stage, or because costs have not yet been formulated by the delivery body. A few of these costs are identified as ‘Private and Confidential’ with no figure shown – this is because they contain commercially sensitive information which cannot be published.

The approach to estimating costs is based on information provided by infrastructure providers in the first instance. Costs indicated in the IDP are based upon the latest published costs which are generally subject to indexation (to adjust for inflation and other influences) over time. The approach used by the infrastructure providers to calculate these costs have been set out within the relevant section for each infrastructure type, including where there are established metrics which the infrastructure provider uses. The approaches are therefore specific to each infrastructure type and provider.

Where the infrastructure provider has been unable to provide any cost estimates, Arup has undertaken a benchmarking exercise to provide high level indicative costings for these schemes, where there is sufficient detail on the schemes available to do this. As each site has its own specific circumstances, previous infrastructure costs are therefore not a perfect indicator of what future infrastructure costs might be. However, in order to provide a frame of reference for considering the effect of infrastructure requirements on the viability of the sites identified in the Local Plan Review, indicative costs have been set out wherever possible. The final costs for any infrastructure items will be subject to further inputs from infrastructure providers (where relevant) and will be subject to refinement as and when detailed discussions take place as part of the development management process of determining future planning applications for each site.

- **Funding gap** – The best estimate of the residual funding that needs to be secured, based upon forecast Section 106 developer contributions from contributing sites or other known means of funding. This funding gap could be bridged by the indicated anticipated funding source in the previous column.
- **Contributing sites** – Those sites currently proposed for allocation from which it is considered contributions should be secured, based on their proximity and/or likelihood to generate the demand by which the infrastructure intervention becomes necessary.
- **Cost per dwelling** – The schedules in Appendix B provide a cost per dwelling based on the infrastructure requirements for each site. Given there are costing gaps in the schedules, this does not reflect the full cost per dwelling requirements, and these may increase once interventions which are currently uncoded or unspecified have been confirmed and coded. The cost per dwelling for each site has been calculated based on the infrastructure costs specifically relating to that site combined with an equal apportionment of administrative area-wide and growth area-wide costs (i.e. based on the assumption that all sites will contribute equally to these interventions).
- **Total cost to the developer** – The schedules in Appendix B include a section setting out the total infrastructure cost to the developer for each site and the developer cost per dwelling. This reflects the total infrastructure costs for that site minus any items which have already been funded. For items which are likely to have multiple funding sources, an assumption has been made regarding how much the developer will be required to contribute. This has been discussed and agreed with the Council.

#### 4.3.4 Ongoing status of the Infrastructure Schedule

An IDP is intended to be a ‘living document’ that can be updated and reviewed at regular intervals. Where new or different information is received by the Council, or indeed the Council’s own evidence base changes, it will be appropriate to review the IDP and amend the identified infrastructure requirements where necessary. This is particularly the case given the site-specific nature of demand forecasting in the IDP, which is based upon the sites proposed for inclusion in the Local Plan Review at the time of writing. An update to reflect any changes proposed as a result of the Pre-Submission Consultation (Regulation 19) stage will be included in the next iteration of this document in order to ensure that it reflects the final selection of sites proposed to be allocated. It may need to be updated further as the Local Plan Review’s Examination in Public progresses, to ensure an up-to-date understanding of infrastructure requirements.

It is also important to note some of the sites upon which the infrastructure schedule is based are not expected to be built out until towards the end of the plan period, and the context and circumstances of these sites may therefore have changed by the time a planning application is submitted to the local planning authority. Subsequent updates to the IDP are therefore likely to supersede the assumptions set out in this document over time. The timescales for updating the IDP will depend on the extent to which circumstances change. It is recommended that updates are made at least once every five years, linked to the NPPF’s requirement to undertake reviews of Local Plans at this frequency.



## 5. Highways, Access and Transport

### 5.1 Overview

This section considers the full spectrum of transport infrastructure provision within Chelmsford. Transport infrastructure of one form or another is likely to be utilised by most residents on a regular basis, as well as by every visitor to the city. It therefore has a crucial impact on how Chelmsford operates – on its economy, and on quality of life.

This section considers the following transport infrastructure types:

- Highways
- Rail Services
- Bus Services
- Active Travel and Micromobility Provision

The national policy backdrop has changed significantly over the last few years with focus on social equity, health and decarbonisation gaining prominence with a need to grow the economy around sustainable and greener development principles leading a policy transformation and the production of new standards. These are reflected in key policy documents as follows:

- The 2018 Road to Zero, the Government’s carbon reduction strategy for road transport and the publication in July 2021 of the Transport Decarbonisation Plan.
- The Future of Mobility: Urban Strategy 2019 and the complementary Rural Strategy (currently in development).
- Publication of Gear Change, the Government’s vision for walking and cycling, and new guidance on the design of cycle infrastructure (e.g., Local Transport Note (LTN) 1/20).
- New approaches to rail and bus service delivery contained within Bus Back Better and the Williams-Shapps Plan for Rail published in 2021.
- New guidance for Local Transport Plans (LTPs) and accompanying Quantified Carbon Reduction Guidance (awaited).
- The publication of a revised Manual for Streets.

In 2021 the Government published Decarbonising Transport Plan: A Better Greener Britain which recognised that transport is not just how you get around, it shapes towns, cities, countryside, living standards, health, and quality of life. It commits to embedding transport decarbonisation principles in spatial planning and making public transport, cycling and walking the natural first choice for all.

There are a number of strategy and policy documents specific to the individual transport infrastructure types listed above, reviewed in the corresponding sections of this chapter. This section covers strategic transport policy documents relevant to all transport modes.

#### Essex Transport Policy

Essex’s Local Transport Plan 3 was published in June 2011 and set out ECC’s strategy for future transport provision. Given policy evolution since the adoption of LTP3, at the national, sub regional and local level, the current ECC transport policy is comprised of the following:

- The Local Transport Plan (2011) is the Essex Transport Strategy (LTP3).
- The recommendations of the Essex Climate Action Commission (ECAC) in their report Net Zero: Making Essex Carbon Neutral (ECAC).
- The Transport East: Transport Strategy (endorsed by ECC in July 2022).

Transport East is the sub-national Transport Body for Norfolk, Suffolk, Essex, Southend, and Thurrock, and published its Transport Strategy to 2050 in July 2022. This Strategy comprises four priorities regarding reducing demand by making it easier for people to access services locally or by digital means; supporting people to switch from private car to active and passenger transport, and goods to more sustainable modes like rail; switch fuel for vehicles to net zero carbon fuels at the earliest opportunity; and to encourage zero carbon growth by supporting authorities and developers to plan, locate and design new development that reduces the need for people to make carbon intensive transport trips.

ECC has commenced the preparation of LTP4 which will reflect and formally incorporate the revised policy framework contained within Net Zero: Making Essex Carbon Neutral (ECAC) and the Transport East: Transport Strategy. These place a greater emphasis upon the provision and use of active and sustainable transport and the need to address the impacts arising from climate change.

### **Chelmsford's Future Transport Network**

The Chelmsford's Future Transport Network document was published in February 2017. The document has set out the vision for Chelmsford to 2036 to become 'best in class' offering enhanced connectivity, and access to opportunities for residents, visitors and businesses to support the sustainable economic growth of the city.

To achieve the vision, the following seven objectives are used to assess all potential schemes against:

- Sustainable and economic growth.
- Improved transport network reliability.
- Improved connectivity.
- Sustainable Transport.
- Attractive Environment.
- Healthier Environment.
- Safe transport network and environment.

The strategy applies a zonal approach which has been successfully included within the adopted Local Plan for considering schemes and proposals, which incorporates an:

- Outer zone – To remove as much traffic as possible from the outskirts of the City and beyond utilising the existing and potential future Park and Rides; encourage rail use to access Chelmsford; ensure efficient utilisation and management of the strategic route network to direct people onto the most appropriate routes into the City Centre.
- Mid zone – To encourage trips originating within Chelmsford to be made by active and sustainable travel modes.
- Central zone – To improve the pedestrian environment for walking trips and shoppers and visitors; to utilise the network to its best advantage by directing trips onto the most appropriate route and direct the remaining car trips to the most appropriate car park.

## **5.2 Highways**

### **Policy and Context**

Highways within Chelmsford are the responsibility of National Highways, which manages the strategic road network, comprising motorways and major A roads, and Essex County Council, which manages the remainder of the city's A roads, as well as all B roads and unclassified roads. The key policies and strategies of these organisations are set out across the following documents.

National Highways' Strategic Business Plan 2020-2025 sets out the approach to modernising maintaining and operating the strategic road network. National Highways is aiming to integrate digital technology into

every aspect of their project life cycles. National Highways will invest in their digital capabilities to drive fundamental shifts the three core areas:

- Digital for customers – providing better information directly to customers based on real-time data.
- Digital operations – increase in remote asset monitoring.
- Digital design and construction – further efficiencies in project design and delivery.

ECC's transport policy is described in the section above. A key policy objective for ECC, Transport East and National Highways is to ensure the safe and efficient operation of the strategic and main road networks so that they support development and enable the delivery of economic growth, improve journey time reliability, and minimise the impacts of climate change arising from transport. The SRN should be considered as part of the wider multimodal network involving connection to local junctions and network and areas of economic activity.

In relation to parking, the Parking Partnership brings together all street-based parking services in Essex. The service is Council-run and is a partnership between ECC and Chelmsford City Council in relation to the South Essex Parking Partnership (SEPP). The aim is to administer the parking rules to a fair, proportionate, and consistent standard in order to provide a service in a reasonable and responsible way.

### **Current Levels of Provision**

Chelmsford benefits from good road accessibility to London and the wider region including Braintree, Stanstead, Cambridge, and South Essex. The principal roads that connect the City to the rest of the strategic road network are:

- A12 - an important economic link which connects to the M25 and London, Colchester and Ipswich;
- A131 to Braintree and via the A120 to London Stansted Airport;
- A130 to the A13 and via the A127 to London Southend Airport and Basildon;
- A132 between Rettendon Turnpike and South Woodham Ferrers; and
- A414 linking Maldon and Harlow.

There are congestion issues at peak hour on the strategic road network on the A12 between junctions 15 and 19, particularly if there are incidents on the A12. This is due to Chelmsford being heavily reliant on the A12 junctions providing connections across the city, especially to the south. The A12 Nationally Significant Infrastructure Project (NSIP) scheme is only being widened to 3 lanes north of junction 19 and does not include junctions to the south, including junction 17 (Howe Green) and 18 (Sandon).

Some of the main roads through the city centre are at, or near to, capacity, operating at 96% capacity at peak times<sup>3</sup>. This results in limited resilience to incidents and reduced journey time reliability and contributes to increased levels of air and noise pollution in the city centre. This occurs most notably around the Army and Navy junction and along Parkway, Baddow Road and Broomfield Road, Springfield Road, New London Road and Waterhouse Lane. Some cycleway, junction improvements and traffic management measures have already been implemented as part of the Chelmsford Active Travel Fund Tranche 2.

Figure 1 below shows the network of A roads within Chelmsford.

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<sup>3</sup> Chelmsford Local Plan, Transport Topic Paper. Available at: [19-preferred-options-transport-topic-paper-may-2024.pdf \(chelmsford.gov.uk\)](#)



road classification

- A Road
- Motorway

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Draft	09/15/03	GL	TD	CR
Rev	Date	By	Chkd	Appd

Drawing Title

Transport - Roads in  
Chelmsford District Council

Role	
Subability	
Asup Job No <b>297277-00</b>	Rev <b>Draft</b>
Drawing Number	

Table 5 below provides a list of major improvements, bridge and developer schemes in Chelmsford which are either proposed, currently underway, due to begin in the near future, or recently completed.

**Table 5. Proposed and completed highway improvements, bridge and developer schemes in Chelmsford (Note: this list may be subject to change)**

Highway Scheme	Brief Description	Responsible Authority
<b>A12 Chelmsford to A120 widening scheme (Junctions 19-25)</b>	<p>Widening of the A12 between Junction 19 (Boreham Interchange, Chelmsford) and Junction 25 (Mark Teys interchange) to ease congestion and cope with increasing traffic demands.</p> <p><b>Timescales:</b> DCO was granted in January 2024. A legal challenge was then raised but has since been dismissed by the Court of Appeal in August 2024. Scheme implementation is delayed, however there is still a commitment to the scheme.</p>	National Highways
<b>Active Travel Fund 2 Works in the City Centre</b>	<p>ECC secured £7m from the Government's Active Travel Fund 2 for schemes in Braintree, Brentwood, Chelmsford, and Wickford to help make it easier and safer for residents to walk or cycle, reduce traffic congestion, cut air pollution, and improve residents' physical and mental wellbeing. As part of this funding improvements have been implemented to selected routes in the Chelmsford Area, namely:</p> <p>Trinity Road Healthy School Street: Removed existing bollards and replaced them with pencil-shaped ones; installed temporary street art to alert drivers to slow down and installed '20 is Plenty' and 'Children Crossing' signage.</p> <p>Springfield Park Road / Springfield Park Lane junction alterations: Installed on-carriageway cycle markings; refreshed all street lining and the existing roundels as well as improved the Springfield Park Road and Springfield Park Lane junction and raised table.</p> <p>Navigation Road: Refreshed all street lining and existing roundels; removed the existing centre line; and replaced signage on the Navigation Road and Hill Road junction.</p> <p>Chelmer Road and Sandford Road: Upgraded the existing crossing to a Toucan crossing and pruned existing vegetation.</p> <p>Waterloo Lane: the raised table and on-carriageway cycle markings along Waterloo Lane as well as the segregated cycleway along the Riverside cycle path.</p> <p><b>Timescales:</b> All works completed apart from cycle markings along Waterloo Lane which are due to be complete in 2024.</p>	ECC
<b>Army and Navy Sustainable Transport Package</b>	<p>The Army and Navy Junction is a key gateway into and out of the city. The junction is already over capacity during the morning and evening peak times. As a result, it suffers from severe congestion and bus passengers, pedestrians, cyclists and drivers regularly experience delays. This also results in it being a poor-quality environment for all road users.</p> <p>The Army and Navy Sustainable Transport Package was approved by ECC in March 2022 and three separate planning applications submitted in January 2024 for the</p>	ECC

Highway Scheme	Brief Description	Responsible Authority
	<p>Army and Navy Junction, Sandon Park and Ride, and Chelmer Valley Park and Ride. It includes the redesign of the junction in the form of a hamburger roundabout; improved walking and cycling facilities at the junction and on approaches; improved bus priority/bus lanes on Parkway; extension to Essex Yeomanry Way bus lane; and a 350-space expansion of Sandon Park and Ride and 500-spaces at Chelmer Valley Park and Ride. ECC has conditionally been awarded £69m from the Government's Major Road Network (MRN) funding towards the overall £81m costs, which will also be part funded by ECC and CCC via CIL.</p> <p><b>Timescales:</b> The period to comment on the planning applications closed in February 2024 and decisions were anticipated in Spring 2024 based on statutory timeframes, however they are now expected in Autumn 2024. A final business case is planned to be submitted to DfT in Autumn 2024, with construction of the package scheduled to start in Spring 2025 and to be completed in early 2028. However, as there has been a delay to the determination of the planning applications, this timeframe could be subject to change. The sequencing of the construction of the different elements of the package is yet to be agreed.</p>	
<b>Boreham Capacity Improvements, Boreham, Chelmsford</b>	<p>Improvements to connect the Interchange to the new Relief Road, which will become the A131, together with an increase to the capacity and improvements to the Pedestrian and Cycle Routes, which run through the interchange. The works will also facilitate access to the planned new station at Beaulieu.</p> <p><b>Timescales:</b> Completed November 2022.</p>	Countryside Properties, ECC
<b>Broomfield Hospital NHS Roundabout improvements</b>	<p>Improvements to the roundabout at the junction of B1008 Main Road and Hospital Approach to improve capacity. This is linked to the planning permissions for the extension of Broomfield Hospital and the existing allocation for 450 homes in the adopted Local Plan (Strategic Growth Site Policy 8 – North of Broomfield).</p> <p><b>Timescales:</b> The project consists of six phases. Phase 1, 2, 3, 4a, 4b were completed in 2021/22. No timescales for Phase 5 and 6.</p>	Mid Essex Hospitals Trust, ECC
<b>Bunny Walks, Chelmsford</b>	<p>Improvements to the section of cycleway along Bunny Walks between Victoria Road and Hillview Road, specifically focusing on ride quality and safety.</p> <p><b>Timescales:</b> Completed March 2024.</p>	ECC
<b>Chelmer Waterside Road Access and Bridge</b>	<p>The new access road and bridge will link Wharf Road and Parkway, alongside the Essex Record Office. It will replace the existing Bailey Bridge, creating access to Chelmer Waterside and providing additional capacity to the network, which is under pressure at the Springfield Road/Navigation Road junction. The bridge will provide access only for pedestrians, cyclists, and vehicles. It is funded through the Housing Infrastructure Fund.</p>	CCC



Highway Scheme	Brief Description	Responsible Authority
	<p><b>Timescales:</b> Planning permission for the new bridge and access road was granted in June 2021 with construction having commenced in October 2023.</p>	
<b>Chelmsford City Growth Package</b>	<p>ECC secured £15 million to be invested in sustainable transport schemes designed to help alleviate pressure on Chelmsford's Road network. This included various measures including installation of cycle tracks, introduction of a safe crossing, creation of new cycle routes, improvements to signage, Admiral Park bridge replacement and creation of a dedicated bus lane.</p> <p><b>Timescales:</b> Completed in 2021.</p>	ECC
<b>Chelmsford Garden Community – Northern Radial Distributor Road</b>	<p>The Northern Radial Distributor Road (NRDR) is located to the north of the development. It runs across the full width of the Chelmsford Garden Community linking into Essex Regiment Way in the east and the proposed Chelmsford North East Bypass to the west.</p> <p><b>Timescales:</b> A planning application (23/00114/FUL) for the road was submitted on the 23 January 2023 with the developer submitting amended documents on 22 September 2023. An enabling works application was granted in August 2024 (24/00810/FUL). The NRDR will connect to Phase 1A of the CNEB planned to be delivered in 2026.</p>	
<b>Chelmsford Garden Community – Radial Distributor Road 1</b>	<p>The Radial Distributor Road (RDR) was completed in 2022 providing a link through the consented Beaulieu Park development from Essex Regiment Way to connect into improvements at Boreham Interchange and access to the new station. The RDR will become the new A131 (signed route to Stansted Airport) allowing Colchester Road and White Hart Lane to be downgraded to local roads in due course.</p> <p><b>Timescales:</b> Completed in 2022 and fully opened in October 2023.</p>	
<b>Chelmsford North East Bypass (CNEB)</b>	<p>The Chelmsford Northeast Bypass (CNEB) (and Beaulieu Railway Station – see section below) will be funded by the Housing Infrastructure Fund (HIF), South-East Local Enterprise Partnership and developer contributions enabling around 10,000 new homes in North Chelmsford and south of Braintree to come forward.</p> <p>The CNEB will be delivered in phases as outlined below:</p> <ul style="list-style-type: none"> <li>• Phase 1A – to connect with Beaulieu Parkway relief road in the south providing connectivity to the A12 at Boreham Interchange via Generals Lane Bridge. To the north, the CNEB will join with the Northern Radial Distributor Road being delivered as part of the Chelmsford Garden Community and will connect through to the Wheelers Hill roundabout on the A130 Essex Regiment Way. This phase will use the HIF monies which will also deliver Beaulieu Park station in full, enabling the delivery of around 6,000 homes by 2036. A new bridge north of Beaulieu Parkway will allow for the continuation of mineral extraction at Bulls Lodge and serve as a new east-west vehicle, cycle and pedestrian route post extraction.</li> </ul>	ECC

Highway Scheme	Brief Description	Responsible Authority
	<ul style="list-style-type: none"> <li>• Phase 1B and 2 – to connect to the A131 at Chatham Green unlocking the remaining housing growth across Chelmsford including Great Leighs and Broomfield and in Braintree district at Great Notley. These sections will primarily be funded through developer contributions and delivered later as new development comes forward.</li> </ul> <p><b>Timescales:</b> Phase 1A is planned to commence in early 2025 with completion in 2026.</p> <p>Phase 1B and 2 is anticipated to be constructed beyond the life of the current Local Plan (i.e. 2036). ECC continue to proactively seek funding for these later phases, including potential developer contributions.</p>	
<b>Paper Mill Bridge, North Hill, Little Baddow</b>	<p>Improvements to Paper Mill Bridge which has limited structural capacity, sub-standard parapets and is in deteriorating condition.</p> <p><b>Timescales:</b> Structural assessments completed in August 2022. The next stage will involve a feasibility study.</p>	ECC
<b>Springfield Road / Navigation Road, Chelmsford – junction improvements</b>	<p>As part of the planning conditions for the 'Chelmer Waterside Peninsular' development (planning reference 16/01630/FUL), Taylor Wimpey are required to carry out highway works to improve vehicle capacity, journey times and provide formal pedestrian crossing facilities to enable the public to navigate the junction more safely. In preparation for these improvements at the junction, a number of utility companies will need to divert their underground services.</p> <p><b>Timescales:</b> Utility works taking place during 2023. Works to install new traffic signals, improve pedestrian crossing points, road widening, and street lighting improvements commenced in April 2024 and completed in Summer 2024.</p>	Taylor Wimpey, ECC
<b>Victoria Road (A1099) improvements, Chelmsford</b>	<p>This includes waterproofing works to Victoria Road Bridge, repairs and resurfacing of Victoria Road between the junction of Springfield Road to New Street, upgrades to the existing pedestrian crossing facilities located adjacent to Victoria Road Bridge and links to the Bunny Walks, and improvements to riverside cycle routes from Victoria Road to Waterloo Lane as part of the Active Travel Fund plans.</p> <p><b>Timescales:</b> Waterproofing and resurfacing works have been completed. Pedestrian crossing works completed in September 2023. Cycle route works to be delivered via the Active Travel Fund 2.</p>	ECC
<b>Westway, Chelmsford - traffic signal renewal</b>	<p>Renewal of the aging traffic signals located at the junction on A1016 Westway, Writtle Road and Waterhouse Lane.</p> <p><b>Timescales:</b> Completed early 2023.</p>	ECC

Source: ECC website<sup>4</sup> and engagement with ECC.

<sup>4</sup> Available at: <https://www.essexhighways.org/chelmsford-schemes>



## Car Parking

There are 37 car parks within Chelmsford owned and operated by a variety of providers. These car parks have a combined capacity of over 9,910 spaces which represents 0.04 space per head of the administrative area population (177,079 as of 2018).<sup>5</sup> CCC operates 27 of the 37 car parks, and NCP operates the railway station car park.

ECC operates two Park and Ride sites in Chelmsford, the Chelmer Valley Park and Ride site (to be expanded by 500 spaces to 1,500 spaces) and the Sandon Park and Ride site (proposed to be expanded by 330 spaces to 1,760 spaces).

	Chelmer Valley Park and Ride	Sandon Park and Ride
<b>Parking Space</b>	976	1377
<b>Disabled Parking</b>	24	34
<b>Charging Facility</b>	4	2

## Infrastructure Required to Support Growth

The Infrastructure Delivery Schedules (Appendix A and B) have identified planned and proposed highways infrastructure requirements within the administrative area of CCC to support the Preferred Spatial Strategy in collaboration with stakeholders. This includes information (where available) on type of infrastructure, project description, location, who is delivering the project, estimated cost, estimated funding and funding sources. Appendices A and B have been updated where there were errors in the dwelling number for sites in the Preferred Options consultation document.

The overarching objective of ECC's policies for transport and travel across Essex is to enable a shift to more active and sustainable transport modes, including public transport, cycle provision, and other forms of active travel. There are existing capacity issues on the current road network which causes incidents, congestion, and journey reliability. There are a number of proposed interventions and improvements by ECC and National Highways however additional interventions are likely to be required to accommodate the planned level of growth.

All sites will be required to provide the following:

- Appropriate improvements, as necessary, to the local and strategic road network as required by the Local Highways and Transportation Authority.
- New or improved safe and convenient pedestrian and cycle connections.
- Appropriate measures to promote and enhance sustainable modes of transport.
- Provide new and enhanced cycle routes, footpaths, Public Rights of Way and bridleways where appropriate.

ECC identified a number of key issues which will require further consideration as the plan progresses. This includes:

- A12 Chelmsford to A120 widening scheme and in particular the Junction 19 Boreham Interchange improvements, which is scoped into the highway modelling. Other nearby junctions on the A12, namely junction 17 (Howe Green) and 18 (Sandon) also experience capacity issues. It should be noted that the A12 is only being widened to 3 lanes north of junction 19. CNEB Phase 1 has permission and commenced construction in August 2022. Agreement has been reached with Homes England to revise the HIF to rephase the delivery of the CNEB with Phase 1A connecting Boreham Interchange to the A130 Essex Regiment Way via the Northern Radial Distributor Road to open by 2026. This will also deliver Beaulieu Park railway station in full. Phase 1B and 2 will be delivered later as new development

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<sup>5</sup> Source: ECC Bus Service Improvement Plan 2021-2026 – Detailed District Review - City of Chelmsford Bus Network Rail

comes forward. The traffic modelling will need to identify the likely trigger points for the required dualling of the CNEB beyond the current Plan period (2036).

- A414 through Danbury to the A12, Junction 18 and onwards to Great Baddow. It will be important to keep under review the progress regarding the Maldon Local Plan Review (MLPR), which needs to identify an additional 4,500 homes by 2043, although no preferred spatial strategy or distribution of this growth is yet identified.
- B1012 Lower Burnham Road to the A132 South Woodham Ferrers to the A130 – where existing highway capacity issues are constraining local growth – including key junctions, Ferrers Road and Rettendon Turnpike including any impact from growth identified in the MLPR and Bradwell B.
- Other potential transport corridors include the A131 via Great Leighs towards Braintree; A414 westwards towards Ongar and Harlow; A1060 Roxwell Road towards Hatfield Heath; B1008 westwards towards Great Dunmow and Stansted; A130 southwards towards South Woodham Ferrers including Howe Green junction; A12 Corridor north and south. These will need to be scoped into any highways assessment as appropriate.

In addition, National Highways has raised concerns regarding junction capacity on the A12 as several junctions will be at or above capacity towards the end of the plan period. In particular, National Highways note that junctions 16,17, 18 and 19 are operating close to capacity at present and modelling may identify the need for large scale improvements. National Highways are currently undertaking modelling of the Preferred Spatial Strategy which will identify if any mitigation is required and the scale of it. The outcomes from the modelling will confirm which sites will be required to fund any highway mitigation and the scale of the mitigation required. This will be included in the next stage of the IDP.

## **5.3 Rail Services**

### **Policy and Context**

Rail service provision in the UK is highly complex, with a number of agencies involved. Governance and oversight are generally the responsibility of the public sector, with franchise and service specification undertaken by the Department for Transport (although there are varying degrees of opportunity for local authority involvement in this process), and regulatory oversight provided by the Office for Road and Rail.

Strategies for the usage of the network are produced by Network Rail, a public-sector organisation, which is also responsible for the day-to-day maintenance and upgrade of the network. A new public body, Great British Railways (GBR) was announced by the Government in May 2021 and will be responsible for integrating the railways, owning the infrastructure, collecting fare revenue, running and planning the network, and setting most fares and timetables.

The operation of train services will largely remain the responsibility of a number of private-sector Train Operating Companies (TOCs) and Freight Operating Companies (FOCs), however GBR will contract private partners to operate most trains to the timetables and fares it specifies.

### **Current Levels of Provision**

Chelmsford is covered by the Network Rail Anglia Route covering rail services of Norfolk, Suffolk, Essex and parts of Cambridgeshire, Hertfordshire and Greater London.

In Chelmsford, rail service provision centres on the Great Eastern Main Line, connecting the city to London Liverpool Street and north to Norwich.

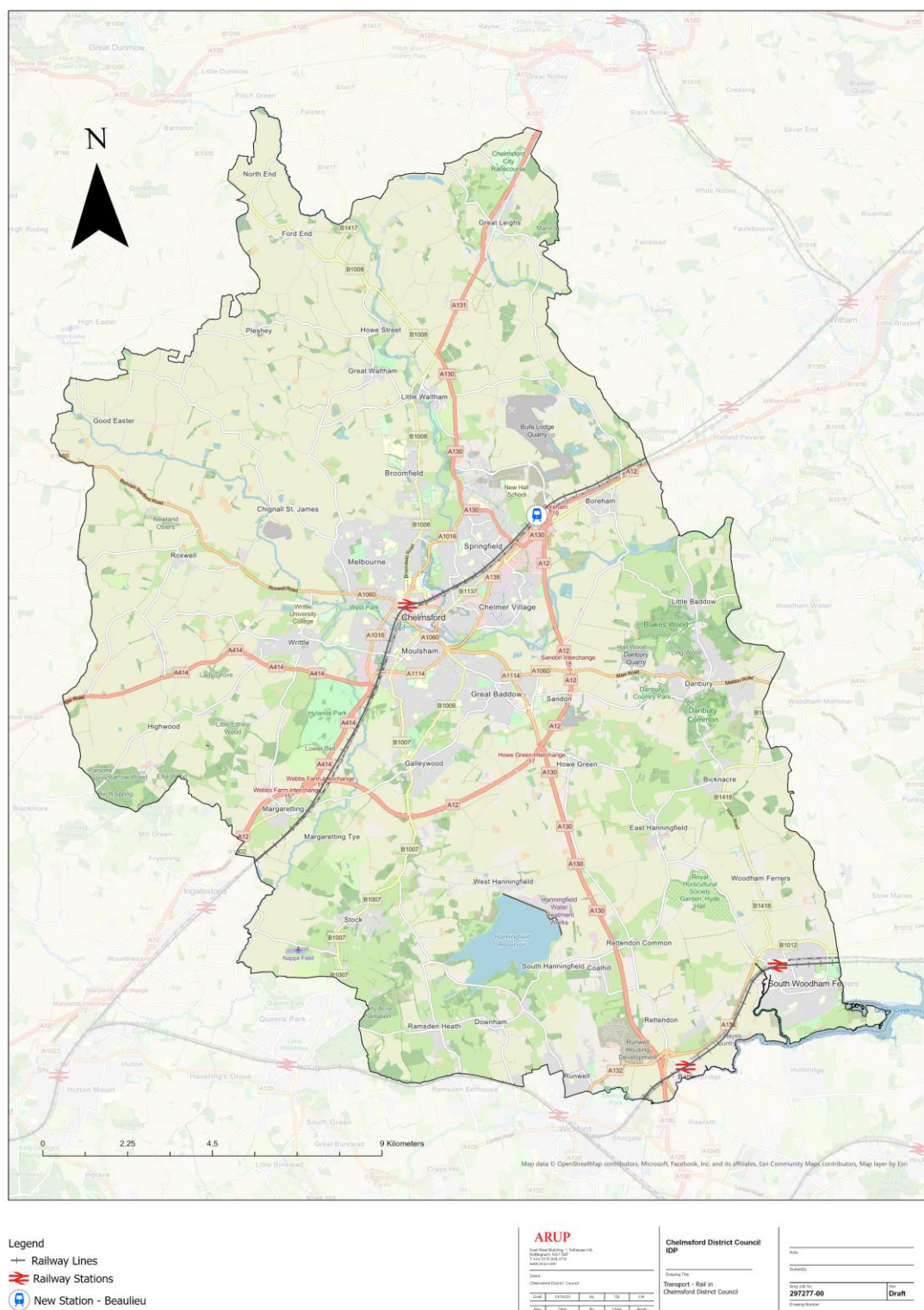
There are three existing railway stations in the administrative area of CCC (as shown on the figure below):

- Chelmsford railway station is located in the heart of the city and is the busiest two platform station in the UK outside of London with a throughput of 5.8m travellers in the 12-month period from April 2022 to March 2023. The station is currently operated by Greater Anglia as part of the East Anglia franchise comprising two platforms. Southbound trains terminate at Liverpool Street and eastbound trains run to Witham connecting to the Braintree branch line, Clacton-on-Sea, Colchester Town, Ipswich and Norwich. The station was extensively refurbished between 2014 and 2016 to improve throughput and

customer experience. The bus station is located adjacent to the railway station and together they act as a transport hub for people travelling into and out of the city.

- South Woodham Ferrers railway station is on the Southminster Branch Line (also known as the Crouch Valley Line) managed by Greater Anglia and comprising one platform. Given the passing loop at North Fambridge, imposed speed limits and number of crossings on the line, one train every 40 minutes is the best timetable that can presently be offered to London Liverpool Street via Wickford. Improvements have been made consisting of new trains which provide significant additional passenger seating capacity of some 66% in the off peak and at peak times a new 10 car train has about 12% additional seating capacity than the old 12 car train. Any improvement would require significant investment in the track and platforms. Other issues include connectivity issues at Wickford and onwards via Bow Junction to London Liverpool Street; and the case for investment for improvements in terms of benefits and affordability.
- Battlesbridge railway station is on the Southminster Branch Line managed by Greater Anglia and comprising one platform. Since the platform is only long enough to accommodate services formed from a maximum of eight carriages, any peak-hour trains formed of 12 carriages do not call at Battlesbridge. Additionally, local managers from Network Rail suggested that, under current arrangements, services calling at Battlesbridge are typically formed of just five carriages, which further constrains passenger rail capacity. Given the passing loop at North Fambridge, imposed speed limits and number of crossings on the line, the current service of one train every 40 minutes is the best timetable that can presently be offered to London Liverpool Street via Wickford. Any improvement would require significant investment in the track and platforms. Other issues include connectivity issues at Wickford and onwards via Bow Junction to London Liverpool Street; and the case for investment for improvements in terms of benefits and affordability.

### Figure 2. Railway Stations in Chelmsford



The table below shows the annual entries and exits at the three stations from 2017/18 to 2021/22. Usage of Chelmsford station and South Woodham Ferrers station was fairly consistent in the years prior to the Covid-19 pandemic. Following the pandemic, the usage of these stations has failed to return to pre-pandemic levels and remains significantly lower (approximately 50%). Usage of Battlesbridge station is fairly consistent with pre-pandemic levels.



**Table 6. Annual station entries and exits between 2017/18 and 2021/22**

Station Name	Entries and Exits (2021/22)	Entries and Exits (2020/21)	Entries and Exits (2019/20)	Entries and Exits (2018/19)	Entries and Exits (2017/18)
<b>Chelmsford</b>	4,595,710	1,716,828	8,606,294	8,926,576	8,619,942
<b>South Woodham Ferrers</b>	237,966	71,784	473,240	513,228	510,558
<b>Battlesbridge</b>	18,712	5,580	19,848	16,446	21,108
<b>TOTALS</b>	4,852,388	1,794,192	9,099,382	9,456,250	9,151,608

Source: Office of Rail and Road estimates of station usage.<sup>6</sup>

In order to serve the north and east of Chelmsford, a new railway station is currently under construction at Beaulieu Park (as shown on the figure above). Network Rail, in collaboration with ECC and CCC and the developer Countryside Properties are working towards delivering the new Beaulieu Park railway station for Chelmsford.

The new station will serve the new Chelmsford Garden Community and the wider communities helping to deliver around 14,000 new homes in the Chelmsford to Braintree corridor. It will provide additional access to the Great Eastern Main Line (GEML) with regular connections to London (only 40 minutes from London Liverpool Street station) and other destinations in the east of England. Three platforms with a central loop and new tracks will enable stopping services to call at the station while allowing fast trains to pass through unimpeded.

It will increase reliability and relieve crowding at Chelmsford railway station and act as a transport interchange to encourage sustainable travel by bus, cycle, electric vehicles and on foot to strategic and local housing development, including the new Chelmsford Garden Community. It is the first railway station to be built on the GEML for over 100 years.

Construction of the station commenced in March 2023 and the station is expected to be open by the end of 2025. Funding for the station has come from a number of sources – ECC, in partnership with CCC, successfully secured £218m of funding from the Government’s Housing and Infrastructure (HIF) fund together with £34m contributions from the South East Local Enterprise Partnership and the developers of Beaulieu, Countryside and L&Q.

Countryside L&Q, a developer based in Essex, will be undertaking the following connections to the new station in 2024/2025:

- Station Link (construction between Spring 2024 and Spring 2025) – new highway infrastructure connecting A131 Beaulieu Parkway with Beaulieu Park Railway Station and Generals Lane. Off-carriageway footpaths/cycle paths will be provided on either side of the road and along the western side of Generals Lane. Bus stops are incorporated in either direction. The proposals include widening a section of Generals Lane up to the junction with New Hall Lane.
- Car Park Link (construction between Spring 2024 and Winter of 2024/25) – new highway infrastructure connecting the A131 Beaulieu Parkway with the Station car park.
- Bus Link and cycle access to the station from White Hart Lane (construction between Summer 2024 to Spring 2025) – two-way bus link, as well as pedestrian and cycle paths, connecting Beaulieu Park Railway Station to White Hart Lane.

<sup>6</sup> Available at: <https://dataportal.orr.gov.uk/statistics/usage/estimates-of-station-usage>

## Infrastructure Required to Support Growth

No planned or proposed rail infrastructure projects to support the Preferred Spatial Strategy have been identified.

Chelmsford railway station will be a driver for maximising opportunities for development on previously developed land within the urban area with a key priority to provide new and/or enhanced connectivity by walking, cycling and public transport to help reduce the use of the private car. Beyond the already implemented capacity improvements created by the introduction of new rolling stock, there is limited scope to improve the station capacity and services at South Woodham and Battlesbridge stations which is a constraint on future development.

Once opened, the new Beaulieu railway station will provide residents in the north and east of Chelmsford with additional access to the Great Eastern Mainline helping to ease the pressure on the city centre station and Witham by reducing the need for people commuting into London to travel into Chelmsford by car – an estimated 900 car journeys will be removed during each morning peak. This, combined with the proposed phased CNEB will maximise the housing and economic growth opportunities in north Chelmsford and Braintree.

## 5.4 Bus Services

### Policy and Context

Local bus services across most of the UK are generally provided by private operators. The role of ECC is to help support the provision of high-quality bus services and provide passenger information. ECC published a Bus Service Improvement Plan 2021 to 2026 (BSIP)<sup>7</sup>, setting out local issues relating to the bus network and how local authorities will tackle them.

The BSIP will help to deliver the SGH (Safer, Greener, Healthier) vision of Essex County Council. Bus travel is safer, greener, and healthier than travel by car, both for individuals and for communities. In the BSIP, buses will help deliver the following four key objectives:

- A strong, inclusive, and sustainable economy.
- A high-quality environment.
- Health, wellbeing, and independence for all ages.
- A good place for children and families to grow.

As reflected in Annex B of the BSIP, the national personal journey percentage mode share of local bus has been decreasing since 2015-16 when it was at 4.12%, compared to 3.11% in both 2018-19 and 2019-20. This implies that people lack incentive to shift from other modes to buses, and a small number of passengers have shifted away from buses over the years. To achieve the SGH vision, the bus network and bus services have to be improved to increase bus patronage. As part of the BSIP, in January 2023, ECC published detailed District Network Reviews<sup>8</sup> for each district in Essex providing a review of public transport services and infrastructure.

The Essex Local Transport Plan includes a bus passenger transport strategy ‘Getting around in Essex’<sup>9</sup> which was published in 2015. This sets out why buses are important to Essex, how the current bus network operates and how ECC intends to make the bus network stronger.

In order to make bus travel better and easier, and encourage increased usage, a long term strategy for improving passenger transport (bus, minibuss, taxi and community transport) services in Essex is to be provided which seeks to:

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<sup>7</sup> Available at: <https://www.essexhighways.org/uploads/downloads/ecc%20bsip%202021%20to%202026.pdf>

<sup>8</sup> Available at: <https://www.essexhighways.org/uploads/downloads/Area-bus-network-reviews.zip>

<sup>9</sup> Available at: [https://www.essexhighways.org/uploads/downloads/ds14\\_4705\\_bus\\_strategy\\_web.pdf](https://www.essexhighways.org/uploads/downloads/ds14_4705_bus_strategy_web.pdf)

- Increase passenger numbers, by working with the commercial, public and voluntary sectors, businesses, and people who live and work in Essex to strengthen our ability to deliver an attractive, comprehensive, resilient and high-quality bus network.
- Maximise the economic and social benefits to people, businesses, and communities across Essex – supporting Essex County Council’s seven outcomes
- Ensure delivery is cost effective and good value for money

The National Bus Strategy for England (Bus Back Better) by Department of Transport set out the vision for the future of buses. The document highlights bus as being at the centre of the public transport network– used for twice as many journeys as trains. This document also laid out the challenges faced by the nation to bring bus usage back to what it was before the pandemic.

The document notes that improving the bus network is the easiest, cheapest and quickest way to improve the existing transport network, without the need for huge investment in long-term construction projects such as railway infrastructure. To increase patronage and raise the modal share of buses, it is crucial for local transport authorities to ensure that buses are an attractive alternative to the car for far more people.

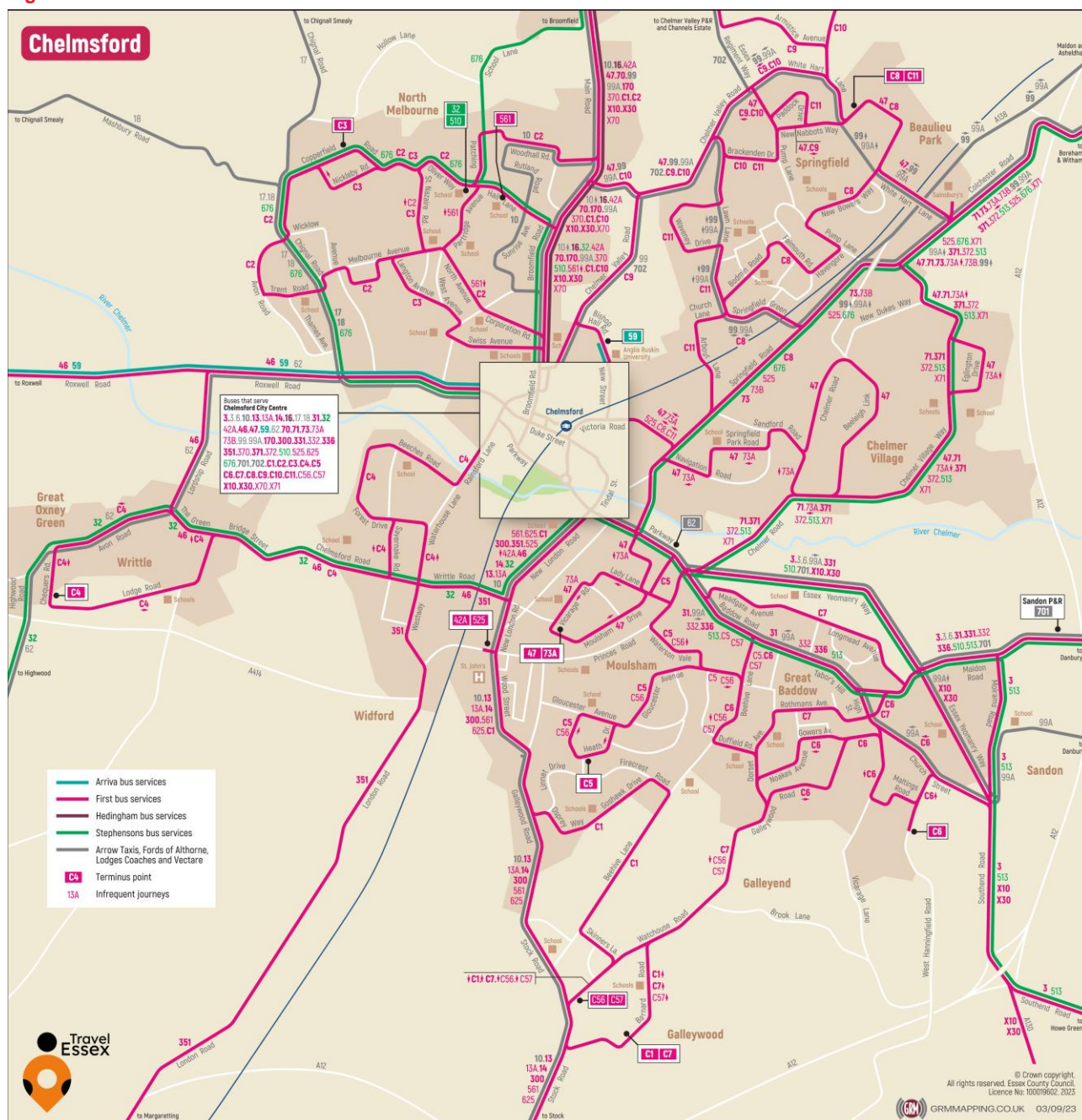
### **Current Levels of Provision**

Chelmsford has a comprehensive bus network, with a bus station located next to Chelmsford railway station providing a key city centre passenger transport hub. There are also two Park and Ride facilities at Sandon and Chelmer Valley, both of which are planned to expand as part of the Army and Navy Sustainable Transport Package. The adopted Local Plan Policies Map identifies broad locations for additional park and ride facilities in West Chelmsford and North East Chelmsford. Bus priority measures are in place connecting the Park and Ride sites at Sandon and Chelmer Valley to the city centre.

Bus services are concentrated within the centre of Chelmsford, linking the city centre, railway station via the central bus station. Chelmsford Area Bus Based Rapid Transit (ChART) is a direct, frequent bus service connecting development at the Chelmsford Garden Community into the city centre and will be enhanced as the garden community develops further.

As shown in the figure below, the majority of settlements in Chelmsford are served by multiple bus routes with services provided by different operators including Arriva, First, Hedingham, Stephenson’s etc. The bus routes shown in bold in the figure below are frequent services whilst the routes shown in plain text are routes with infrequent services. According to the BSIP, there are 60 services in the Chelmsford area, of which 36 of them are ECC contracted bus services.

Figure 3. Bus routes within Chelmsford



Even though Chelmsford is well covered by bus routes, many buses are delayed in the same congestion as other motorised vehicle users. This delay makes buses a less attractive option for journeys.

The BSIP District Network Review<sup>10</sup> for Chelmsford states that Chelmsford has a higher number of bus journeys per head compared with the Essex average and also compared to all English non-metropolitan areas post-Covid (32 journeys per head pre-Covid and 11 journeys per head post-Covid). In addition, the bus passenger per mile level in Chelmsford is similar to the ECC-wide average, which reflects the predominant bus use in Chelmsford being for journeys within Chelmsford city and suburbs, as opposed to longer journeys between major district centres. The District Network Review for Chelmsford reports that even before the Covid-19 pandemic, there had been declining bus patronage levels in Essex and bus usage has failed to return back to pre-pandemic levels.

Therefore, without significant changes, bus passenger use and modal share will not increase back to pre-pandemic levels. To increase patronage and raise buses' mode share, it is essential that buses are an attractive

<sup>10</sup> Available at: <https://www.essexhighways.org/uploads/downloads/Area-bus-network-reviews.zip>



alternative to the car for far more people. To deliver better bus services, cooperation between bus companies, extending services to the evening, simple ticketing and better integration is required.

Table 7 below sets out current planned bus improvement packages with investment of £1.3 million in Chelmsford as shown in the table below.

Table 7. Proposed bus improvement packages in Chelmsford

Improvement packages	Works
Access for residents with no service	Investment of £746,500 for a digital demand responsive service supported by electric minibuses
Chelmsford City bus stop	Improved access for Waveney Drive Bus stop and stand improvements in Springfield
Supporting infrastructure for orbital services	Improved access on Writtle Road Provision of new bus stops to serve Writtle doctor’s surgery
Victoria Road South	Improved bus priority on Market Road
Bus accessibility for Great Baddow	Improved access on Foxholes Road and Maltings Road
Park and Ride	Bus priority through Pump Lane roundabout

Source: ECC BSIP 2021-2026

Bus Lanes

A bus lane is a dedicated lane restricted to use by buses under a Traffic Regulation Order. Restrictions may be limited to certain days and times. They speed up public transport and improve service punctuality and reliability by allowing buses to by-pass areas that would otherwise hold them due to traffic congestion. Bus lanes are a key component of a high-quality Bus Rapid Transit (BRT) network. Essex has over 10km of bus lane, of which over 4.5 km of it is in Chelmsford. A list of available bus lanes across Chelmsford is set out in the table below.

Table 8. Bus lanes within Chelmsford

Road Name	Start location	End location	Length (m)
Broomfield Road	Broomfield Road/Parkway Junction	Hyatt Place	45
New London Road	The Ivory Peg Public House	New London Road/Parkway Junction	160
A114	Maldon Road Junction	Army and Navy Roundabout	2,414
Broomfield	Broomfield/Broomfield Hospital	Broomfield/Broomfield Hospital	360
New London Road/B1007	Moulsham/New London Junction	Queen Street/New London Road Junction	804
Gunson Gate	6 Gunson Gate	255 Gunson Gate	109
ARU campus	Bishops Hall Lane	Alan Cherry Drive	965
A1016 to Essex Regiment Way	A1016 Chelmer Valley Road	Essex Regiment Way, Nabbotts Roundabout	2,560
Essex Regiment Way to A1016	Chelmer Valley Park and Ride	Essex Regiment Way Nabbotts Roundabout	2,090

### Bus Gates

A bus gate is a short section of road with a Traffic Order restricting access to buses and other authorised vehicles (taxis, cyclists, emergency vehicles) between specified times of day. They allow short cuts for public transport at junctions, roundabouts or through one-way systems. Chelmsford has three bus gates, as shown in the table below.

**Table 9. Bus gates within Chelmsford**

Road Name	Location	
	Start	End
Duke Street	The Plough Public House	Duke Street/Victoria Road Junction
ARU campus	Bishops Hall Lane	Alan Cherry Drive
Gunson Gate	6 Gunson Gate	255 Gunson Gate
A131 Channels Drive	Belfry Crescent	Brassie Wood

### Infrastructure Required to Support Growth

The Infrastructure Delivery Schedules (Appendix A and B) have identified planned and proposed bus service requirements within the administrative area of CCC to support the Preferred Spatial Strategy in collaboration with stakeholders. This includes information (where available) on type of infrastructure, project description, location, who is delivering the project, estimated cost, estimated funding and funding sources. Appendices A and B have been updated where there were errors in the dwelling number for sites in the Preferred Options consultation document.

Bus services are critical to the delivery of sustainable development because they will often be the main form of public transport connecting new developments with key centres and destinations. Given the broad picture of reducing demand for bus services nationally and across Chelmsford, the quality and frequency of services is more likely to be a factor limiting growth potential rather than capacity. However, the delivery of new growth close to existing bus services also provides the opportunity to enhance their overall viability and ability to continue to serve other areas.

## 5.5 Active Travel and Micromobility Provision

### Policy and Context

Active travel encompasses a variety of non-motorised transport modes, including walking and cycling. Whilst important for transport purposes, provision also plays a key role in helping, to improve physical and mental health.

The ECC ‘Safer, Greener, Healthier’ (SGH) Communities campaign seeks to make it as easy as possible for Essex residents to travel more sustainably, especially for shorter journeys by walking, cycling, e-scootering or taking the bus or train for longer journeys. The SGH campaign is also seeking to support the creation of School Streets and Liveable Neighbourhoods. The Chelmsford Local Cycling and Walking Infrastructure Plan (LCWIP) is being updated along with the preparation of a countywide LCWIP to develop routes connecting further out to more rural areas and connecting cities and towns across the whole of Essex.

Greater emphasis is being placed on promoting integrated sustainable transport (particularly in relation to new road options); encouraging the use of Travel Plans; provision of suitable linkages for pedestrians and cyclists; enabling passenger transport options in new developments; and the connectivity between housing and employment areas.

The Essex Walking Strategy<sup>11</sup>, published in 2021, was prepared to increase walking across the County, particularly for shorter journeys and as part of longer ones and connecting to other forms of sustainable

<sup>11</sup> Available at: [Essex Walking Strategy \(essexhighways.org\)](https://www.essexhighways.org/)

travel. It states that Local Plans should include policies that seek to provide for high-quality walking and cycling networks designed to provide safe and accessible routes to key facilities and services. Planning policies should also identify places where new walking routes can be delivered by new developments, and ensure the protection of alignments for future planned cycling and walking routes.

A revised Essex Cycling Strategy<sup>12</sup> has been subject to public consultation in June 2024 and seeks to support more people to cycle more often. The Strategy is part of wider set of plans to make Essex safer, greener, and healthier, and to provide more sustainable travel choices for everyone. This strategy will help ECC secure funding to improve and maintain cycling facilities and infrastructure across the county, which will transform cycling into a natural and attractive option for travel and leisure.

The Cycling Strategy incorporates the following vision:

*To see more people, of all abilities, ages and backgrounds, cycling in Essex more safely and more frequently.*

The draft Strategy proposes six outcomes to guide future actions and investment for cycling in Essex, namely:

- Changing Perceptions – Cycling is a natural and attractive option for people and businesses in Essex.
- The Cycle Network – The current and future cycle network in Essex is safe, convenient, and accessible for all types of trips.
- Communities, Health and Equality – Cycling helps to create more inclusive and connected communities, as well as improving health and reducing inequalities.
- The Economy – Cycling contributes to the economy and brings jobs and employment to local communities.
- The Environment – Cycling improves the environment in Essex by reducing emissions, noise, congestion and enhancing quality of life.
- Leisure Cycling – Essex is a popular destination for leisure, cycling and tourism.

To achieve these outcomes, a range of activities and actions that ECC will deliver are identified in the strategy consultation.

The Chelmsford Cycling Action Plan<sup>13</sup>, published in 2017, was developed as part of a previous iteration of the county-wide Essex Cycling Strategy, published in 2016<sup>14</sup>. Chelmsford has one of the most extensive cycle networks in Essex, however there are a number of gaps in the network. The aims of the Cycling Action Plan are to:

- Identify how cycling levels can be increased in Chelmsford;
- Prioritise funding for new local on-road and off-road cycle schemes in the Chelmsford Urban Area;
- Seek to create a usable high quality cycle network that connects residential areas, key employment locations, the rail station and the town centre;
- Create new opportunities to increase leisure cycling in the Chelmsford Urban Area;
- Review potential schemes generated by previous commissions;
- Prevent new sections of cycleway from being created in isolation;
- Ensure that the highest priority schemes are taken forward first; and

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<sup>12</sup> Available at: [Essex Cycling Strategy | Safer, Greener, Healthier \(letstalkessexsustainabletravel.co.uk\)](https://www.essexhighways.org/uploads/files/getting%20around/cycling/chelmsford-cap.pdf)

<sup>13</sup> Available at: <https://www.essexhighways.org/uploads/files/getting%20around/cycling/chelmsford-cap.pdf>

<sup>14</sup> Available at: <https://www.essexhighways.org/uploads/downloads/ecc-cycling-strategy-novemeber-2016.pdf>

- Provide a means to facilitate discussions with neighbouring authorities with regard to cross-border schemes and initiatives.

As elaborated in ECC's 'Sustainable Modes of Travel Strategy'<sup>15</sup> document, ECC aims to successfully encourage modal shift by giving the people of Essex a better choice when it comes to travelling in and around the County; as well as trying to alleviate some of the strain on the highway network and deliver the environmental, social and health benefits of better managed network. Active modes such as walking, and cycling are a high priority, being an essential and highly sustainable means of transport, which also support a healthy lifestyle. Public Rights of Way (PRoW) have an important role as key links into the transport network. This strategy covers a wide range of activities, with their key objectives outlined below:

- Allow and enable residents to make an informed choice about how they travel for work, school and leisure;
- Improve the health, welfare and safety of all Essex residents by encouraging an active lifestyle through increased walking and cycling;
- Shape future planned growth and development in Local Plans at locations which promote the hierarchy of preferred modes of transport, namely walking, cycling and public transport, and focus development in locations which are or can be made sustainable;
- Importance of design to create attractive and safe environments that will be more welcoming and enticing to walking and cycling
- Better management of congestion to secure the resilience of the network;
- Embed high quality sustainable alternatives, reducing the need to travel by car;
- Reduce CO2 and other emissions;
- Promote and support the development of travel options being used to access employment, health, education and leisure facilities;
- To consolidate and build on existing Travel Plans developed within the County;
- Contribute to meeting the County Council's Sustainable Travel Business Plan targets that relate to the delivery of transport services.

Cycling provision is a key component of promoting active travel due to its ability to compete with car journey times within urban areas. The UK Governments Cycling and Walking Investment Strategy (CWIS) published by the Department for Transport in 2017 seeks to promote active travel as the natural choices for short journeys, but also as part of longer journeys.

CWIS's objectives are divided into stages:

- To increase, both walking activity (measured as the total number of walking stages per person per year) and the percentage of children aged 5 to 10 who typically walk to school by 2020.
- To increase walking activity to 300 stages per person per year by 2025, and to increase the percentage of children aged 5 to 10 who typically walk to school from 49% (2014) to 55% over the same period.
- To deliver a suite of enhancements to the public realm that will make walking and cycling safer, easier and more enjoyable by 2040.

To support the strategic aims of ECC's 'Everyone's Essex – Our plan for 2021-2025', the 'Essex Walking Strategy' set outs a number of walking priorities corresponding to the four strategic aims.

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<sup>15</sup> Available at:

[https://www.essex.gov.uk/sites/default/files/migration\\_data/files/assets.ctfassets.net/knkzaf64jx5x/5T3h7kDuqTwZg7tzYY21E0/12e40800673a6cd709be1b916b06edab/ECC\\_Sustainable\\_Modes\\_of\\_Travel\\_Strategy\\_2021.pdf](https://www.essex.gov.uk/sites/default/files/migration_data/files/assets.ctfassets.net/knkzaf64jx5x/5T3h7kDuqTwZg7tzYY21E0/12e40800673a6cd709be1b916b06edab/ECC_Sustainable_Modes_of_Travel_Strategy_2021.pdf)

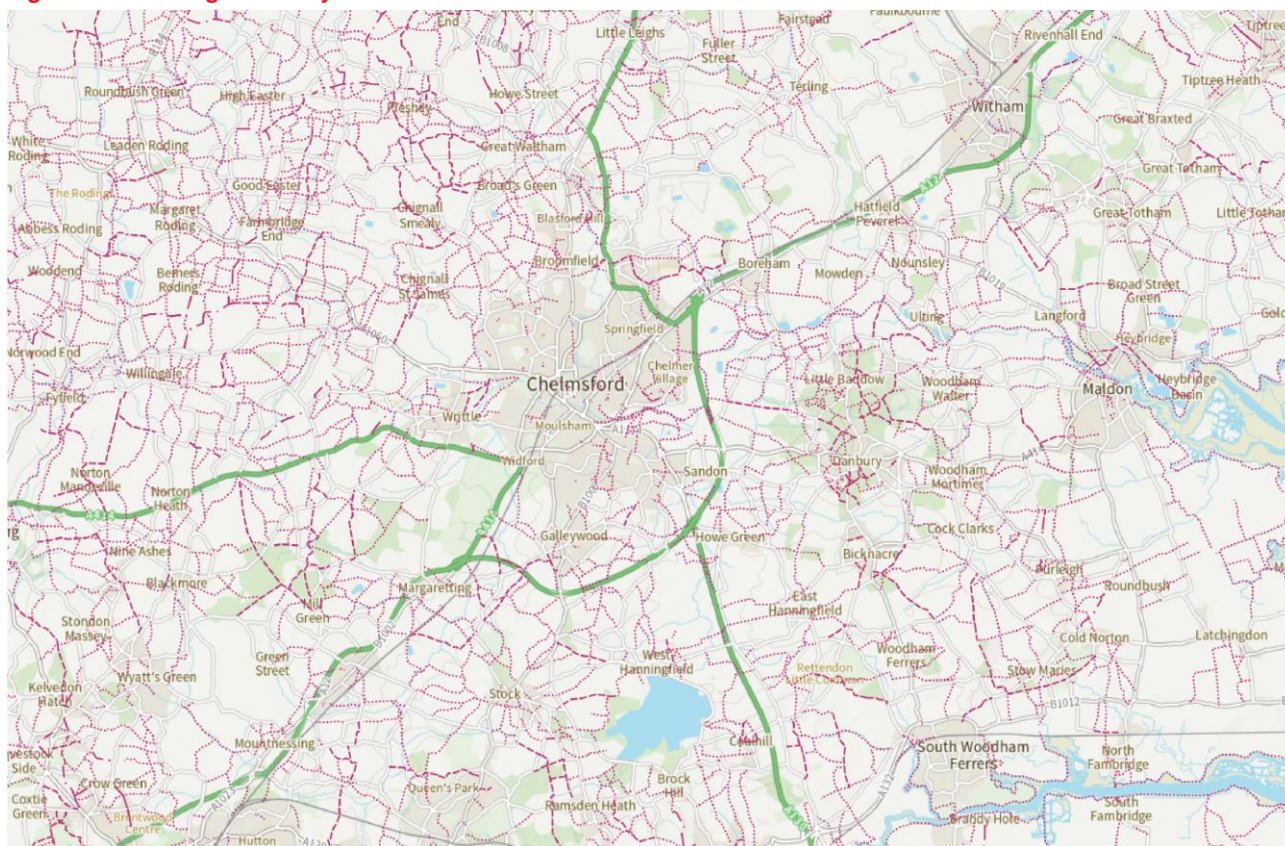
## Current Levels of Provision

Despite having one of the most extensive cycle networks within Essex, there are several gaps in the Chelmsford network that restrict access to key services from some residential areas, as identified in the Chelmsford Cycling Action Plan (2017)<sup>16</sup>.

At present, the off-road cycle network connecting Chelmsford City Centre to the surrounding residential areas and communities contains a number of gaps and is therefore incomplete. National Cycle Network (NCN) Route 1 provides east/west connectivity through the city centre and provides access to Writtle and Chelmer Village. In general, other off-road route sections connect to on-road sections or bridleways, but provision is fragmented and signage is inconsistent. Pleasant off-road cycling routes, such as NCN1 are provided alongside the river and in parks, with on-road routes provided in quieter roads.

With regard to public rights of way (PRoWs), the figure below shows that there are a high number of PRoWs across Chelmsford, serving the majority of the settlements. In total, within Chelmsford there is an extensive network of rights of way, totalling more than 700km, taking up to 11.3% of Essex network. PRoWs could be upgraded where appropriate to provide a comprehensive sustainable connected network across Chelmsford.

**Figure 4. Public Rights of Way network within Chelmsford**



There are a number of planned schemes and proposed interventions to improve active travel in Chelmsford. The 'Local Cycling and Walking Infrastructure Plans' (LCWIP) are currently being updated with the draft plan published in August 2022<sup>17</sup>. This summarises the key proposals to develop local cycling and walking networks in Basildon, Braintree, Chelmsford, and Colchester. The tables and figures below show the proposed cycle and walking routes in Chelmsford.

<sup>16</sup> Available at: <https://www.essexhighways.org/uploads/files/getting%20around/cycling/chelmsford-cap.pdf>

<sup>17</sup> Available at: <https://www.essexhighways.org/uploads/lcwip-summary-august-2022.pdf>



**Table 10. Chelmsford Proposed LCWIP Cycle Network Routes**

Scheme	Route	Route Description
<b>Cycle Route 1a</b>	Great Baddow to City Centre (Parkway)	Linking Great Baddow with the city centre, this route will create a sustainable transport corridor incorporating: Moulsham St shopping, Central Park and links to the train station.
<b>Cycle Route 1b</b>	Great Baddow to City Centre (Odeon Roundabout)	This route creates another sustainable transport corridor to the city centre, including improvements at the Odeon roundabout to complete this convenient route.
<b>Cycle Route 2</b>	Chelmer Village to City Centre	Another sustainable transport corridor from Chelmer Village, with plans to reallocate road space on Victoria Road to New Street, creating a safer, more sustainable route to the city centre.
<b>Cycle Route 3</b>	Beaulieu Park to City Centre via Springfield	With improved connectivity to Beaulieu Park and Park and Ride this route will also enhance routes from the University to the city centre.
<b>Cycle Route 4</b>	Writtle Road to City Centre via Forest Drive and Central Park	This route provides an important link between Writtle Road and central park, the railway station and the city centre.
<b>Cycle Route 5a</b>	Broomfield Road to City Centre	Route 5a provides a strategic link along Broomfield Road linking a number of key trip attractors and generators including the city centre, schools and Broomfield hospital.
<b>Cycle Route 5b</b>	Melbourne to City Centre via Broomfield Road	This route will provide an important link between Melbourne and Route 5 which in turn links to the city centre via Broomfield Road.
<b>Cycle Route 6</b>	Writtle to City Centre via Central Park	This existing route providing an off-road route connecting Writtle to Chelmsford City Centre via Admirals park will be improved.
<b>Cycle Route 7</b>	City Centre Orbital	This route provides an opportunity to create a City Centre Orbital which will also create safe and attractive cycling and permeability across the city centre.

Figure 5. Chelmsford LCWIP Cycle Network Map

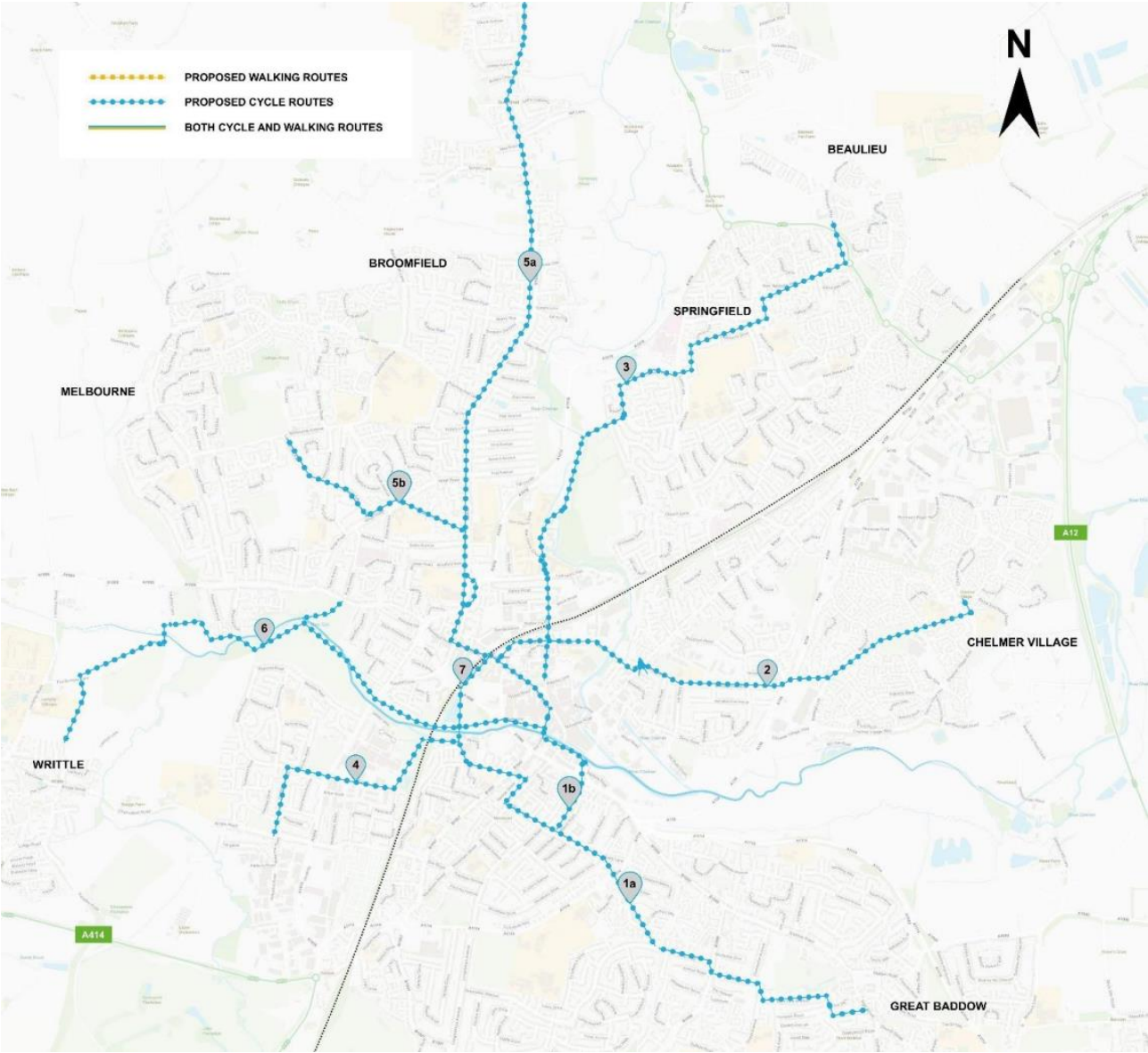


Table 11. Chelmsford Proposed LCWIP Walking Network Key Routes

Scheme	Route	Route Description
Walking Route 1	Chelmsford Railway Station - Rainsford Road	This route runs west from Chelmsford Railway station to Rainsford Road in west Chelmsford.
Walking Route 2a	Anglia Ruskin University to Tindal Square	Connecting Anglia Ruskin University to Tindal Square via New Street.
Walking Route 2b	Arbour Lane to Tindal Square	Linking Arbour Lane to Tindal Square via Brook Street.
Walking Route 3	City Centre to Baddow Road	Connecting the Baddow road area to the city centre and Moulsham Street.
Walking Route 4	Chelmsford Station (Broomfield Gyratory/Route 11 - Broomfield Road)	This route connects Chelmsford Station to Broomfield Road via Glebe Road to promote a more direct walking route to the city centre from the north.
Walking Route 5	Springfield/Victoria Road to Station	This route connects the Springfield area to the station via Victoria Road.
Walking Route 6	Parkway to City Centre	This route connects Parkway to the city centre.



Figure 6. Chelmsford LCWIP Walking Network Map



Essex County Council provided progress updates regarding the LCWIP route optioneering as part of the stakeholder engagement undertaken in Stage 2 of the Chelmsford IDP. The LCWIP potential routes set out in Table 12 below are being assessed using a Route Prioritisation Tool, which seeks to balance local need and value for money. These routes, shown in the table below, have not yet been subject to any route feasibility or detailed design.

A further consultation was undertaken between October and November 2023 to inform the design of LCWIP Route 3, a walking and cycling route between New Street and New Nabbotts Way where it meets the A130 White Hart Lane roundabout at Beaulieu Park passing through Anglia Ruskin University and the Chelmer Valley Nature Reserve. Funding for construction of any route is still to be secured.

Following route prioritisation, the LCWIP will be published and its content used to inform future funding bids for design and subsequent delivery.

Table 12. Potential LCWIP routes (as provided by ECC)

Scheme	Route
Route 1 / Route 1A	Moulsham Street – Great Baddow / Chelmsford City Centre – Moulsham

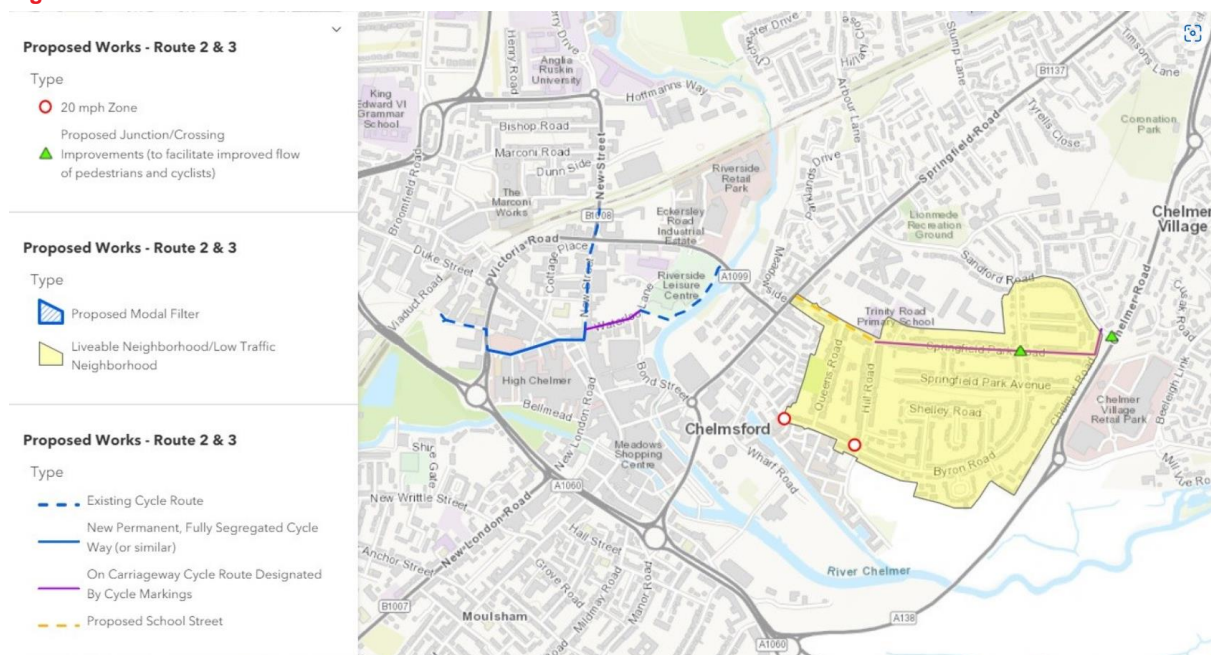
Scheme	Route
<b>Route 2</b>	Chelmsford Rail Station – Chelmer Village
<b>Route 3 / Route 3A / Route 3B</b>	Chelmsford City Centre – Beaulieu Park / Chelmsford City Centre via Bunny Walk – Chelmer Valley Riverside LNR / Beaulieu Park School – New Future Housing (Garden Community)
<b>Route 4 / Route 4A</b>	Central Park – Westlands / Admirals Park LNR – Writtle Road
<b>Route 5 / Route 5A / Route 5B</b>	Chelmsford Rail Station – Broomfield / Broomfield Hospital – Anglia Ruskin University / Broomfield Road – Melbourne Park – New Future Housing (West Chelmsford)
<b>Route 6 / Route 6A</b>	Central Park – Writtle / Anglia Ruskin Writtle Campus
<b>Route 7 / Route 7A</b>	City Centre Circular Route / Frank Whitmore Green – Moulsham Street
<b>Route 8</b>	Chelmsford City Centre via A1060 – New Future Housing (West Chelmsford)
<b>Route 9</b>	Moulsham – Galleywood
<b>Route 10</b>	Odeon Roundabout – New Future Housing (Maldon Road)
<b>Route 11</b>	Springfield Road – Lockside Marina Developments – Chelmer Village Retail Park
<b>Route 12</b>	Chelmer Valley Riverside LNR – Boreham

As noted within Table 5**Error! Reference source not found.**, ECC secured Active Travel Funding Tranche 2 to deliver the following schemes in Chelmsford (as illustrated in the figure below):

- Trinity Road Healthy School Street: Removed existing bollards and replaced them with pencil-shaped ones; installed temporary street art to alert drivers to slow down and installed "20 is Plenty" and "Children Crossing" signage.
- Springfield Park Road / Springfield Park Lane junction alterations: Installed on-carriageway cycle markings; refreshed all street lining and the existing roundels as well as improved the Springfield Park Road and Springfield Park Lane junction and raised table.
- Navigation Road: Refreshed all street lining and existing roundels; removed the existing centre line; and replaced signage on the Navigation Road and Hill Road junction.
- Chelmer Road and Sandford Road: Upgraded the existing crossing to a Toucan crossing and pruned existing vegetation.
- Waterloo Lane: The raised table and on-carriageway cycle markings along Waterloo Lane as well as the segregated cycleway along the Riverside cycle path.

Additionally, Essex County Council was awarded £5.27 million as part of the Active Travel Fund Tranche 4, the exact figure has not been confirmed, but it is understood that some of this will be allocated to improving active travel provision in Chelmsford.

**Figure 7: Chelmsford active travel schemes**



Source: Essex Highways website<sup>18</sup>

An e-scooter hire trial has been in operation in Chelmsford with ECC and e-scooter company, TIER. The trial was launched in Chelmsford in February 2021, and there have been close to 1,000,000 rides so far (April 2024). This suggests a clear mode shift, with riders regularly opting to use e-scooters rather than other modes, including private cars to make some key journeys. The trials will help to inform Government policy on whether e-scooters should be legalised for wider use and the safety criteria. No decision has yet been made; the current trial in Chelmsford is due to end in May 2025, however, ECC have an option to extend this trial period end to May 2026.

### Infrastructure Required to Support Growth

The Infrastructure Delivery Schedules (Appendix A and B) have identified planned and proposed active travel and micromobility infrastructure requirements within the administrative area of CCC to support the Preferred Spatial Strategy in collaboration with stakeholders. This includes information (where available) on type of infrastructure, project description, location, who is delivering the project, estimated cost, estimated funding and funding sources. Appendices A and B have been updated where there were errors in the dwelling number for sites in the Preferred Options consultation document.

There are a number of proposed interventions already in the pipeline to improve active travel in Chelmsford and it will be important to monitor progress and ensure alignment with these as the plan progresses. In particular, the LCWIP which proposes new cycle network and walking network routes.

Development will need to be located in the most sustainable locations, or in locations which can be made sustainable through appropriate infrastructure provision. Furthermore, individual schemes will need to fund interventions linked to additional demand they create.

A key consideration for this infrastructure type in the context of this study is to ensure new development is designed to promote active travel as a viable alternative to the car, particularly for short-distance journeys. Development will need to build on and/or provide new and/or enhanced sustainable transport provision to reduce car use and maximise walking, cycling and use of public transport. One way to achieve this is to provide suitable policy hooks in the Local Plan Review, or by securing contributions towards the improvement of active travel schemes across the County. CCC generally already requires the provision of on-site walking and cycling links for major new developments.

<sup>18</sup> Available at: <https://www.essexhighways.org/safer-greener-healthier-chelmsford>

## 6. Flood Protection and Water Management

### 6.1 Overview

This section covers the following infrastructure types related to flood protection and water management:

- Flood and water management
- Water supply
- Sewerage

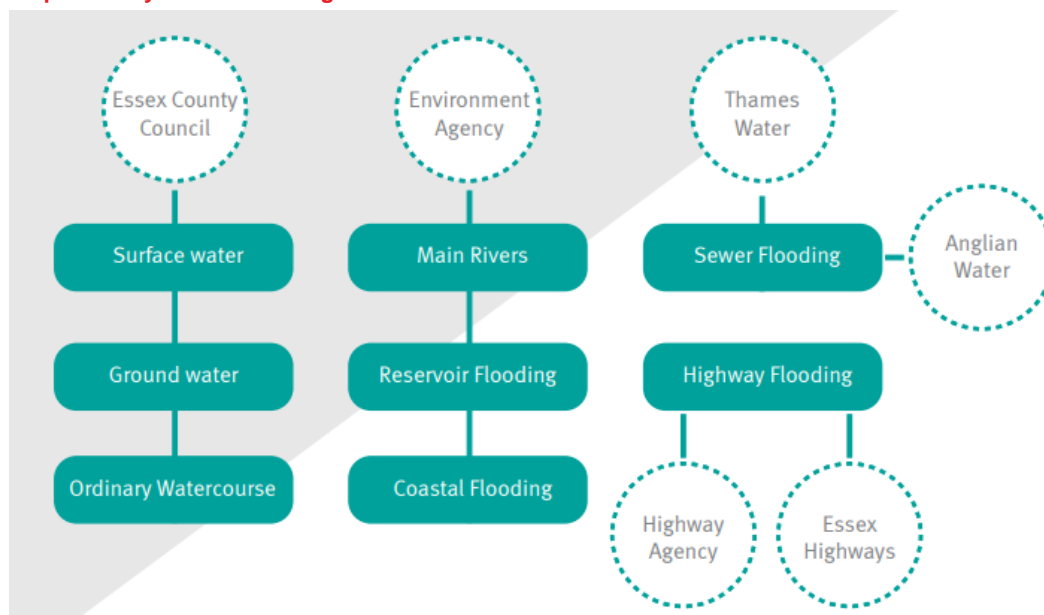
### 6.2 Flood and Water Management

#### Policy and Context

Infrastructure provision for flood defence and surface water management includes a range of measures to counteract the risks arising from local flooding. The Flood and Water Management Act (2010) states that local flood risk includes flood risk from surface runoff, groundwater and ordinary watercourses. The management of flood risk in Chelmsford is the responsibility of Essex County Council (ECC), the Environment Agency, Water Companies and Essex Highways.

The diagram below shows which authority is responsible for various types of flooding.

**Figure 8. Responsibility for flood management within Essex**

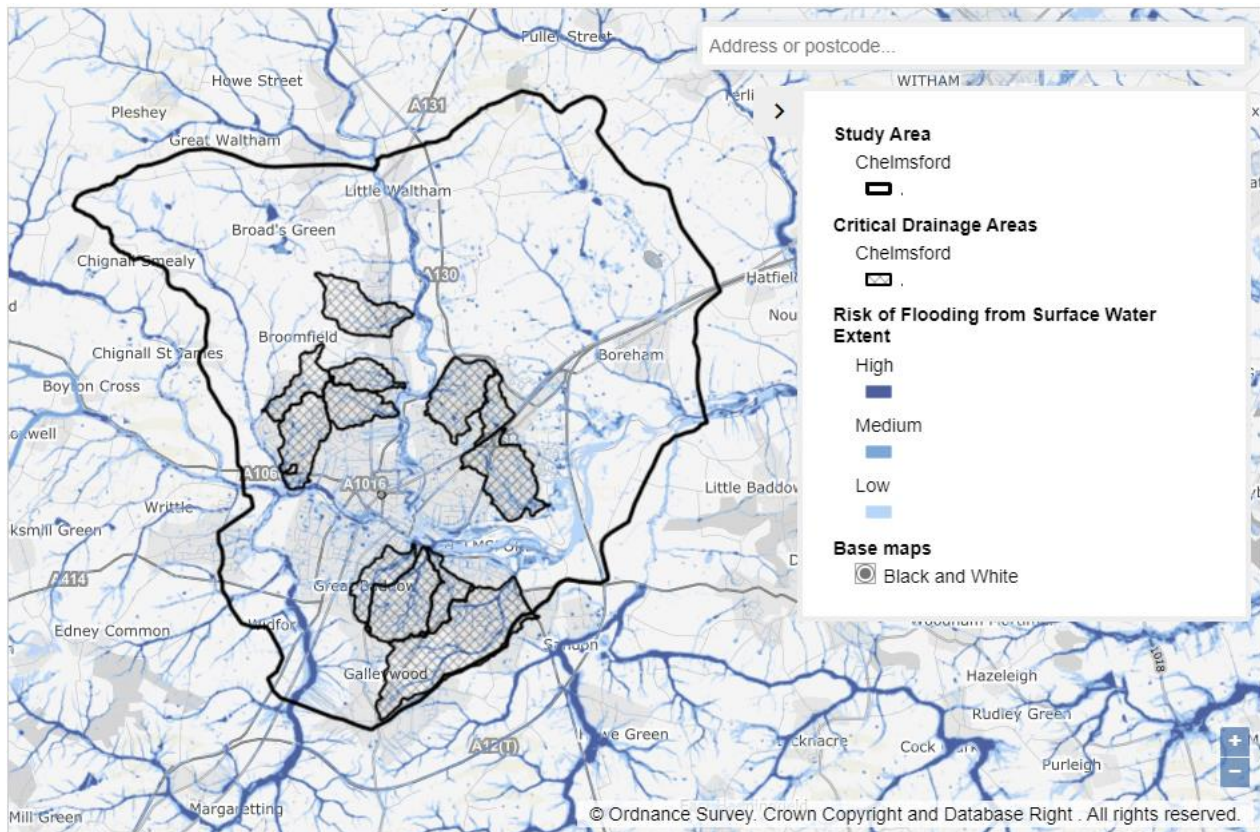


ECC is the Lead Local Flood Authority (LLFA) with responsibility under the Flood and Water Management Act 2010 and Flood Risk Regulations 2009, to lead and co-ordinate local flood risk management in the county. This includes flood risk from surface water run-off, groundwater and ordinary watercourses. They are also responsible for preparing and maintaining a Local Flood Risk Management Strategy and a register of assets that have an effect on flooding. They are also responsible for ensuring that any developments/projects drain run-off in a way which does not increase the risk of flooding anywhere else and responding to major planning application in relation to sustainable drainage systems.



ECC along with key partners including the Environment Agency, Chelmsford City Council, Anglian Water, and Essex Highways, produce Surface Water Management Plans (SWMPs)<sup>19</sup> to identify various flood risks and outline the preferred strategy to mitigate these risks. The SWMPs also identify Critical Drainage Areas (CDAs) which represent the contributing catchment area and features that influence areas of significant predicted surface water flooding impacts. The last Chelmsford SWMP (produced in 2014) identified 12 CDAs and approximately 760 residential properties identified as being at risk of surface water flooding during a 1 in 100 year storm. This is estimated to increase to around 1,500 residential properties should the upper limit of 40% be considered to account for future climate change.

**Figure 9. Surface water flood risk (Source: Chelmsford SWMP<sup>20</sup>)**



Anglian Water are the Statutory Sewerage Undertaker for Chelmsford, meaning they are responsible for maintaining the sewer network and therefore minimising effects of sewer flooding.

### Current Levels of Provision

The latest Level 1 and Level 2 Strategic Flood Risk Assessment (SFRA)<sup>21</sup> for Chelmsford was published in February and May 2024 respectively. The Level 1 SFRA states that the main sources of flood risk in Chelmsford are fluvial (rivers), sea and surface water. There are numerous recorded flooding incidents across Chelmsford, predominantly in the vicinity of the City Centre. The main rivers associated with fluvial flooding in Chelmsford are the:

- River Chelmer and its tributaries - this poses a flood risk to Chelmsford City Centre as well as the land to the east of the city and settlements to the north of the city including Little Waltham and Howe Street;
- River Wid and its tributaries - this poses a flood risk to land south west of the city including areas in Writtle;

<sup>19</sup> Available at: <https://www.essexdesignguide.co.uk/suds/surface-water-management-plans/chelmsford/>

<sup>20</sup> Available at: <https://www.essexdesignguide.co.uk/suds/surface-water-management-plans/chelmsford/>

<sup>21</sup> Available at: <https://www.chelmsford.gov.uk/media/noukav02/cc001-chelmsford-level-1-sfra-main-report-february-2024.pdf> and <https://www.chelmsford.gov.uk/media/znxhi41t/cc010-chelmsford-level-2-strategic-flood-risk-assessment-sfra-may-2024.pdf>

- River Can - this poses a flood risk to western parts of Chelmsford including land to the west of the city and Roxwell village;
- River Crouch and its tributaries (including Rettendon/Fenn Brooks) which are tidal – this is near to South Woodham Ferrers however the Environment Agency’s 2018 Crouch Coastal Model indicates that the risk to the town of South Woodham Ferrers is relatively low, with the 0.1% AEP tidal flood extent in the 2125 epoch higher central scenario just reaching the edge of the town and affecting very few properties.

Surface water risk largely follows the topography of smaller watercourses, but there are also additional flow paths and areas of ponding, for example where water is impounded at road or rail embankments. Urban areas are more at risk from surface water flooding. There are a number of settlements where there is surface water flood risk to properties and infrastructure.

The condition of flood defences within Chelmsford ranges from 1 (Very Good) to 5 (Very Poor). Within the Chelmsford City Administrative Area all flood defences are rated 2 (Good) to 3 (Fair), except along the River Wid where defences are rated 4 (Poor) and at Fenn Brook where areas of the embankment are rated 5.

The EA, LLFA, and Essex Highways own and manage flood mitigation assets<sup>22</sup> within Chelmsford. The LLFA asset register shows over 50 assets within the Chelmsford area.

The figure below shows the locations of Flood Zones 2 and 3, and the flood defences within Chelmsford.

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<sup>22</sup> An asset is defined as a structure or feature in a watercourse that can affect the flow or storage of water.







## Infrastructure Required to Support Growth

The Infrastructure Delivery Schedules (Appendix A and B) have identified planned and proposed flood and water management infrastructure requirements within CCC to support the Preferred Spatial Strategy in collaboration with stakeholders. This includes information (where available) on type of infrastructure, project description, location, who is delivering the project, estimated cost, estimated funding and funding sources. Appendices A and B have been updated where there were errors in the dwelling number for sites in the Preferred Options consultation document.

The development strategy for Chelmsford seeks to avoid development in areas which are prone to flooding. Flood risk mitigation will need to be considered on a site-specific basis and respond to the conclusions of the Level 2 SFRA. The Level 2 SFRA includes detailed assessments of the proposed site allocations. In relation to fluvial flooding, the main watercourses associated with fluvial risk to the sites are the River Chelmer, River Can, River Crouch, and Sandon Brook. There are also other smaller watercourses and drainage channels presenting a fluvial risk to sites across Chelmsford - developers are likely to need to undertake detailed modelling to inform site-specific Flood Risk Assessments for these sites. The sites with the most significant area and severity of fluvial risk are CW1a and CW1d (part of Strategic Growth Site (SGS) 1a), SGS1w and Growth Site (GS)1g. In relation to surface water flooding, the degree of flood risk varies with some sites being only marginally affected along their boundaries, whilst other sites are more significantly affected within the site. The sites at most significant surface water risk are: CW1d (part of SGS 1a), SGS1y, GS1v, GS1g, and GS17a.

As part of the Flood Resilience Partnership, CCC and the Environment Agency are working together to devise main river, city centre and catchment-wide measures to safeguard Chelmsford City Centre. A series of flood resilience interventions along the main rivers, within the city centre and wider river catchment area are proposed. The precise locations of interventions are not yet determined however this has been included in the Infrastructure Delivery Schedule and an indicative cost estimate has been identified based on CCC's discussions with the Environment Agency.

New development is likely to increase the risk of surface water flood risk, as the extent of built-up areas and the area of impermeable hard surfacing increases, meaning that mitigation measures such as Sustainable Drainage Systems (SuDS) are essential to reduce and manage the surface water flood risk. Additionally, the increase in runoff may result in more flow entering watercourses, increasing the risk of fluvial flooding downstream. In addition, climate change predictions indicate that the likelihood and frequency of surface water flooding will increase and this increase in risk must be considered when planning for new development within the administrative area. This is particularly important in those locations identified as Critical Drainage Areas. ECC has stated that any site strategy will need to reduce site runoff to greenfield rates and maintain the existing water quality in accordance with the ECC Sustainable Drainage Systems Design Guide.

Consideration should be given to the updated PPG on Flood Risk and Coastal Change (August 2022) and the change to the exception test which now requires development which has to be in a flood risk area to provide wider sustainability benefits to the community that outweigh flood risk. This provides the opportunity to address existing flood risk through new development.

All development proposals will be required to incorporate sustainable drainage principles and best practice for surface water management. This provides wider opportunity to propose flood alleviation schemes together with SuDS and green infrastructure inclusion to promote further green areas, strong green links to existing environment and benefit the community with use of multifunctional space. There are also opportunities for other measures to be implemented including the widespread use of water conservation measures such as water butts and rainwater harvesting technology, use of swales, permeable paving, bioretention car park pods and green roofs. In addition, there are opportunities to raise community awareness across the Chelmsford area.

## 6.3 Water Supply

### Policy and Context

Potable water in Chelmsford is supplied by Essex and Suffolk Water (ES Water). The supply comes predominantly from river sources and is largely imported from outside the region through a river transfer system that supports the low yield Essex rivers. ES Water also have a small supply from boreholes in East London that draw water from the underground aquifers.

Every five years water companies produce a Water Resources Management Plan (WRMP) which sets out how the company plans to maintain the balance between supply and demand for water for a minimum planning period of 25 years. The companies also produce a Business Plan covering an Asset Management Period (AMP) detailing the funding requirements for the first five years of the WRMP.

The most recent ES Water WRMP was published in 2019 (WRMP19) and covers the period 2020-2050. Additionally, there is currently a draft WRMP available for the next WRMP (dWRMP24), which will be agreed by Ofwat (the water regulator) in 2024 and covers the period 2025 - 2075.

ES Water are also part of Water Resources East (WRE) with Anglian Water, Cambridge Water and Affinity Water, as well as regional EA representatives and stakeholders from energy, agriculture, environment, and industry sectors. This group works together to set out how the supply of water in the East of England will be managed on a regional level for the next 25 years and beyond.

Infrastructure upgrades required as a result of development are funded by infrastructure charges set in the water companies business plan and paid for by developers. Where strategic infrastructure upgrades are required, these are also outlined in the business plans but funded by customer bills. This charge is separate to the cost that companies charge developers for the requisition of new mains, which is based on the total cost of the mains off-site pipe work and any necessary upgrades downstream. There are currently no planned changes to how water supply infrastructure is delivered.

### Current Levels of Provision

Chelmsford sits within the Essex Water Resource Zone. In this WRZ, supply comes from local rivers such as the Chelmer, Blackwater, Stour, and Roman Rivers which support storage reservoirs at Hanningfield and Abberton and treatment works near Maldon, Stratford St. Mary, Chelmsford, and Colchester. In a drought year, only 33% of the water supplied comes from within the Essex WRZ, with the rest being transferred in from outside the area. This is because the water taken from local rivers and the bulk raw water supply from Thames Water is not enough to meet demand.

ES Water use the growth projections from their Water Resource Management Plans to set out how they plan to maintain the balance between supply and demand for water. It is currently forecast that there will not be enough water supplies to meet forecasted demand over the next 25 years and beyond.

It is estimated by Water Resources East in their Draft Regional Plan that there will be a water deficit in Essex of between 15 to 40 megalitres per day by 2050. Additionally, the whole of Eastern England is classified as 'seriously water stressed' by the Environment Agency and the demand for water is growing as this region has one of the highest rates of new housing development in the country.

To ensure there is sufficient supply to meet projected growth, ES Water are implementing solutions to both increase supply and reduce demand. To reduce demand, ES Water are installing water meters, reducing leakage and promoting water efficiency across their supply area. To increase supply in the Essex WRZ, the dWRMP24 contains two schemes:

- Linford Water Treatment Works, a new water treatment works to treat an existing and new borehole which would be complete by 2030 and which will add an extra seven million litres of capacity into the local water network – in June 2023, ES Water received confirmation of accelerated funding of £12.47m from the water regulator Ofwat to allow it to start on this infrastructure project.
- Southend Water Reuse Scheme, which would involve buying wastewater from Anglian Water, treating the water at a water recycling plant and releasing it into Hanningfield Reservoir where there is currently

spare capacity. This scheme will only be implemented if customer demand does not reduce as forecast by ES Water.

Additionally, the Draft Regional Plan by WRE shows general options for increasing supply across the region. For Essex, these are desalination, water reuse, smaller resource options, and a new water transfer.

### **Infrastructure Required to Support Growth**

No planned or proposed water supply infrastructure projects to support the Preferred Spatial Strategy have been identified.

Planning for water supply infrastructure is carried out at a strategic level and ES Water are investing in solutions to both increase supply and reduce demand. Development will place additional pressure upon the sources of water that feed the strategic grid. There are known water supply pressures within Essex and the wider East of England with the region classified as ‘seriously water stressed’. Across Essex and the wider East of England, there will be a significant water deficit by 2050, as identified in the Water Resources East Regional Plan and the Chelmsford Water Cycle Study Stage 2. This will require a range of interventions at the local and wider geography including demand management measures; transfer schemes; new reservoirs (South Lincs and the Fens); and next generation desalination. These interventions will be managed through the business plan process that water companies are required to go through every 5 years.

ES Water did not respond to engagement on the IDP and therefore have not considered the specific implications on the network from the growth proposed. This will need to be explored as part of the Pre-Submission (Regulation 19) consultation.

There is a legal requirement for water companies to supply water to new residential developments and there are currently no known constraints to ES Water meeting this legal requirement.

## **6.4 Sewerage**

### **Policy and Context**

Anglian Water is the statutory sewerage undertaker for Chelmsford, and therefore for water recycling throughout the foul drainage network. They have a strategic aim to make the East of England resilient to the risks of drought and flooding and enable sustainable economic and housing growth in the UK's fastest growing region. They are also aiming to be a net zero carbon business and reduce the carbon in building and maintaining our estate by 70% by 2030.

Water companies are required to submit Drainage and Wastewater Management Plan (DWMP). The DWMP addresses long-term needs by forecasting growth over a 25 year time horizon to plan investments for meeting the water recycling needs of growing population. Anglian Water's most recent DWMP was published in May 2023 and covers the period 2025-50. It should be noted that the DWMP was written based on the planned growth identified in the adopted Local Plan.

### **Current Levels of Provision**

Anglian Water currently runs 29 operational sites in Chelmsford. Chelmsford Water Recycling Centre (WRC) has a large catchment area encompassing the city and surrounding settlements. The Chelmsford Water Recycling Catchment has a 2021 population of 147,157 estimated in the DWMP. During stakeholder engagement, Anglian Water confirmed that Chelmsford WRC, which serves the majority of the planned growth areas, has headroom for accepting new foul flows. However, the DWMP states that by 2050, the Chelmsford WRC will require time process optimisation and increased capacity. The figure below shows the location of the WRC and other water and sewerage infrastructure in Chelmsford.

Within their DWMP, Anglian Water has highlighted investment needed over the next five years to facilitate sustainable growth. For Essex, the following have been highlighted as priorities for investment:





- Increase drainage capacity – SuDS and upsizing;
- CSO investigations and improvements;
- Investigative urban creep at WRC; and

- Increase WRC flow & process capacity.

There are no planned investments for upgrades associated with growth for WRCs within Chelmsford. However, there is a planned upgrade to Wickford WRC which is outside of Chelmsford but serves some of the areas within the Local Plan.

Anglian Water also confirmed that there are planned investments to sludge treatment to meet legislative requirements at facilities within Chelmsford, but this is not driven by growth. During the next 5-year investment period, Anglian Water has proposed to invest £4.6 million to increase sludge treatment capacity at Chelmsford WRC. This is subject to Ofwat approval, which is expected in December 2024.

This map displays the Chelmsford region, including surrounding areas like North End, Great Leighs, and Boreham. It features a network of roads (A131, A130, A12, A14, A114, A1060, B1008, B1006, B1007, B1009, B1012, B1013, B1014, B1015, B1016, B1017, B1018, B1019, B1020, B1021, B1022, B1023, B1024, B1025, B1026, B1027, B1028, B1029, B1030, B1031, B1032, B1033, B1034, B1035, B1036, B1037, B1038, B1039, B1040, B1041, B1042, B1043, B1044, B1045, B1046, B1047, B1048, B1049, B1050, B1051, B1052, B1053, B1054, B1055, B1056, B1057, B1058, B1059, B1060, B1061, B1062, B1063, B1064, B1065, B1066, B1067, B1068, B1069, B1070, B1071, B1072, B1073, B1074, B1075, B1076, B1077, B1078, B1079, B1080, B1081, B1082, B1083, B1084, B1085, B1086, B1087, B1088, B1089, B1090, B1091, B1092, B1093, B1094, B1095, B1096, B1097, B1098, B1099, B1100, B1101, B1102, B1103, B1104, B1105, B1106, B1107, B1108, B1109, B1110, B1111, B1112, B1113, B1114, B1115, B1116, B1117, B1118, B1119, B1120, B1121, B1122, B1123, B1124, B1125, B1126, B1127, B1128, B1129, B1130, B1131, B1132, B1133, B1134, B1135, B1136, B1137, B1138, B1139, B1140, B1141, B1142, B1143, B1144, B1145, B1146, B1147, B1148, B1149, B1150, B1151, B1152, B1153, B1154, B1155, B1156, B1157, B1158, B1159, B1160, B1161, B1162, B1163, B1164, B1165, B1166, B1167, B1168, B1169, B1170, B1171, B1172, B1173, B1174, B1175, B1176, B1177, B1178, B1179, B1180, B1181, B1182, B1183, B1184, B1185, B1186, B1187, B1188, B1189, B1190, B1191, B1192, B1193, B1194, B1195, B1196, B1197, B1198, B1199, B1200, B1201, B1202, B1203, B1204, B1205, B1206, B1207, B1208, B1209, B1210, B1211, B1212, B1213, B1214, B1215, B1216, B1217, B1218, B1219, B1220, B1221, B1222, B1223, B1224, B1225, B1226, B1227, B1228, B1229, B1230, B1231, B1232, B1233, B1234, B1235, B1236, B1237, B1238, B1239, B1240, B1241, B1242, B1243, B1244, B1245, B1246, B1247, B1248, B1249, B1250, B1251, B1252, B1253, B1254, B1255, B1256, B1257, B1258, B1259, B1260, B1261, B1262, B1263, B1264, B1265, B1266, B1267, B1268, B1269, B1270, B1271, B1272, B1273, B1274, B1275, B1276, B1277, B1278, B1279, B1280, B1281, B1282, B1283, B1284, B1285, B1286, B1287, B1288, B1289, B1290, B1291, B1292, B1293, B1294, B1295, B1296, B1297, B1298, B1299, B1300, B1301, B1302, B1303, B1304, B1305, B1306, B1307, B1308, B1309, B1310, B1311, B1312, B1313, B1314, B1315, B1316, B1317, B1318, B1319, B1320, B1321, B1322, B1323, B1324, B1325, B1326, B1327, B1328, B1329, B1330, B1331, B1332, B1333, B1334, B1335, B1336, B1337, B1338, B1339, B1340, B1341, B1342, B1343, B1344, B1345, B1346, B1347, B1348, B1349, B1350, B1351, B1352, B1353, B1354, B1355, B1356, B1357, B1358, B1359, B1360, B1361, B1362, B1363, B1364, B1365, B1366, B1367, B1368, B1369, B1370, B1371, B1372, B1373, B1374, B1375, B1376, B1377, B1378, B1379, B1380, B1381, B1382, B1383, B1384, B1385, B1386, B1387, B1388, B1389, B1390, B1391, B1392, B1393, B1394, B1395, B1396, B1397, B1398, B1399, B1400, B1401, B1402, B1403, B1404, B1405, B1406, B1407, B1408, B1409, B1410, B1411, B1412, B1413, B1414, B1415, B1416, B1417, B1418, B1419, B1420, B1421, B1422, B1423, B1424, B1425, B1426, B1427, B1428, B1429, B1430, B1431, B1432, B1433, B1434, B1435, B1436, B1437, B1438, B1439, B1440, B1441, B1442, B1443, B1444, B1445, B1446, B1447, B1448, B1449, B1450, B1451, B1452, B1453, B1454, B1455, B1456, B1457, B1458, B1459, B1460, B1461, B1462, B1463, B1464, B1465, B1466, B1467, B1468, B1469, B1470, B1471, B1472, B1473, B1474, B1475, B1476, B1477, B1478, B1479, B1480, B1481, B1482, B1483, B1484, B1485, B1486, B1487, B1488, B1489, B1490, B1491, B1492, B1493, B1494, B1495, B1496, B1497, B1498, B1499, B1500, B1501, B1502, B1503, B1504, B1505, B1506, B1507, B1508, B1509, B1510, B1511, B1512, B1513, B1514, B1515, B1516, B1517, B1518, B1519, B1520, B1521, B1522, B1523, B1524, B1525, B1526, B1527, B1528, B1529, B1530, B1531, B1532, B1533, B1534, B1535, B1536, B1537, B1538, B1539, B1540, B1541, B1542, B1543, B1544, B1545, B1546, B1547, B1548, B1549, B1550, B1551, B1552, B1553, B1554, B1555, B1556, B1557, B1558, B1559, B1560, B1561, B1562, B1563, B1564, B1565, B1566, B1567, B1568, B1569, B1570, B1571, B1572, B1573, B1574, B1575, B1576, B1577, B1578, B1579, B1580, B1581, B1582, B1583, B1584, B1585, B1586, B1587, B1588, B1589, B1590, B1591, B1592, B1593, B1594, B1595, B1596, B1597, B1598, B1599, B1600, B1601, B1602, B1603, B1604, B1605, B1606, B1607, B1608, B1609, B1610, B1611, B1612, B1613, B1614, B1615, B1616, B1617, B1618, B1619, B1620, B1621, B1622, B1623, B1624, B1625, B1626, B1627, B1628, B1629, B1630, B1631, B1632, B1633, B1634, B1635, B1636, B1637, B1638, B1639, B1640, B1641, B1642, B1643, B1644, B1645, B1646, B1647, B1648, B1649, B1650, B1651, B1652, B1653, B1654, B1655, B1656, B1657, B1658, B1659, B1660, B1661, B1662, B1663, B1664, B1665, B1666, B1667, B1668, B1669, B1670, B1671, B1672, B1673, B1674, B1675, B1676

 Water Treatment Works
  Reservoir  
 Sewage Treatment Works
  Water Recycling Centre

Rev	Date
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Chelmsford District Council

297277-00 Draft



## **Infrastructure Required to Support Growth**

No planned or proposed sewerage infrastructure projects to support the Preferred Spatial Strategy have been identified at this stage however Anglian Water has noted the possibility of a permit upgrade at South Woodham Ferrers WRC to accommodate planned growth.

Housing and population growth will increase the biological loading of influent to Water Recycling Centres (WRCs). Anglian Water has noted that in high-growth areas, they may need to expand treatment capacity at WRCs to minimise impact on receiving watercourses. Anglian Water have planned £9.8 million investment in improving quality during the next 5-year investment period. This is subject to Ofwat approval, which is expected in December 2024.

The Chelmsford Water Cycle Study Stage 2 indicates that development can be accommodated at the majority of WRCs and will not result in the existing DWF consents being exceeded within the plan period. Additionally, it should be noted that Anglian Water has an obligation to accept domestic flows.

During stakeholder engagement, Anglian Water confirmed that due to the available headroom at Chelmsford WRC (which provides wastewater services for the majority of the growth areas), they should be able to accommodate short-term growth however they will need to use the updated growth numbers to consider the medium and long term strategy for upgrades.

Anglian Water stated that there is some capacity to accommodate growth at South Woodham Ferrers WRC, however it is possible a permit upgrade will be required in order to accommodate planned growth. This will need to be confirmed with the asset delivery team as development is progressed.

Anglian Water also highlighted that Great Leigh WRC has limited headroom currently for increased foul flows and is also managing permit tightening with regards to phosphorus levels. There is currently no planned investment at this WRC for the next 5 years, which will need to be considered as part of the phasing of development in Growth Area 2.

## 7. Green Infrastructure, Recreation and Leisure

### 7.1 Overview

This Section considers all forms of green infrastructure, recreation and leisure facilities within Chelmsford. These forms of infrastructure are highly valued and play a key role in the administrative area's sense of place and identity and promoting the health and wellbeing of residents.

This Section will consider the following green infrastructure, recreation and leisure infrastructure types:

- Parks and Gardens;
- Natural and semi-natural greenspaces;
- Amenity Greenspace;
- Provision for Children and Young People;
- Allotments;
- Indoor Sports Facilities; and
- Outdoor Sports Facilities.

At a national level, the NPPF seeks to promote healthy and safe communities. Paragraph 93 states that:

*'To provide the social, recreational and cultural facilities and services the community needs, planning policies and decisions should plan positively for the provision and use of shared spaces, community facilities (...sports venues, open space, cultural buildings...) and other local services to enhance the sustainability of communities and residential environments.'*

This demonstrates the important role that open space and recreation can contribute in fostering a sense of community and place throughout Chelmsford. The NPPF provides protection to open space and recreational uses in Paragraph 99, outlining that:

*'Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:*

- a) an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or*
- b) 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*
- c) the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use.'*

The existing access and quantity standards for different types of open space within Chelmsford are set out in the adopted Local Plan in Table 12, with the quantity standards for 'Accessible Local Open Space and Strategic Open Space' set out at Table 13. The current thresholds for the provision of on- or off-site open space are detailed at Table 14. In the supporting text at B.26, the adopted Local Plan highlights that for developments of 30 or more dwellings, 'Strategic Open Space will normally be required to be provided on-site'.

As part of the evidence base for the Local Plan Review, the Council is currently preparing updated technical studies. These documents are still at draft stage at the time of writing and have not been published, however this report has used information from these studies to give an up-to-date picture on the green infrastructure, recreation and leisure sites and facilities across the administrative area of CCC. As the information is yet to be finalised, further changes and updates may be required to the IDP to reflect the final iterations of these studies. The studies consist of:



- Chelmsford City Council Open Space Report – this covers all types of open spaces and will replace the previous version of the assessment once it has been finalised and published. It includes new open space standards which will replace the previous ones set out in the adopted Local Plan.
- Chelmsford City Council Playing Pitch Strategy and Outdoor Sports Strategy – this covers all outdoor sports requirements for both winter and summer. The winter sports summary and assessment has been completed. The summer sports summary and assessment is currently in progress and will need to be considered as part of the next stage of the IDP. Sport England’s Playing Pitch Calculator and Sports Facility Calculator will be used alongside these strategies to help the Council estimate the demand that may be generated for the use of playing pitches and sports facilities by a new population.
- Chelmsford City Council Built Facilities/Indoor Sports Strategy – this covers the indoor needs assessment and indoor sports strategy. Sport England’s Facilities Planning Model has been used as part of this strategy to arrive at the recommendations.

## 7.2 Green infrastructure

### Policy and Context

This section analyses parks and recreation, natural and semi-natural greenspaces, amenity greenspace, provision for children and young people, and allotments.

The draft 2024 Open Space Report defines the primary purpose of these typologies as follows:

- Parks and recreation - Parks, formal gardens and recreation grounds, open to the general public. Accessible, high quality opportunities for informal recreation and community events.
- Natural and semi-natural greenspaces - Supports wildlife conservation, biodiversity and environmental education and awareness.
- Amenity greenspace - Opportunities for informal activities close to home or work or enhancement of the appearance of residential or other areas.
- Provision for children and young people - Areas designed primarily for play and social interaction involving children and young people.
- Allotments - Opportunities to grow own produce. Added benefits include the long term promotion of sustainable living, health and social inclusion.

Parks and gardens throughout the administrative area of CCC provide accessible high-quality opportunities for informal recreation and community events.

Natural and semi-natural greenspaces include woodland (coniferous, deciduous, mixed) and scrub, grassland (e.g. down-land, meadow), heath or moor, wetlands (e.g. marsh, fen), wastelands (including disturbed ground), bare rock habitats (e.g. quarries), commons and Local Nature Reserves. These sites are important for wildlife conservation, biodiversity, for environmental and education awareness, and providing accessible open spaces for people to engage with nature.

Amenity greenspaces include informal recreation spaces and other incidental spaces. They are most often found within areas of housing and function as informal recreation space or along highways providing visual amenity.

Provision for children and young people includes areas designated primarily for play and social interaction, such as equipped play areas, ball courts, skateboard areas and teenage shelters. This encourages children and young people to engage with physical activity and the outdoors, supporting the development of social skills.

The provision of allotments provides the opportunity for people to grow their own produce. This helps to promote the long-term aims of sustainability, health and social inclusion. Allotment provision may also include shared ‘urban farms’, but excludes the growing of produce in private gardens. The provision of allotments is as statutory service that the local authority must provide under the 1908 Small Holdings and Allotments Act.

## Current Levels of Provision

The draft 2024 Open Space Report provides an audit of open space provision across the administrative area covering all types of open space. Based on the analysis of supply and demand, the Report then sets out new open space standards which will replace the previous ones set out in the adopted Local Plan. As set out above, it should be noted that this study is yet to be finalised and has not been published at the time of writing. As such, any changes in the final version of the study will need to be reflected in the IDP.

## Parks and Recreation

The draft 2024 Open Space Report notes that there are 223 sites classified as parks and recreation sites across Chelmsford, resulting in the equivalent of over 223 hectares. The larger parts within the administrative area include Chelmer Park (21.6 ha), Saltcoats Park (15.9 ha), Melbourne Park (15.7 ha) and Springfield Hall Park (15.3 ha). These sites are within the city centre, within the urban areas (identified in this study as east and west of the city centre) and within South Woodham Ferrers. Twelve park and recreation sites across Chelmsford have a Green Flag Award.

The report notes that the Fields in Trust guidance (2015) suggests a guideline that there should be 0.80 hectares of parks and recreational space per 1,000 population. The study further notes that the administrative area is above this figure overall and each of the sub areas analysed are also above this figure.

Furthermore, the report notes that there is reasonable coverage of parks with suitable access to communities, based on a 9-minute walk time. However, shortfalls in some areas were identified including the city centre, South Woodham Ferrers and urban areas (identified in this study as east and west of the city centre). The study did note however that many of these identified gaps are being served by amenity green space and natural and semi natural greenspace sites rather than formal parks and recreational spaces. The study notes that it is imperative that the quality of these sites is maintained and enhanced, in addition to exploring the potential for them to be formalised into parks and recreation spaces.

The study highlights the following as high-quality sites:

- Admirals Park
- Bell Meadow and Central Park
- Boleyn Gardens
- Oaklands Park

These sites were highlighted due to the range of green and blue infrastructure they include, such as a considerable number of trees, hedges, wildflower meadows and ponds and the range of facilities such as litter bins, seating, fencing, sports facilities and signage. Two sites, John Shennan Playing Field and Jubilee Park were highlighted as being of poor quality due to the lack of seating, security and path maintenance however it was noted that the sites performed well for entrances, fencing, overall maintenance, car parking, litter bins and sports facilities.

The report also explores the value that sites provide to the surrounding area. The study highlights the following as high-value sites:

- Admirals Park
- Bell Meadow and Central Park
- Oaklands Park
- Saltcoats Park and Compass Gardens

These sites were highlighted due to the range of recreational and exercise infrastructure, landscape and visual benefits and ecological benefits.

## Natural and semi-natural greenspace

The draft 2024 Open Space Report notes that there are 218 natural and semi-natural greenspace sites in Chelmsford, equating to over 2,792 hectares. Of these 218 sites, 83 are noted as being accessible.

The Rural South area has the most accessible natural and semi-natural provision with a total of over 964 hectares. This makes up over half (54%) of accessible natural/semi-natural provision. The two largest sites in Chelmsford are Hanningfield Reservoir (473 hectares) and Hylands Park (195 hectares). The two make up 37% of the natural/semi-natural provision in Chelmsford.

Fields in Trust guidance suggests 1.80 hectares per 1,000 population as a guideline quantity standard for natural and semi-natural greenspace. Within Chelmsford, there is an overall provision level of 9.87 hectares per 1,000 head of population which exceeds the guidelines. This is also the case for five of the six analysis areas within the study, the exception being the City Centre area.

### **Amenity greenspace**

The draft 2024 Open Space Report notes that there are 161 amenity greenspaces identified sites in Chelmsford, above 0.15 hectares, resulting in over 96 hectares. The report noted that the majority of these sites were within residential areas or along road infrastructure.

The report notes that the Fields in Trust guidance (2015) suggests a guideline that there should be 0.60 hectares per 1,000 population for a quantity standard of parks and recreational space. The study further notes that the administrative area is slightly below this figure overall but was found to be above the guidance in the rural areas to the north and west, in addition to the urban areas (identified in this study as east and west of the city centre).

Furthermore, the report notes that there is a good coverage of amenity greenspace with suitable access to communities, based on a 6-minute walk time. However, shortfalls in some areas were identified in the more rural areas. The study did note however that many of these identified gaps are being served by parks, gardens and natural and semi natural greenspace sites rather than amenity greenspaces. The study notes that it is imperative that the quality and access of these sites is maintained and enhanced.

### **Provision for Children and Young People**

The draft 2024 Open Space Report notes there are 171 sites identified in Chelmsford for children and young people, resulting in nearly 10 hectares of space.

The report notes that the Council policy for supporting the provision of high-quality play areas is to ensure access, suitably located across the administrative area, free to use and without undue hazards. The report notes that the delivery of this policy, with the refurbishment, replacement and improvement of sites across the administrative area has resulted in an enhanced offering for communities across Chelmsford.

The report continues to explore the accessibility of sites, with overall a good distribution of sites across the administrative area across 400m and 1000m catchments. It was found that higher density areas were more likely to be within the recommended distances to a site. However, shortfalls in some areas were identified including the city centre, South Woodham Ferrers, urban areas (identified in this study as east and west of the city centre) and the rural south. The following sites were identified which may be able to address this shortfall provided equipment is introduced or enhanced:

- City Centre:
  - Coronation Park Play Area (ID 280)
  - Lionmede Recreation Ground Play Area (ID 528)
  - Springfield Hall Park Play Area (ID 907)
- Rural South:
  - Potters Close (ID 732)
  - Rumsey Field Play Area (ID 789)
  - Sonters Down Play Area (ID 874.01)
  - South Hanningfield Road Play Area (ID 880.01)

- South Woodham Ferrers:
  - Bree Hill Play Area (ID 136)
  - Crickhollow Play Area (ID 300)
- Urban Areas:
  - Chelmer Village Green (ID 102)
  - Brook End Gardens (ID 142)

The report also explores the quality that sites provide to local communities. The study highlights the following as high-quality sites:

- Admirals Park Play Area
- Broomfield FC Play Area
- Chelmer Village Green Play Area 1
- Saltcoats Park Play Area 1
- Westlands Park Play Area

These sites were highlighted due to specific infrastructure such as litter bins, seating, signage, parking, fencing, good quality play equipment and enhancing the visual attractiveness of the area. Sites were also identified as performing less due to the range and quality of equipment and the maintenance of the sites. Lower scoring sites included Colyers Reach Play Space, Howe Street Play Area and Little Baddow Cricket Club.

The report also explores the value that sites provide to local communities. The study highlights the following as high-quality sites:

- Chelmer Park Play Area
- Copperfield Road Play Area
- East Hanningfield Village Hall Play Area
- Oaklands Park Play Area 1

These sites were highlighted due to specific infrastructure such as education features, inclusive equipment, landscaping and natural play equipment.

### **Allotments**

The draft 2024 Open Space Report notes there are 48 allotment sites in Chelmsford resulting in over 42 hectares. The largest site is Avon Road Allotments totalling 3.88 hectares within the City Centre. The report notes that the National Society of Allotment and Leisure Gardeners suggests a national standard of 20 allotments per 1,000 households resulting in 0.25 hectares per 1,000 populations based on an average plot-size of 250 square metres. This national standard indicates a minimum provision of 45.36 hectares of allotments to meet local community needs, Chelmsford therefore does not meet this requirement with the current provision level of 42.41 hectares of space. The report explains that allotments should be considered as high value and should be supported and protected.

### **Infrastructure Required to Support Growth**

The Infrastructure Delivery Schedules (Appendix A and B) have identified planned and proposed open space requirements within the administrative area of CCC to support the Preferred Spatial Strategy in collaboration with stakeholders. This includes information (where available) on type of infrastructure, project description, location, who is delivering the project, estimated cost, estimated funding and funding sources.

The draft 2024 Open Space Report demonstrates shortfalls in quality, accessibility and quantity across Chelmsford for different types of open space. Consequently, the Council will need to ensure new development contributes to the overall provision of open space. The Report sets out new draft open space standards (set out in the table below) which will replace the existing ones set out in the adopted Local Plan. The proposed standards are slightly higher than the existing ones in the adopted Local Plan. Sites with extant planning permission will already have been considered against the adopted standards however all other sites will be considered on the basis of the new draft standards.

**Table 13. Proposed open space standards as set out in the draft 2024 CCC Open Space Report and existing open space standards set out in the adopted Local Plan**

Type		Proposed Quantity Standard set out in the draft 2024 CCC Open Space Report (Ha per 1,000 population):	Existing Quantity Standard in the adopted Local Plan (2020) (Ha per 1,000 population):
<b>Parks &amp; recreation</b>		1.23	1.65
<b>Natural &amp; semi-natural greenspace</b>		1.80	1.0
<b>Amenity greenspace</b>		0.53	0.40
<b>Provision for children &amp; young people</b>	<b>Children</b>	0.05	0.05
	<b>Young people</b>	0.05	0.05
<b>Allotment</b>		0.30	0.30
<b>Total</b>		<b>3.96</b>	<b>3.76</b>

The Local Plan Review groups allotments, amenity greenspace and provision for children and young people in a category classed as ‘Accessible Local Open Space’. Parks and recreation are referred to as ‘Strategic Open Space’. Natural and semi-natural greenspace forms its own category.

Based on an average occupancy rate of homes in Chelmsford of 2.4 persons per dwelling, the calculation for open space requirements based on the new draft standards is as follows:

- 1) Number of households per 1000 population:  $1000 \text{ people} / 2.4 \text{ people per dwellings} = 417 \text{ dwellings}$ .
- 2) Accessible Local Open Space per dwelling:  $9,300\text{sqm}^{23} / 417 \text{ dwellings} = 22 \text{ sqm/dwelling}$ .
- 3) Strategic Open Space per dwelling:  $12,300\text{sqm} / 417 \text{ dwellings} = 29 \text{ sqm/dwelling}$ .
- 4) Overall total open space:  $22\text{sqm} + 29\text{sqm} = 51 \text{ sqm/dwelling}$ .
- 5) Natural and semi natural greenspace:  $18,000\text{sqm} / 417 \text{ dwellings} = 43 \text{ sqm/dwelling}$ .

Based on the above calculations, the table below sets out the quantum of open space required to support growth based on a worst-case scenario. Not all development will be expected to provide open space at these standards and the quantity and type of open space required will need to be determined through the planning process on a site-by-site basis. The draft 2024 Open Space Report notes that in the first instance, all types of provision should look to be provided as part of new housing developments however if this is not considered viable, the existence of a shortfall in the area can assist with informing priorities on the type of open space required. Creating new provision to address shortfalls (particularly any quantity shortfalls) is often challenging (as significant amounts of new forms of provision would need to be created). Often a more realistic approach is to ensure sufficient accessibility and quality of existing provision. Exploring opportunities to enhance existing provision and linkages to these sites is therefore recommended by the study.

<sup>23</sup> This is the combined total of amenity greenspace, provision for children, provision for young people, and allotment quantity standard multiplied by 10,000 to convert it from hectares to sqm.

Table 14. Open space requirements to support growth

Site No.	Location Name	Site Name	Dwellings	Accessible Local Open Space (sqm)	Strategic Open Space (sqm)	Natural and Semi-natural greenspace (sqm)
<b>Growth Area 1</b>						
<b>1</b>	Chelmsford Urban Area	Previously developed sites in Chelmsford Urban Area	2,765	60,830	76,473 <sup>24</sup>	113,391 <sup>25</sup>
<b>2</b>	West Chelmsford	West Chelmsford	880	19,360	25,520	37,840
<b>3a</b>	East of Chelmsford	East of Chelmsford – Manor Farm	360	7,920	68.83ha new country park (as per pending planning application Ref: 22/01732/FUL and 22/01732/OUT)	15,480
<b>3c</b>	East of Chelmsford	East of Chelmsford – Land South of Maldon Road	109	2,398	3,161	4,687
<b>3d</b>	East of Chelmsford	East of Chelmsford – Land North of Maldon Road	65	1,430	1,885	2,795
<b>4</b>	Galleywood	Land North of Galleywood Reservoir	24	Financial contribution of £42,500 towards the provision of local park facilities in Chelmer Park (in lieu of on-site provision) (as per S106 agreement) (Ref: 22/0397/OUT).	N/A – below threshold for on-site provision	N/A – below threshold for on-site provision
<b>5</b>	Writtle	Land surrounding Telephone Exchange, Ongar Road, Writtle	25	550	N/A – below threshold for on-site provision	N/A – below threshold for on-site provision

<sup>24</sup> Sites below 30 dwellings have been excluded as this is below the threshold for on-site provision.

<sup>25</sup> Sites below 30 dwellings have been excluded as this is below the threshold for on-site provision.



Site No.	Location Name	Site Name	Dwellings	Accessible Local Open Space (sqm)	Strategic Open Space (sqm)	Natural and Semi-natural greenspace (sqm)
<b>Growth Area 2</b>						
<b>7a</b>	Great Leighs	Great Leighs – Land at Moulsham Hall	750	16,500	21,750	32,250
<b>7b</b>	Great Leighs	Great Leighs – Land East of London Road	190	4,180	5,510	8,170
<b>7c</b>	Great Leighs	Great Leighs – Land North and South of Banters Lane	100	2,200	2,900	4,300
<b>8</b>	North of Broomfield	North of Broomfield	512	11,264	14,848	22,016
<b>14a</b>	Ford End	Land west of Back Lane, Ford End	20	440	N/A – below threshold for on-site provision	N/A – below threshold for on-site provision
<b>14b</b>	Boreham	Land south of Ford End Primary School, Ford End	20	440	N/A – below threshold for on-site provision	N/A – below threshold for on-site provision
<b>Growth Area 3</b>						
<b>16a</b>	South East Chelmsford	East Chelmsford Garden Community (Hammonds Farm)	3,000	66,000	87,000 (new country park)	129,000
<b>10</b>	North of South Woodham Ferrers	North of South Woodham Ferrers	1,220	26,840	35,380	52,460
<b>11a</b>	Bicknacre	South of Bicknacre	42	Financial contribution of £44,646 in lieu of on-site provision of local open space - to upgrade the play equipment on the Hooe playing field, Brockenhurst Way, Bicknacre (as per S106 agreement)	Financial contribution of £78,246 in lieu of on-site provision of strategic open space - for improvements to the strategic sports facilities at Saltcoats Park and Compass Gardens (as per S106 agreement) (Ref: 20/01507/FUL).	N/A

Site No.	Location Name	Site Name	Dwellings	Accessible Local Open Space (sqm)	Strategic Open Space (sqm)	Natural and Semi-natural greenspace (sqm)
				(Ref: 20/01507/FUL).		
11b	Bicknacre	Land at Kingsgate, Bicknacre	20	440	N/A – below threshold for on-site provision	N/A – below threshold for on-site provision
11c	Bicknacre	Land west of Barbrook Way, Bicknacre	20	440	N/A – below threshold for on-site provision	N/A – below threshold for on-site provision
12	Bicknacre	St Giles Bicknacre	32	704	928	1,376
13	Danbury	Danbury	100	2,200	2,900	4,300
17a	East Hanningfield	Land north of Abbey Fields, East Hanningfield	15	330	N/A – below threshold for on-site provision	N/A – below threshold for on-site provision
17b	East Hanningfield	Land east of Highfields Mead, East Hanningfield	20	440	N/A – below threshold for on-site provision	N/A – below threshold for on-site provision

The above open space requirements have been included in the Infrastructure Delivery Schedules (Appendix A and B). Appendices A and B have been updated where there were errors in the dwelling number for sites in the Preferred Options consultation document. It is expected that developers will make land available for open space provision as part of comprehensive masterplanning and the application/Section 106 process, i.e. it is delivered as secondary infrastructure. On smaller sites, the expected approach would be to pool Section 106 contributions to deliver local open space off-site.

Where relevant, the Infrastructure Delivery Schedules (Appendix A and B) also include estimated costs for SSSI mitigation based on the assumed contribution of £3,000 per dwelling. This applies to Location 3a, 3c, 3d, 11a, 11b, 11c, 13, and 16a.

It is noted that three new country parks are proposed as part of the Local Plan Review. These are at Location 3a (East of Chelmsford – Manor Farm), Location 6 (North East Chelmsford (Chelmsford Garden Community)), and Location 16a (East Chelmsford Garden Community (Hammonds Farm)).

## 7.3 Indoor Sports Facilities

### Policy and Context

The provision of indoor sporting facilities is not a statutory service that local authorities are required to provide, though it is clear from the wording of the NPPF that provision must still be ensured through the plan-making process for sports and leisure facilities:

*‘8. Promoting healthy and safe communities: ....c) enable and support healthy lifestyles, especially where this would address identified local health and well-being needs – for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling.’*

### Current Levels of Provision

Based on the findings of the draft 2024 Indoor Sports Assessment, this section discusses the quantity and quality of the existing facilities in Chelmsford that provide for indoor sports activities. As set out above, it

should be noted that the draft 2024 Indoor Sports Assessment and Strategy are yet to be finalised and have not been published at the time of writing. As such, any changes in the final version of the study will need to be reflected in the IDP.

Assessments were undertaken for the following types of facilities:

- Sports halls
- Swimming pools
- Health and fitness suites
- Squash
- Gymnastics
- Indoor bowls
- Indoor tennis
- Indoor athletics
- Combat sports
- Ice rinks
- Village/community halls<sup>26</sup>

## **Sports Halls**

The draft 2024 Indoor Sports Assessment identified 53 sports halls of all sizes in Chelmsford, providing 107 badminton courts in total, where some venues are equipped with activity halls for more than one type of sports.

Sports halls in Chelmsford vary in size, some of these do not include badminton courts, whilst others have up to six badminton courts. Those without badminton courts are more appropriate for exercise activities. There are currently two sports halls with six courts in Chelmsford, namely Riverside Leisure Centre and a sports hall at St John Payne Catholic School. The assessment considers sports halls with three or more badminton courts and sufficient heights for badminton games to be of greatest value. Currently, there are 17 sports halls in Chelmsford that consist of three or more marked badminton courts, totalling 73 badminton courts. Out of the 17 sports halls, Riverside Leisure Centre is the only sports hall assessed to have good quality, with nine others rated to be above average quality and seven rated as below average.

In terms of distribution, residents living in the city centre and to the east of Chelmsford were found to have better access to the good and above average quality sports halls. Based on existing population levels, the assessment concludes a good level of accessibility for sports halls in Chelmsford, with 68.9% of residents living within one mile distance to a sports hall, whilst all residents in Chelmsford can drive to a sports hall with community use within 20 minutes.

## **Swimming Pools**

According to the draft 2024 Indoor Sports Assessment, a standard 25m pool can provide for training for competition, low-level synchronised swimming, and water polo. These pools can also be made available for competitive events with modest spectator seating. Swimming pools with less than 160m<sup>2</sup> water space or are located at private member clubs are considered of limited value regarding community use and the delivery of health outcomes.

The assessment identified 18 swimming pools of all sizes in Chelmsford, with the largest pool having 500m<sup>2</sup> water space and the smallest being 25m<sup>2</sup>. These include nine main pools that consist of more than 160m<sup>2</sup> water space and are over 20m in length, as well as four learner/teaching pools, one lido, and one diving pool

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<sup>26</sup> Village/community halls are considered in Section 13 of this report.

that assists with programming and income generation, particularly at the public leisure centre. In addition, the Riverside Leisure Centre also includes a splash area, which provides flexibility of the water space. Of the nine main pools, three were assessed as being good quality, two were above average quality, and three were below average quality. One of the main pools was not accessible for assessment.

Swimming pools are found to be well-distributed across central Chelmsford, where the population density is higher. Based on existing population levels, the assessment results suggest that 52.4% of all residents in Chelmsford live within one mile of a swimming pool of 160m<sup>2</sup> water space or larger that provide some level of community use, and all residents have access to a swimming pool within less than 20-minute drive.

### **Health and Fitness Suites**

The draft 2024 Indoor Sports Assessment identified 22 health and fitness gyms in Chelmsford, which provide a total of 1,391 stations.

Out of the 22 facilities, 16 were found to have over 20 stations, which is considered as the standard for a sufficiently large community gym. Of these community gyms, five were found to be significant in size with over 100 stations, where Puregym in Chelmsford Meadows is the largest with 220 stations. The smallest gym in Chelmsford locates in Chelmsford County High School for Girls, which consists of five stations.

The assessment result suggests that the health and fitness facilities are evenly spread out across Chelmsford, where all the main population centres are well served. 56% of residents in Chelmsford can access a health and fitness facility with over 20 stations and community use within 10-minutes of walking distance, whilst 43.6% would likely need to access by car or public transport. All of Chelmsford's population can access a community accessible facility with over 20 stations within 20 minutes of drive.

### **Squash**

The draft 2024 Indoor Sports Assessment identified 10 squash courts in Chelmsford across four sites. Three of the 10 courts are glass backed, where one is provided at Club Woodham and two are provided at Hamptons Sports & Leisure Ltd. Two of the sites were assessed to have an above average quality, whilst the other two has a below average quality.

Approximately 99% of residents in Chelmsford were found to live within a 20-minute driving distance of a squash facility. Residents also have access to five courts at three sites that are located outside of Chelmsford, all within two miles in distance.

### **Gymnastics**

The draft 2024 Indoor Sports Assessment identified two dedicated facilities in Chelmsford that provide for gymnastics across two sites, namely Chelmsford Gymnastics Club and Swallows Gymnastics Club.

Gymnastics facilities generally serves a wider area beyond a local authority boundary. A 30-minutes' drive time catchment was therefore used for the assessment. All population of Chelmsford were found to have access to a dedicated gymnastics facility with less than 30 minutes of drive, demonstrating a good level of accessibility within the Council area.

### **Indoor Bowls**

The draft 2024 Indoor Sports Assessment identified one indoor bowls facility with eight rinks in Chelmsford, which is the Falcon Bowls Club. The facility was assessed to have an above average quality.

The assessment suggests that based on existing population levels, all residents in Chelmsford live within a 30-minute driving distance from Falcon Bowls Club. Chelmsford residents are also able to access two other indoor bowls facilities in neighbouring authorities within less than a 20 minutes drive.

### **Indoor Tennis**

The draft 2024 Indoor Sports Assessment indicates that there are no indoor tennis courts within Chelmsford.

There are 14 facilities located in neighbouring local authorities that can be reached within 30-minute drive from Chelmsford, all are found to be accessible for Chelmsford residents. The assessment suggests that all of Chelmsford's population live within a 30-minute driving distance to an accessible indoor tennis facility.

## **Indoor Athletics**

The draft 2024 Indoor Sports Assessment identified one indoor athletics track in Chelmsford at the Chelmsford Sport and Athletics Centre. The centre comprises a six-lane 60 metre Mondo track, as well as a long jump, triple jump pit, pole vault, and high jump area. The track offered at this location has been reported by England Athletics as a track of key regional and national strategic significance. The assessment also found the ancillary facilities in good condition and regularly maintained at this location.

Chelmsford Sport & Athletics Centre is accessible by all Chelmsford residents with less than 30 minutes of driving time. The site is managed by Chelmsford Council and is bookable on a pay and play basis.

## **Combat sports**

The draft 2024 Indoor Sports Assessment identified four dedicated combat sports venues and eight non-dedicated venues that provides for combat sports activities in Chelmsford.

The whole Chelmsford population can access a combat sports facility with less than 30 minutes of drive. All venues were found to be accessible via pay and play or membership arrangements with the resident club.

## **Ice Rinks**

The draft 2024 Indoor Sports Assessment identified one indoor ice rink with 600 spectator seats in Chelmsford, located at the Riverside Leisure Centre. The ice rink was assessed to have an above average quality.

The assessment suggests that the ice rink at this location presents challenges with keeping the correct temperature and undertaking repair work for the facility, as the rink is located on the second floor of the leisure centre.

All residents in Chelmsford were found to have access to an ice rink with less than 30 minutes of drive.

## **Infrastructure Required to Support Growth**

The Infrastructure Delivery Schedules (Appendix A and B) have identified planned and proposed indoor sports facility projects within the administrative area of CCC to support the Preferred Spatial Strategy in collaboration with stakeholders. This includes information (where available) on type of infrastructure, project description, location, who is delivering the project, estimated cost, estimated funding and funding sources. Appendices A and B have been updated where there were errors in the dwelling number for sites in the Preferred Options consultation document.

At strategic development sites, it is expected that indoor sports facility requirements will be provided on site by the developer. On smaller sites, financial contributions may be required to improve and/or expand existing built facilities to cope with increased demand. Some of the potential initiatives identified will be funded wholly or partly by developer contributions via S106 agreements and/or CIL.

Each of the different types of indoor sports facilities is considered in turn below. For some of the indoor sports types, in the absence of the final Indoor Sports Assessment, Sport England's Sports Facility Calculator has been used to estimate the likely quantity of sports facilities required to meet additional demand generated by new housing sites, and the cost of the additional facilities, for each of Chelmsford's Local Plan housing sites. It should be noted that this is an estimate, based on the Sports Facility Calculator alone, and is subject to change once the final Indoor Sports Assessment is published.

## **Sports Hall**

The draft 2024 Indoor Sports Assessment has predicted an increase in demand for sports hall facilities in Chelmsford concerning the projected population increase, indicating a need to accommodate 10 additional indoor badminton courts up to 2041. All-through schools sports halls, upgraded for community use and with secured community access would best meet future demand. Sports England's Sports Facility Calculator has been used to calculate the cost of additional badminton courts on a site basis. This is included in Appendix A and B.

## **Swimming Pools**

The draft 2024 Indoor Sports Assessment recommends extending the availability of pools located on school sites in order to alleviate pool capacity issues. However, there is a high risk that if the aging school facilities which currently offer unsecured community use were to close, it would significantly constrain the ability of residents to swim in Chelmsford. Off-site contributions to maintain/improve quality and supply will need to be considered.

### **Health and Fitness Suites**

The draft 2024 Indoor Sports Assessment suggests that the existing health and fitness facilities in Chelmsford meet the current and future demands of the area. In addition, there are two developments for health and fitness facilities in Chelmsford which are currently underway.

### **Squash**

Findings of the draft 2024 Indoor Sports Assessment suggests that there is insufficient supply of squash courts in Chelmsford, based on Sport England's Squash standard for court per population ratio. The assessment identifies a need for an additional six courts to 2041 however as the existing courts are currently underutilised with booking levels being low this does not directly translate to additional need and further work is required to understand future requirements based on the proposed level of growth.

### **Gymnastics**

The draft 2024 Indoor Sports Assessment identified no unmet demand for gymnastics and trampolining within Chelmsford. However, it is advised that investment is needed to fix the roof of Swallows Gymnastics Club as leakage was found at the facility. Both existing clubs are at capacity and keen to explore moves to larger dedicated facilities.

### **Indoor Bowls**

The draft 2024 Indoor Sports Assessment noted an increasing number of elderly people in the area, which is likely to lead to an increase in local demand. Sport England's Sports Facility Calculator has been used to estimate the likely quantity of indoor bowls facilities required as a result of the additional demand generated by the population growth and the costs associated with this. This is included in Appendix A and B.

### **Indoor Tennis**

The draft 2024 Indoor Sports Assessment found that there are no indoor tennis facilities in Chelmsford and the Lawn Tennis Association has identified Chelmsford as an investment priority for an indoor venue. No work has been undertaken to date to identify a potential site.

### **Indoor Athletics**

The draft 2024 Indoor Sports Assessment identified no requirement to increase indoor athletics provision in Chelmsford.

### **Combat Sports**

The draft 2024 Indoor Sports Assessment observed high participation levels of combat sports within Chelmsford. However, a lack of suitable facilities for combat sports was reported by several clubs. The potential to offer alternative routes into sports and physical activities at the existing and future facilities should be recognised and supported.

### **Ice Rinks**

Findings of the draft 2024 Indoor Sports Assessment suggests that the needs of Chelmsford's population for ice skating is currently met by the ice rink in Riverside Leisure Centre.

## **7.4 Outdoor Sports Facilities**

### **Policy and Context**



It is clear from the wording of the NPPF that playing fields should be protected. If a playing pitch is proposed to be disposed one of three criteria above need to be met. Paragraph 99 of the NPPF states that:

*'Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:*

- a) an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or*
- b) 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*
- c) the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use.'*

### **Current Levels of Provision**

This section reports on the quantity and quality of the existing outdoor sports facilities in Chelmsford, based on the findings of the Council's draft 2024 Playing Pitch and Outdoor Sports Study (PPOSS). As set out above, it should be noted that this study is yet to be finalised and has not been published at the time of writing. As such, any changes in the final version of the study will need to be reflected in the IDP.

Assessments were undertaken for the following types of facilities:

- Football
- Third Generation Artificial Grass pitches (3G pitches)
- Rugby
- Hockey
- Netball

In addition, work is currently underway to deliver a more extensive study that assesses all types of outdoor sports needs. The summer sports summary and assessment is currently in progress and will need to be considered as part of the next stage of the IDP. This will include the following types of outdoor sports facilities:

- Cricket
- Tennis
- Bowls
- Athletics
- Golf
- Cycling
- Outdoor Water Sports
- Other Grass Pitch Sport

### **Football**

The draft 2024 PPOSS identified 179 football pitches in Chelmsford, located across 68 different sites. Apart from unavailable pitches located at education sites, 151 pitches are available at some level for community use, spreading across 48 sites. These sites are generally well-distributed across Chelmsford, with the most concentrated in the city centre and urban areas to the east and west of city centre.

According to the study, 55 of the accessible football pitches in Chelmsford were rated as good quality and 43 were rated as standard quality, whereas 53 were assessed to have poor quality. In addition, there are five sites that were found to have poor quality ancillary facilities. Whilst the study considers Youth 11v11 football as the most prominent football activity in the area, there are only 26 accessible Youth 11v11 pitches in Chelmsford. Adult pitches are the most common type of football pitches in Chelmsford compared to pitches of other sizes, which accounted 69 in total. The rest of the accessible pitches include 22 Youth 9v9 pitches, 19 Min 7v7 pitches, and 15 Mini 5v5 pitches.

### **Third Generation Artificial Grass pitches (3G pitches)**

The draft 2024 PPOSS identified four full size 11v11 3G pitches in Chelmsford, which are all equipped with sports lighting and are available for community use. In addition to the full-size pitches, there are 13 small sided 3G pitches in Chelmsford, located across 11 sites. Eight of which consists of sports lighting and are available for community use.

Of the four full-size 3G pitches, the study rated two as good quality and two as standard quality pitches. Two of the available small sided 3G pitches were assessed as good quality, five were assessed as standard quality, and six were assessed as poor quality. The largest pitch has a size of 106m x 79m, whereas the smallest pitch is 31m x 24m. All areas apart from the rural area to the west (include Chignal, Good Easter, Highwood, Margaretting, Mashbury, Pleshey, Roxwell) of Chelmsford are served with at least one 3G pitches, with most pitches located in the city centre and urban areas to the east and west of city centre.

### **Rugby**

The draft 2024 PPOSS identified 31 grass rugby union pitches located across 15 sites, where 27 pitches are available for community use at 13 sites. These include 26 senior pitches and one smaller age grade pitch. The remaining pitches are all located at New Hall School, which are unavailable for community use.

The study assessed the pitches available for community use and resulted in five considered as good quality, 16 as standard quality, and six as poor quality. Pitches at New Hall School were assessed to have two as good quality and two as standard quality. Most available pitches were found in urban areas to the east and west of Chelmsford city centre, whereas rural areas to the north and west of Chelmsford are not served by any existing pitch.

### **Hockey**

The draft 2024 PPOSS identified five full-size artificial grass pitches (AGPs) in Chelmsford that are suitable for hockey playing, located across four sites. Two of the pitches are located at New Hall School, each has water-based surface and are supported by sports lighting but are not available for community use. The other three pitches are available for community use, which all have sand-based surface and are equipped with sports lighting. In addition, there are two smaller size pitches suitable for hockey, both of which are serviced by sports lighting and are available for community use.

The study assessed one of the full-size AGPs in Chelmsford as good quality, three as standard quality, and one as poor quality. The two smaller pitches were both assessed to have standard quality. The largest pitch is located at Chelmer Park, which is 106m x 60m in size. The other full-size provisions do not significantly differ from this measurement. All of the pitches are located in city centre and urban areas to the east and west of city centre.

### **Netball**

The draft 2024 PPOSS identified 80 netball courts in Chelmsford, located across 17 different sites. A total of 54 courts were found to be available for community use, which are spread across 13 sites. The remaining 26 courts are all provided at education sites and are unavailable for community use.

Out of all courts available to the community, 18 were assessed to have a good quality, 18 have a standard quality, and 20 have a poor quality. The unavailable courts at education sites provide 8 more good quality courts, but also include 12 courts of poor quality. All the netball courts assessed in the study meet the size of a standard netball court, which is 30.5m x 15.25m or over. There are also some undersized courts within Chelmsford that can be used in addition to the stand courts, but they are not considered for this study. The majority of the courts available for community use are located in urban areas to the east and west of

Chelmsford city centre, whereas rural areas to the north and west of Chelmsford are not served by a netball court.

### **Infrastructure Required to Support Growth**

The Infrastructure Delivery Schedules (Appendix A and B) have identified planned and proposed outdoor sports facility projects within the administrative area of CCC to support the Preferred Spatial Strategy in collaboration with stakeholders. This includes information (where available) on type of infrastructure, project description, location, who is delivering the project, estimated cost, estimated funding and funding sources. Appendices A and B have been updated where there were errors in the dwelling number for sites in the Preferred Options consultation document.

At strategic development sites, it is expected that outdoor sports facility requirements will be provided on site by the developer. On smaller sites, financial contributions may be required to improve and/or expand existing built facilities to cope with increased demand. Some of the potential initiatives identified will be funded wholly or partly by developer contributions via S106 agreements and/or CIL.

Each of the different types of outdoor sports facilities is considered in turn below.

### **Football**

The draft 2024 PPOSS indicates a shortfall in the current and future provision of football pitches, as follows:

- Adult pitches – taking into account the existing shortfall and factoring in future demand from population growth, the overall shortfall is 24 match equivalent sessions per week.
- Youth 11v11 pitches - taking into account the existing shortfall and factoring in future demand from population growth, the overall shortfall is 25 match equivalent sessions per week.
- Youth 9v9 pitches - taking into account the existing shortfall and factoring in future demand from population growth, the overall shortfall is nine match equivalent sessions per week.
- Mini 7v7 pitches – these pitches are currently operating at capacity with no spare capacity or overplay identified however when factoring in future demand from population growth, the overall shortfall is 3.5 match equivalent sessions per week.
- Mini 5v5 pitches - these pitches are currently operating at capacity with no spare capacity or overplay identified however when factoring in future demand from population growth, the overall shortfall is 3.5 match equivalent sessions per week.

The study also identifies disused sites which could be brought back into use in the future. The next stage of the PPOSS will explore multiple scenarios in addressing the identified shortfall to understand how this may impact football provision and which of the scenarios would be considered sustainable.

### **3G Pitches**

The draft 2024 PPOSS has found a shortfall of 3G pitch provision in Chelmsford and suggests that new provision is required and can be best delivered with grass pitches. Shortfalls on 3G pitch provision is considered to be at least 12.25 11v11 additional pitches being required, meaning there is potential need for eight additional full-sized pitches to meet identified current demand.

The next stage of the PPOSS will explore multiple scenarios in addressing the identified shortfall to understand how this may impact 3G pitch provision and which of the scenarios would be considered sustainable.

### **Rugby**

The draft 2024 PPOSS has found a shortfall of rugby union pitches in Chelmsford and suggests that new provision is required. The identified shortfall comprises of 12.25 match equivalent sessions per week.

The next stage of the PPOSS will explore multiple scenarios in addressing the identified shortfall to understand how this may impact rugby union pitch provision and which of the scenarios would be considered sustainable.

## **Hockey**

The draft 2024 PPOSS identified a sufficient existing supply of artificial grass pitches within Chelmsford that are suitable for hockey. However, the study suggests that there have been quality issues that need to be resolved for the current local demand. This will be explored further in the next stage of the PPOSS.

## **Netball**

The draft 2024 PPOSS has concluded that the current supply of netball provision in Chelmsford is likely to be sufficient with a large number of courts in place. Nevertheless, it is suggested that improvements to be made to better meet the needs for future growth. This will be explored further in the next stage of the PPOSS. Hub sites of 6+ floodlit courts are preferred to meet future strategic demand.

## 8. Digital Infrastructure

### 8.1 Overview

This section covers the provision of broadband services to residents and businesses. It is recognised that digital services are important for resident's digital inclusion, participation in society and in democratic processes, whilst providing necessary connectivity for businesses to drive the economy.

### 8.2 Broadband Coverage

#### Policy and Context

Connection to gigabit capable broadband services are delivered through commercial roll-outs within Chelmsford by:

- BT Openreach, which is currently the principal provider of infrastructure. Openreach operates as a wholly owned subsidiary of British Telecom (BT), providing the network through which other commercial providers can offer services.
- Virgin Media, which own a fibre cable system which has wide coverage in Chelmsford. There is no other provider access through the Virgin cable network. Virgin's focus is on increasing usage/customers for their system.

In addition, other commercial operators such as Hyperoptic and County Broadband are building full fibre networks offering a gigabit service to new and existing premises across Chelmsford. Hyperoptic, which operate its own fibre network and focuses on delivering full fibre-to-the-premises (FTTP) to new builds and existing apartment blocks. Hyperoptic is therefore predominantly available within Chelmsford City Centre.

In 2018, to meet future demands of consumers and businesses, the Government announced a new policy for the UK's telecoms industry to provide gigabit-capable infrastructure to 50% of premises by 2025 and nationwide coverage by 2033.

In March 2021, the Government launched Project Gigabit. This is a flagship £5 billion programme to enable hard-to-reach communities to access gigabit-capable broadband with an updated target of ensuring at least 85% of the country has gigabit connectivity coverage by 2025. The Government proposes that some £1.2bn of the overall allocation will be committed for investment by 2025 and achieve superfast speeds at all premises in the County. Building Digital UK (BDUK)<sup>27</sup> is the executive agency sponsored by the Department for Digital, Culture, Media and Sports who is responsible for implementing Project Gigabit. Currently, BDUK is assessing whether additional investment is necessary in Essex as part of Project Gigabit to support remote rural areas, with specific locations to be determined by BDUK. A decision is anticipated by December 2024.

In addition, BDUK administers the Gigabit Voucher scheme (GBVS) to qualifying households, offering grants of up to £4,500 to rural dwellings and businesses (with potential expansion to urban areas under consideration) to facilitate the installation of gigabit-capable broadband (1Gbps) ISP services. It is important to note that premises identified by BDUK for potential further investment under Project Gigabit are ineligible for this grant. BDUK's investments in Project Gigabit and other initiatives are continuously evolving.

Essex County Council (ECC) published the Digital Strategy for Essex<sup>28</sup> in June 2022. The strategy has a strong focus on promoting digital equality. This includes providing equal access to good connectivity and equipment, affordability, as well as support for developing digital skills of individuals to ensure no one is excluded.

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<sup>27</sup> Available at: <https://www.gov.uk/government/organisations/building-digital-uk>

<sup>28</sup> Available at: <https://www.superfastessex.org/media/1717/digital-strategy-for-essex-june-2022-accessible-version.pdf>



The Strategy sets the following infrastructure delivery targets to boost digital connectivity by 2025:

- Superfast speeds available at all premises in Essex;
- Gigabit-capable services available at more than 85% of premises in Essex;
- 4G services available at over 99% of the Essex geography; and
- 5G services available at all key employment locations and in identified priority areas.

Digital Essex is the rebranded superfast Essex programme led by Essex County Council. Digital Essex has a current investment of £1.9m until March 2026. The programme is funded by Essex County Council, Central Government and Openreach and Gigaclear, as well as some funding contributions from local councils. The programme seeks to ensure that new, faster services, delivered by gigabit-capable or 5G technology, reaches everyone in Essex. Currently it's forecasted that the commercial rollout of gigabit-capable broadband will only reach 80% of Essex leaving behind the hardest-to-reach areas. Digital Essex helps to support commercial rollouts and develop projects to help reach rural homes and businesses in the hardest-to-reach areas of the county.

All new residential, commercial developments and other appropriate developments / uses must be served by a gigabit broadband connection to the premises and 4G / 5G mobile connectivity. Connection should include the installation of appropriate cabling within the homes or business units (or other buildings) as well as a fully enabled connection of the developed areas to at least two open access network provider, enabling future occupiers to subscribe to gigabit broadband services without the need for further engineering work. Where connectivity is not currently available suitable ducting that can accept gigabit-cable broadband and/or 5G connectivity should be provided to the public highway or other suitable location.

The Essex Design Guide<sup>29</sup> emphasises that developers should undertake early and regular engagement/pre-application discussions with the LPA to ensure alignment with the Digital Strategy and to speed up the delivery process. Factors affecting the siting, the appearance, and network services should all be assessed. The Design Guide notes that it is the LPAs responsibility to make clear to applicants and developers of what is required regarding digital connectivity for new developments and request for detailed provision at an early stage of the planning process, anticipating an imminent change in planning legislation to make the provision of gigabit infrastructure mandatory for new developments.

### **Current Levels of Provision**

As part of the Government's Superfast Broadband Programme, ECC established the Superfast Essex programme in 2013, working with Openreach and Gigaclear. Since 2013, Superfast Essex has upgraded one in every six addresses across the county to fibre broadband.<sup>30</sup>

The Digital Strategy for Essex notes that at the end of 2021, the Superfast Essex programme was on track to reach 99% of all premises in Essex by 2023. However, around 8,000 premises in very hard-to-reach areas of the county still have poor broadband speeds and no current upgrade plans. For those areas which are not currently covered, BDUK have plans to address these through an Urban Gigabit voucher scheme and through further funding from BDUK for the more rural premises not yet connected (an announcement on this is due in late 2024).

The Digital Strategy for Essex states that by 2023, around 80% of Essex premises will have access to gigabit broadband speeds. This means that to reach the national target of 85% coverage, effective public intervention will be needed over the next four years to reach at least a further 5% of Essex with gigabit speeds. The Strategy notes that ECC will work in close collaboration with public sector partners and commercial broadband networks to put plans in place to achieve and exceed this target by 2025.

As of June 2024, superfast broadband coverage across Chelmsford has risen to 98.6% ( $\geq 30$  Mbps), which surpasses the UK's average of 98.0% coverage. Chelmsford's Full Fibre FTTP coverage is 66.9% which is

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<sup>29</sup> Available at: <https://www.essexdesignguide.co.uk/supplementary-guidance/planning-for-5g/the-essex-approach/>

<sup>30</sup> Source: <https://www.essex.gov.uk/running-council/plans-and-strategies/digital-essex>

very slightly lower than the UK average of 67.0% coverage. Gigabit (DOCSIS 3.1 or FTTP) coverage in Chelmsford is 76.6% which is lower than the UK average of 83.0% coverage.<sup>31</sup>

According to the ECC Digital Essex Rollout map<sup>32</sup>, most premises across Chelmsford are labelled as ‘Commercial operator – broadband available/planned’, with around 15 clusters of ‘Superfastessex – broadband available’. These clusters are either commercial/industrial sites or small residential areas and this is most developed near Chelmsford city centre. Finally, a few scattered properties show no broadband available or planned.

### **Infrastructure Required to Support Growth**

No planned or proposed digital infrastructure projects to support the Preferred Spatial Strategy have been identified other than the programs identified above which are already being implemented by Digital Essex. However, proposals for new developments or expansion of existing properties should be capable of receiving gigabit speed and reliable 5G mobile and broadband connectivity, as required by Strategic Policy S9 – Infrastructure Requirements.

As part of the Government’s plans to end ‘no bar blues’ and accelerate 5G coverage nationwide, reforms to planning laws allow new and existing masts up to five metres taller and two metres wider than current rules permits, facilitating telecommunication providers to upgrade existing infrastructure. These changes were delivered via legislation through the Product Security and Telecommunications Infrastructure Act 2022.

ECC expects new build developers to liaise with telecommunications suppliers for mobile and broadband connections early in the development process. ECC’s Design Guide incorporates the Essex Planning Officers Association (EPOA) Planning Guidance for Digital Connectivity.<sup>33</sup> This sets out a protocol to guide pre-application (and planning application) process where planning permission is required for new infrastructure and equipment. The Essex Design Guide contains supplementary planning guidance for Planning for 5G and Planning Guidance for digital connectivity focused on fixed line broadband connections.

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<sup>31</sup> Source: <https://labs.thinkbroadband.com/local/england>. [ThinkBroadband.com provides the most up-to-date information on national coverage, and is used to provide national and regional coverage statistics].

<sup>32</sup> <https://www.superfastessex.org/superfast-essex/interactive-maps/rollout-map/>

<sup>33</sup> Available at: <https://www.essexdesignguide.co.uk/supplementary-guidance/epoa-planning-guidance-for-digital-connectivity-focused-on-fixed-line-broadband-connections/> and <https://www.essexdesignguide.co.uk/supplementary-guidance/epoa-planning-guidance-for-digital-connectivity-focused-on-fixed-line-broadband-connections/national-planning-policy-requirements/>

## 9. Minerals and Waste Planning

### 9.1 Overview

This Section will consider the following minerals and waste planning infrastructure:

- Mineral Planning
- Waste Planning

### 9.2 Mineral Planning

#### Policy and Context

Minerals are heavily relied upon to support our daily lives, supporting travel, communication, and technology infrastructure. The UK Critical Minerals Strategy, updated in 2023, sets out the importance of mineral management and planning to ensure current and future mineral needs are met<sup>34</sup>. The strategy outlines to guide future policy and action:

- Accelerating the UK's domestic capabilities
- Supporting collaboration with international partners
- Enhancing international markets.

Current adopted national mineral policy is set out in the NPPF which sets out in paragraph 215 that it is essential to ensure sufficient supply of minerals to support infrastructure and developments. Similarly, paragraph 216 outlines that planning policies are required to encourage the prior extraction of minerals, where practical and environmentally feasible, if it is necessary for non-mineral development to take place. Policies should safeguard existing, planned and potential sites for: the bulk transport, handling and processing of minerals; the manufacture of concrete and concrete products; and the handling, processing and distribution of substitute, recycled and secondary aggregate material. Responsible authorities are required to prepare an annual assessment of current and future forecasted mineral need to ensure a steady and appropriate supply of mineral resources, with proactive action taken to work collaboratively with neighbouring authorities, maintain stock of current reserves and sites and to ensure future safeguarding of mineral resources and associated infrastructure.

ECC acts as both the Mineral and Waste Planning authority (MWPA) and the Waste Disposal Authority (WDA) for Essex, who is required to perform statutory functions under the Environmental Protection Act 1990. ECC manages minerals through the adopted Minerals Local Plan (2014<sup>35</sup>). This Plan outlines the long-term plan and policies for mineral management and identifies current and future sites for mineral development across Essex.<sup>36</sup>

Essex County Council has commenced a review of the Minerals Local Plan (MLPR) to extend the plan period from 2029 to 2040.

The MLPR has completed four stages:

- a Regulation 18 consultation in March/April 2021
- a 'Call for Sites' in February/March 2022
- a second 'Call for Sites' in September 2022

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<sup>34</sup> [Resilience for the Future: The UK's Critical Minerals Strategy - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/consultations/resilience-for-the-future-the-uk-s-critical-minerals-strategy)

<sup>35</sup> [essex-minerals-local-plan-adopted-july-2014.pdf](#)

<sup>36</sup> [Minerals and waste planning policy: Minerals Local Plan | Essex County Council](#)

- an informal engagement on Policy S6 of the Minerals Local Plan in February/ March 2022.

A second Regulation 18 public consultation was undertaken between 6 February and 9 April 2024 with the consultation being extended until 24 July due to an unintentional omission of a candidate site. The Plan includes strategic priorities for minerals development, climate change, safeguarding mineral resources, extraction sites and relevant infrastructure and access and transportation.

Following this consultation, the following stages could include:

- a more detailed technical assessment on candidate sites in light of comments received; and
- moving towards selecting Preferred Site allocations to inform a further consultation (Regulation 19 – Pre-Submission), which may take place late 2024 or early 2025.

The Chelmsford Local Plan area includes land within a Mineral Safeguarding Area (MSA) due to the presence of unworked sand and gravel deposits and Mineral Consultation Areas (MCAs) given there are active quarry sites in Chelmsford which are subject to a Minerals Safeguarding policy (MLP Policy S8).

The adopted MLP designates Mineral Consultation Areas (MCAs) at a distance of 250m around active quarries, other mineral infrastructure and areas allocated or permitted for mineral extraction. ECC must be consulted on all non-minerals and waste related development proposed within these Consultation Areas that meet the tests set out in Policy S8 or its successor policy, including the scoping of any Minerals Resource Assessment and Minerals Infrastructure Assessment.

Exploratory work has been undertaken within the County to explore the potential of shale gas and hydraulic fracturing. However, it has been found that it is unlikely that this will take place within Chelmsford and Essex.<sup>37</sup>

### Current Levels of Provision

There are six permitted aggregate sites, one mineral transshipment site and five aggregate recycling sites within Chelmsford. These are outlined in the tables below.

**Table 15: Permitted Primary Aggregate Sites at 31 December 2022<sup>38</sup>**

Site Name	Operator	Cessation Date for Planning Permission
Royal Oak, Danbury	Danbury Aggregates	2029
St Cleres Pit, Danbury	Danbury Aggregates	Cessation of mineral extraction to 16 February 2029; Cessation of use of the processing plant by 31 December 2031 Restoration of processing plant and stockpile area by 31 March 2032
Blackley Quarry, Great Leighs	Frank Lyons Plant Services Ltd	5 June 2045, by which time all mineral extraction, landfilling and restoration shall have been completed.
Bulls Lodge Quarry, Boreham	Hanson Aggregates	Permission CHL/1019/87 (Airfield) = 2020 (ESS/148/20/CHL) would extend the cessation of extraction to 31/12/2024 (restoration to be complete by 31/12/2035) Permission CHL/1890/87 (Park & Brick Farms) = 2030 (ESS/147/20/CHL) would extend the cessation of extraction to 31/12/2039 (restoration to be complete by 31/12/2041)

<sup>37</sup> [Minerals and waste planning policy: Minerals Local Plan | Essex County Council](#)

<sup>38</sup> [Greater Essex Local Aggregate Assessment March 2024](#)

Sheepcotes Farm	SRC Ltd	Notified date of commencement 06/05/22 Cessation of mineral extraction to 06 May 2027; Restoration of site by 06 May 2028
Salts Green, Chalk End	H R Philpot & Son	Not yet commenced as of 31 December 2022. Commencement required within 3 years from the approval date of ESS/77/20/CHL (by 01 March 2025), cessation of extraction six years after commencement, with an addition 2 years for the restoration of the site.

**Table 16: Permitted Mineral Transhipment Site at 31 December 2022<sup>39</sup>**

Site Address	Operator	Site Type	End Date
Chelmsford Rail Depot Brook Street Chelmsford, CM1 1UQ	Aggregate Industries UK Ltd	Receiving Depot	Permanent

**Table 17: Permitted Aggregate Recycling Facilities at 31 December 2022<sup>40</sup>**

Site Address	Operator	Aggregate Type	Planning Permission End Date
Chelmsford Transfer & Recycling Facility, CM3 3AW	Biffa Waste Services Ltd	Inert/C+D	Permanent
Dunmow Skips Ltd, CM3 3PZ	Dunmow Skips Ltd	Inert/C+D	Unknown – not ECC Permission
S B Skip Hire, CM2 8LP	T D Buttling & P J Cars & Plant Ltd	Inert/C+D	Permanent
Chelmsford Recycling Centre for Household Waste, CM2 5PP	Essex County Council	Inert/C+D	Permanent
Sandon Quarry Recycling Facility, CM2 7RP	Brett Aggregates Limited	Inert/C+D	

### Infrastructure Required to Support Growth

No planned or proposed minerals planning projects have been identified in relation to the Preferred Spatial Strategy however a number of the proposed allocations are located within a Minerals Safeguarding Area therefore a Minerals Resource Assessment will need to be undertaken to assess if the site contains a viable minerals resource which would require extraction prior to development (Sites 3a – d; 7a – c; 8 and 16a).

Strategic Growth Sites 1x (Former Kay Metzeler Premises, Brook Street) and 1y (Land between Hoffmanns Way and Brook Street (Marriage's Mill)) are located within a Minerals Consultation Area. Given their proximity to the existing strategically important transhipment site at Chelmsford Rail Sidings (MLP Site F2), a Minerals Infrastructure Impact Assessment will need to be undertaken to ensure that development does not

<sup>39</sup> Greater Essex Local Aggregate Assessment March 2024

<sup>40</sup> Greater Essex Local Aggregate Assessment March 2024



compromise this mineral transshipment site. MLP Policy S9 requires this site to be safeguarded from development which would compromise its continued operation.

Strategic Growth Site 16a (East Chelmsford Garden Community (Hammonds Farm)) has been subject to a desk top Minerals Resource Assessment (MRA). Whilst the height of the water table is such that there would be no opportunities for prior mineral extraction in any of the areas where development is proposed, ECC has agreed that there is an opportunity for “the ‘*incidental extraction*’ to those parts of the site where no built development or infrastructure is planned, and would be subject to the avoidance of other, existing constraints. CCC, as the Local Planning Authority will need to consider this balance in taking a decision on any planning application.

As part of enabling works for the Chelmsford North East Bypass a new multi-modal bridge north of Beaulieu Parkway is nearing completion. The bridge will enable the continued operation of the Bulls Lodge mineral quarry during construction and operation of the bypass. In the future, it will be modified to provide an east-west link across the bypass for all modes of transport, including pedestrians and cyclists. This will enable access to the new Chelmsford Garden Community and existing communities to the west of the bypass.

The phasing of the minerals extraction in both Boreham Airfield and Park Farm areas will enable the phased development of CGC. Following the completion of minerals restoration activities the landform within part of the Boreham Airfield area will be utilised to deliver the destination park known as Duke’s Wood Nature Park, including a lake.

### 9.3 Waste Planning

#### Policy and Context

During the past few years, controls and restrictions over waste management has tightened across the UK, as more attention was given to the arising environmental crises. The Government updated their Waste Management Plan in 2021<sup>41</sup>, following the publication of their 2018 Resources and Waste Strategy<sup>42</sup>.

These policies set out Government’s overall approach to move away from the current linear economic model and towards a more circular economy, which keeps resources in use for longer and reaches their maximum value. The main purpose of the agenda is to encourage reduction and reuse of waste, including strategies such as introducing a waste hierarchy and a tax on plastic packaging. Businesses and Local Authorities are given the responsibility to improve urban recycling rates and working arrangements.

ECC acts as both the Mineral and Waste Planning authority (MWPA) as well as the Waste Disposal Authority (WDA) for Essex. ECC is the waste planning authority (WPA) for Essex with specific responsibility for strategic and local waste land-use planning policy. This includes the preparation of the Waste Local Plan and the determination of planning applications for the management of waste and for ensuring compliance with planning permissions.

Meanwhile, CCC is the Waste Collection Authority for Chelmsford City and has a statutory responsibility to provide a waste collection service to householders and local businesses. From 2003, Waste Collection Authorities (WCAs) are also under a duty to collect at least two types of recyclable waste separately when collecting household wastes.

ECC, as WDA, has a statutory obligation to arrange for the treatment and/or disposal of controlled waste collected by the waste collection authorities (LPAs) and to provide Household Waste Recycling Centres (HWRCs) where the residents may deposit their household waste, and to arrange for the disposal of this waste. ECC is also required to secure, maintain and operate other waste management infrastructure, including Waste Transfer Stations and operational depots. ECC is also responsible for the long-term management and monitoring of thirteen closed and restored former landfill sites.

ECC, is working in partnership with the twelve WCAs through the Essex Waste Partnership to prepare a new joint Waste Strategy for Essex (WSfE) for the period 2024 to 2054. The WSfE will replace the current Joint

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<sup>41</sup> Available at: <https://www.gov.uk/government/publications/waste-management-plan-for-england-2021>

<sup>42</sup> Available at: <https://www.gov.uk/government/publications/resources-and-waste-strategy-for-england>

Municipal Waste Management Strategy 2007-2032 (JMWMS). The WSfE is scheduled to be adopted in 2024. It will be supported by Action Plans to provide short, medium and long term plans for the provision of waste management services and associated infrastructure to support both Waste Collection and HWRCs. The Strategy and its targets relate to Local Authority Collected Waste (LACW) which is household waste and any other waste that is collected for treatment and disposal by a local authority. LACW comprises of waste from households, recycling centres for household waste, street sweepings and local authority collected commercial waste. Other types of waste e.g. construction and demolition is not bound by the targets.

The new WSfE is underpinned by the need to meet local and national challenges including the need to achieve net zero, improve environmental performance, enhance service efficiency and effectiveness and meet ECC's own commitments in the Essex Climate Action Plan.<sup>43</sup>

The WSfE sets targets beyond the Government's current national targets to help meet the climate emergency and include:

- Net zero greenhouse gas emissions:
  - reducing the county's greenhouse gas emissions to net zero by 2050.
- Waste reduction:
  - halve the amount of residual waste produced per person by 2042.
  - reduce waste by 10% by 2030.
  - aspire that Essex will be a zero waste county by 2055.
- Recycling:
  - reuse, recycle, or compost 65% of waste by 2035.
  - reuse, recycle or compost at least 70% of waste by 2030.
- Waste disposal:
  - send no more than 10% of waste to landfill by 2035.
  - aim to send zero waste to landfill by 2030.
- Collection Services
  - ensure that all Essex residents have access to separate food waste collections by 2026.
  - ensure that all Essex residents have access to comprehensive recycling services for plastic, paper and card, metal, glass, food and garden waste, by 2026.

The WSfE is not a locational strategy and does not consider the number of facilities required or the capacity of an individual facility. Any plans for new or expanded waste infrastructure will emerge during the detailed action planning phases once the strategy has been adopted.

The WSfE has a stronger emphasis on preventing waste generation in the first place and moving to a circular economy, while increasing the current recycling target from 60% to 70%. To achieve this, ECC will work collaboratively with the government, businesses, and institutions, as well as educate and engage with residents.

The current Waste Local Plan (WLP),<sup>44</sup> adopted in 2017, aims for Essex and Southend-on-Sea to achieve net self-sufficient in waste management by 2032. Policy 2 of the plan seeks to ensure existing and allocated

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<sup>43</sup> <https://www.essex.gov.uk/sites/default/files/2023-12/Climate%20Action%20Plan%20-%2008.12.23.pdf>

<sup>44</sup> Available at:  
[https://www.essex.gov.uk/sites/default/files/migration\\_data/files/assets.ctfassets.net/5MMZ5nNFmOClpF56igb0Jc/e6f7ab4cba4ed1198c67b87be7b375e7/waste-local-plan-2017-compressed.pdf](https://www.essex.gov.uk/sites/default/files/migration_data/files/assets.ctfassets.net/5MMZ5nNFmOClpF56igb0Jc/e6f7ab4cba4ed1198c67b87be7b375e7/waste-local-plan-2017-compressed.pdf)

waste sites and infrastructure are protected from inappropriate neighbouring development that may prejudice their continued efficient operation or ability to carry out their allocated function in the future. Policy S2 designates Waste Consultation Areas (WCAs) within 250m of safeguarded sites or within 400m of a Waste Recycling Centre. ECC, as the MWPA, must be consulted on all non-waste related development within a WCA, that meet the tests set out in Policy 2 (except for exceptions defined in Appendix C of the WLP), to ensure that the proposed development would not adversely impact on their existing or future operation, along with the scoping of any Waste Infrastructure Impact Assessment (WIIA).

A Site Waste Management Plan is also required to maximise the recovery of minerals from construction, demolition and excavation wastes. This will be promoted by on-site re-use/recycling, or if not practical or environmentally acceptable to do so, through re-use/recycling at nearby aggregate recycling facilities in proximity to the site.

### **Current Levels of Provision**

In 2020/21, CCC collected 82,186 tonnes of waste in total, where approximately 95% was generated from households, and only 41% of which was sent for either recycling, composting, or reuse. Although this was improved from the 35% recycling rate in 2007/08<sup>45</sup>, it was still below the national average of 44.1%<sup>46</sup>.

From discussions with the City Council, their current waste depot, storage and transfer station facility is currently at capacity. Additional throughput capacity will be required at the site to meet anticipated current demand and planned future growth. The site currently being used has historically been expanded and is now constrained, being unable to increase capacity any further. The preferred approach for CCC is for the acquisition of a site where a new, larger facilities can be constructed to manage both current anticipated demand and planned future growth. The Council noted that this facility will be required within the next five years.

According to the most recently published Authority Monitoring Report, as of December 2020<sup>47</sup> in total, there were 286 operational waste management facilities in Essex. Of these 106 were waste transfer facilities. The estimated capacity for waste transfer in Essex and Southend-on-Sea was 1.67Mt in 2020. The figure below illustrates the distribution of different waste management facilities across the county.

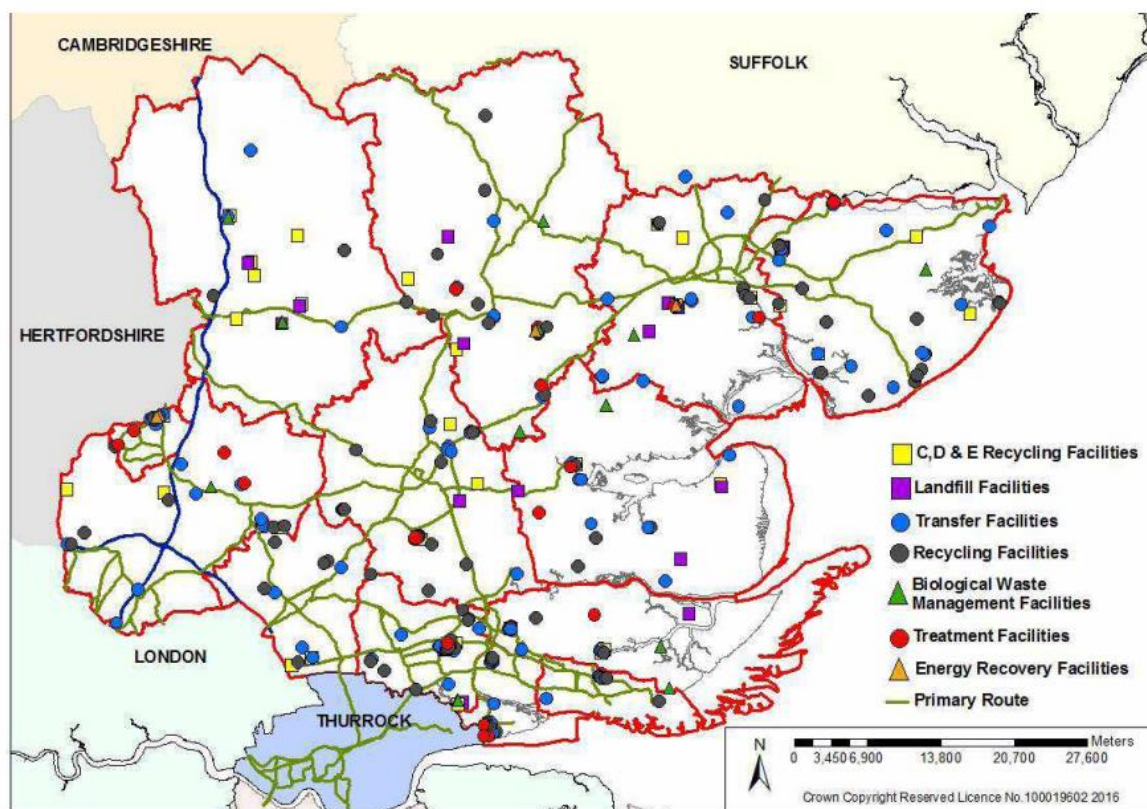
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<sup>45</sup> Available at: <https://www.gov.uk/government/statistical-data-sets/env18-local-authority-collected-waste-annual-results-tables>

<sup>46</sup> Available at: <https://www.gov.uk/government/statistical-data-sets/env23-uk-waste-data-and-management>

<sup>47</sup> Available at: <https://www.essex.gov.uk/sites/default/files/2023-06/Minerals%20and%20waste%20authority%20monitoring%20report.pdf>

**Figure 12. Operational Landfill Facilities (31 December 2020)**



According to the Minerals and Waste Authority monitoring report 2018-2021<sup>48</sup>, Chelmsford currently operates 13 materials recycling/recovery sites, seven waste transfer sites, one energy recovery facility and six construction, demolition and excavation (CD&E) waste facilities and two inert landfills operating as of 31 December 2020. A list of each type of facility can be found in the tables below. The main Household Waste Recycling Centres (HWRC) are located in Chelmsford is Drovers Way, North Springfield and in South Woodham Ferrers.

**Table 18: Operational Materials Recycling/Recovery Throughput/Capacity at 31 December 2020**

Site Name	Address	Specific Facility Type	End Date (When relevant)	Safeguarded (Y/N)	Safeguarded (if applicable Capacity)
Arrow Salvage & Spares Ltd,	Temple Farm Industrial Estate Ship Road West Hanningfield Chelmsford Essex CM2 8XB	End of Life Vehicles	Permanent	No	N/A
Brentwood Auto Spares Ltd	Pooles Lane, Highwood, Chelmsford, Essex, CM1 3QL	End of Life Vehicles	Unknown - Not permitted by ECC	No	2,123
Car Busters	Unit 11 Temple Farm Industrial Estate, Ship Road, West Hanningfield, Chelmsford, Essex, CM2 8XB	End of Life Vehicles	Unknown - Not permitted by ECC	No	N/A

<sup>48</sup> Available at: <https://www.essex.gov.uk/sites/default/files/2023-06/Minerals%20and%20waste%20authority%20monitoring%20report.pdf> (Note: the next iteration of the monitoring report is due to be published in December 2024).

Site Name	Address	Specific Facility Type	End Date (When relevant)	Safeguarded (Y/N)	Safeguarded (if applicable Capacity)
Essex Auto Recovery	Morelands Industrial Estate Tile Works Lane Rettendon Common Chelmsford CM3 8HB	End of Life Vehicles	Not permitted by ECC	No	1,000
Stevens V W Dismantlers	Drakes Lane Industrial estate Drakes Lane Boreham Chelmsford CM3 3BE	End of Life Vehicles	Unknown - Not permitted by ECC	No	255
Stock Auto Breakers	Temple Farm Industrial Estate Ship Road West Hanningfield Chelmsford Essex CM2 8XB	End of Life Vehicles	Permanent	No	N/A
Brand & Howes Environmental	Unit B, 39, Robjohns Road, Chelmsford, CM1 3AG	Metal Recycling	Permanent	Yes	25,000
Centre Point Salvage	Temple Farm Industrial Estate Ship Road West Hanningfield Chelmsford Essex CM2 8XB	Metal Recycling		No	N/A
Chase Autos	Windsor Road Windsor Trading Estate Downham, Billericay CM11 1QE	End of Life Vehicles	Permanent	No	614
Temple Farm, Slessor	Temple Farm, West Hanningfield Chelmsford Essex CM2 8XB	Metal Recycling	Not permitted by ECC	No	N/A
The Boreham Recycling Centre	Unit 15 Boreham Industrial Estate Waltham Road Boreham Essex CM3 3AW	Metal Recycling		No	333,529
Dunmow Skips	Dunmow Waste Management Essex Regiment Way, Broomfield, Chelmsford, CM3 3PA	Non Hazardous Materials Recycling / Recovery Facility	Permanent	Yes	150,000

**Table 19: Operational Transfer Throughput/Capacity at 31 December 2020**

Site Name	Address	Specific Facility Type	End Date (When relevant)	Safeguarded (Y/N)	Safeguarded (if applicable Capacity)
Templewood Collection Service	Unit 2a Templewood, Stock Road, West Hanningfield, Essex CM2 8LA	Tyre Recycling	Permanent	No	
Drovers Way	Freighter House, Drovers Way, Boreham, Chelmsford, Essex, CM2 5PH	Hazardous Waste Transfer	Permanent	No	1,916
Chelmsford Transfer &	Units 11 & 12 Boreham Industrial Estate Waltham	Non Hazardous	Permanent	No	41,457



Site Name	Address	Specific Facility Type	End Date (When relevant)	Safeguarded (Y/N)	Safeguarded (if applicable Capacity)
Recycling Facility	Road, Boreham, Chelmsford, Essex, CM3 3AW	Waste Transfer			
Compounds P & Q,	Templewood Estate Stock Road West Hanningfield Chelmsford Essex CM2 8LP	Non Hazardous Waste Transfer	Permanent	No	255
SB Skip Hire	Templewood Depot, Stock Road, West Hanningfield, Chelmsford, Essex, CM2 8LP	Non Hazardous Waste Transfer	Permanent	Yes	1,888
WDA (LACW) Winsford Way, Chelmsford	Land west of Winsford Way, Chelmsford CM2 5AA	Non Hazardous Waste Transfer	Permanent	Yes	90,000
Drovers Way HWRC	Drovers Way Springfield Chelmsford Essex, CM2 5PP	Recycling Centres for Household Waste	Permanent	Yes	11,459
South Woodham Ferrers HWRC	Ferrers Road South Woodham Ferrers Essex, CM3 5XH	Recycling Centres for Household Waste	Permanent	Yes	4,587

**Table 20: Operational Construction, Demolition/Inert Facility Throughput/Capacity at 31 December 2020**

Site Name	Address	Specific Facility Type	End Date (When relevant)	Safeguarded (Y/N)	Safeguarded (if applicable Capacity)
Chelmsford Combined Heat & Power Plant	Chelmsford Water Recycling Centre, 129 Brook End Road, Chelmsford, Essex, CM2 6NZ,	Energy from Waste	Permanent	no	
Bulls Lodge	Bulls Lodge Quarry, Generals Lane, Boreham, Chelmsford, CM3 3HR	Aggregate Recycling Centre	30/06/2030	Yes	100,000
C A Blackwell ( Contracts ) Ltd	The Works, Stock Road, West Hanningfield, Chelmsford, Essex, CM2 8LA	Aggregate Recycling Centre	Permanent		

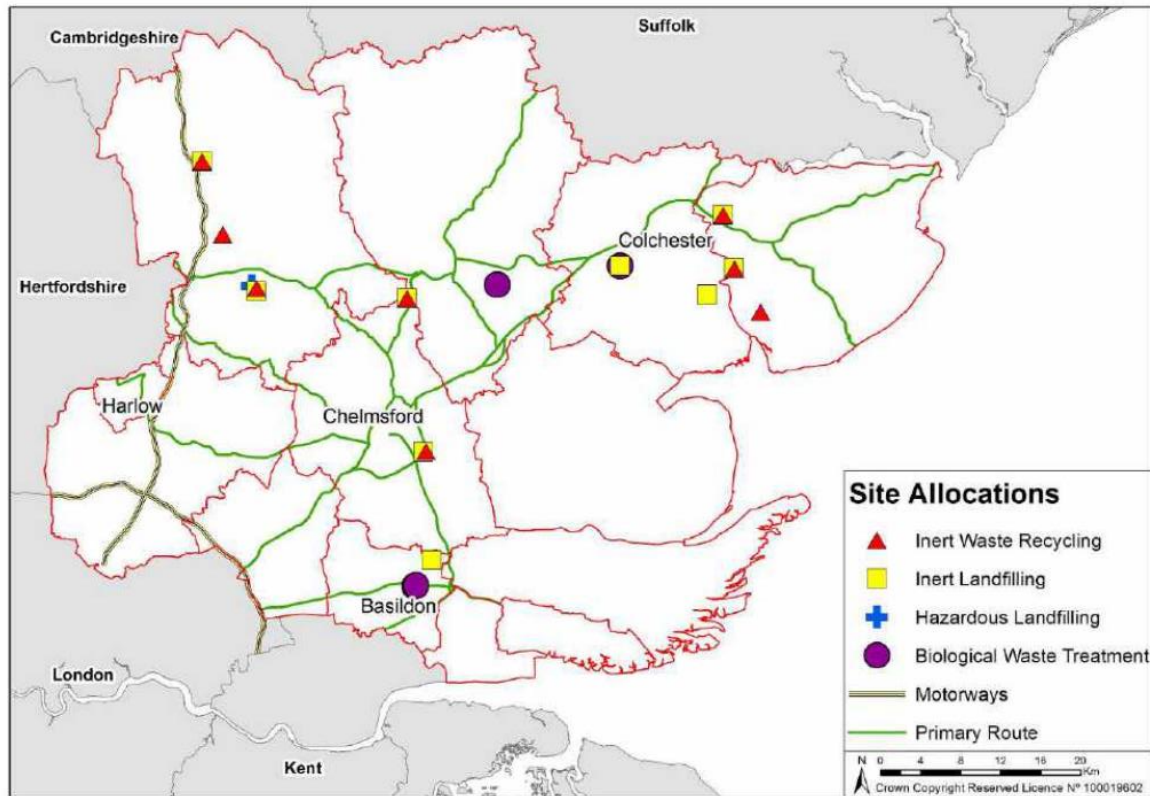
Site Name	Address	Specific Facility Type	End Date (When relevant)	Safeguarded (Y/N)	Safeguarded (if applicable Capacity)
Ashtree Farm	Unit H, Ashtree Farm, Boyton Cross Chelmsford CM1 4LP	Aggregate Recycling Centre	Permanent	Yes	10,000
Compounds P & Q	Templewood Estate Stock Road West Hanningfield Chelmsford Essex CM2 8LP	Unspecified Recycling / Recovery / Treatment	Not permitted by ECC	0	188
Dunmow Skips	Dunmow Waste Management Essex Regiment Way, Broomfield, Chelmsford, CM3 3PA	Unspecified Recycling / Recovery / Treatment	Permanent	Yes	300,000
Sandon Quarry	Sandon Quarry, Southend Road, Sandon, CM2 7TE	Aggregate Recycling Centre	31 Dec 2026		
Sandon	Sandon, Chelmsford, Essex CM2 7RL	L05 – Inert Landfill	2026	Yes	161,627

The adopted WLP Policy 3 allocates waste management development at Strategic Site Allocations (SSAs) which will be permitted where the proposals align with the requirements identified in relevant site development principles. There are two SSAs in Chelmsford for waste management which are shown on the figure below. These both function as inert waste recycling and inert landfill sites:

- Blackley Quarry, Gt Leighs, Chelmsford<sup>49</sup>
- Sandon East, Chelmsford

<sup>49</sup> Since the WLP was adopted, Blackley Quarry has permission for sand and gravel extraction, inert landfill and inert waste processing. Extant permission ESS/42/17/CHL (Outstanding S73 ESS/96/21/CHL). Mineral extraction started, but no inert waste processing and no landfill to date.

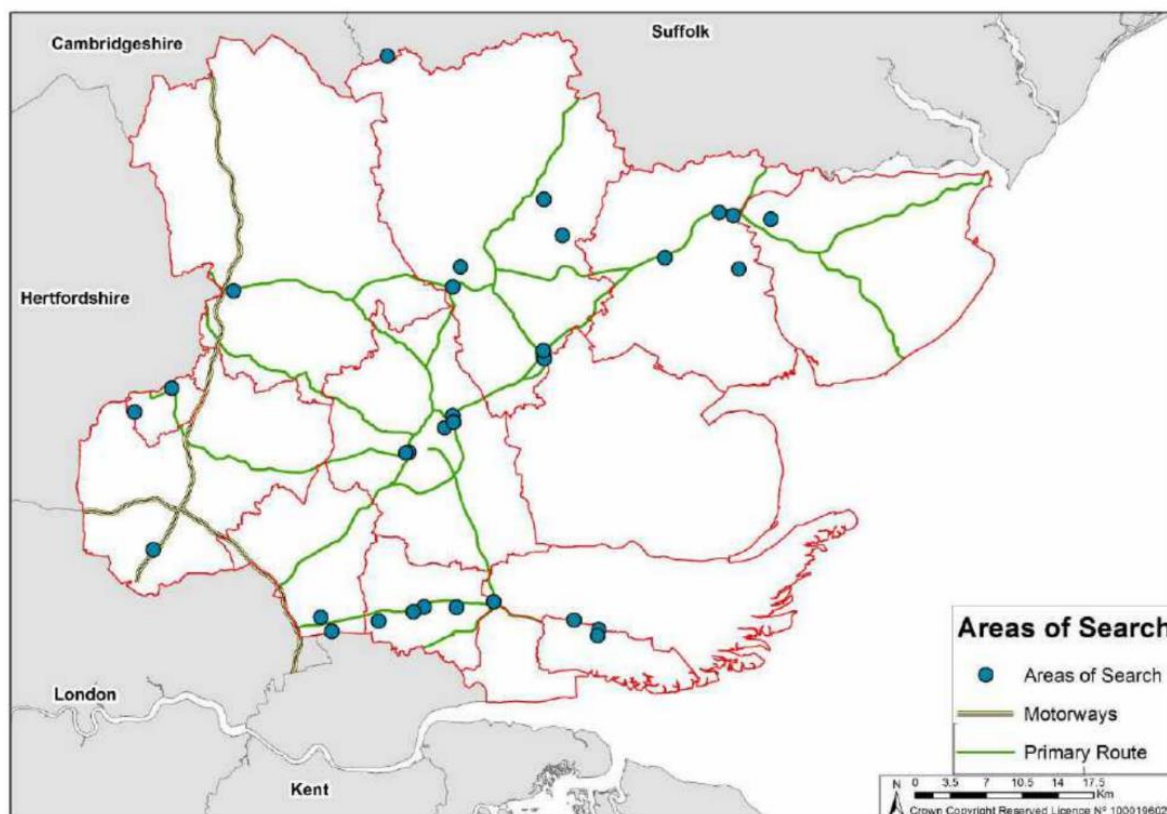
**Figure 13: Strategic Site Allocations for waste management**



In addition, the figure below indicates locations for the Areas of Search across Essex and Southend-on-Sea. Proposals for waste management development in these areas will be supported where the design and use of the facility is compatible with existing uses in the employment area. There are five Areas of Search within Chelmsford:

- Drovers way
- Dukes Park Industrial Estate
- Westways
- Widford Industrial Estate
- Springfield Business Park

**Figure 14. Areas of Search**



### **Infrastructure Required for Future Growth**

The Infrastructure Delivery Schedules (Appendix A and B) have identified planned and proposed waste planning projects within the administrative area of CCC to support the Preferred Spatial Strategy in collaboration with stakeholders. This includes information (where available) on type of infrastructure, project description, location, who is delivering the project, estimated cost, estimated funding and funding sources. Appendices A and B have been updated where there were errors in the dwelling number for sites in the Preferred Options consultation document.

To support the ongoing management of waste, CCC has identified that within the next five years the City Council will require a new waste depot, storage and transfer station facility to meet anticipated current demand and planned future growth.

ECC has not identified any planned or proposed waste planning projects to support the Preferred Spatial Strategy at this stage. Development will increase the amount of LACW which will place operational pressure on infrastructure. The major centralised waste treatment facilities have been developed with appropriate capacity to accommodate growth, however larger developments are likely to necessitate additional investment in the local public facilities and logistics infrastructure. The local infrastructure that may require investment to increase capacity are the public facilities such as RCHW and recycling bring bank sites, and the local logistics infrastructure such as vehicle depots and waste transfer stations.

Although there is capacity across the Recycling Centre for Household Waste (RCHW) network, there are pressure points at specific sites. Work is underway to quantify this and understand what is needed to alleviate the issues and the impact on waste flows and service demand as a result of impending regulatory changes. Currently the RCHW at Springfield, Chelmsford operates at or above its design capacity during peak times. Additional growth in this area is therefore likely to further exacerbate issues at this site. Further work is underway by ECC to understand the necessary requirements to unlock additional capacity to meet growth projections.

Although growth is also likely to place additional pressure on the Waste Transfer station network, ECC considers that this would be mitigated by the reduction in residual waste planned for through the delivery of the WSfE.

The cost of waste disposal is affected by waste composition, disposal technology and geography. The typical cost of disposing of residual waste is currently in excess of £150 per tonne. Waste disposal costs are expected to rise in the future as more stringent environmental waste standards come into force. A typical Essex household produces over a tonne of waste per annum of which approximately half is recycled, and the remainder is sent for disposal.

ECC will seek contributions towards improvements at Essex RCHWs or municipal waste treatment sites, as per the ECC Developers' Guide, to deliver capacity, access or other identified requirements to support usage as a result of planned growth. Contributions will be required in respect of the new Garden Communities to support development of local waste management infrastructure to deliver the operational integrity of the waste management system. The level of contributions requested will be assessed on a case-by-case basis following evaluation of infrastructure capacity within the locality prior to development, and an operational needs assessment and will be used to mitigate the impact of these large residential sites.

On the whole, development should seek to reduce waste and increase reuse and recycling in accordance with the waste hierarchy. Early engagement with waste disposal authorities is recommended to ensure that onsite waste management is designed appropriately.

The proposed East Chelmsford Garden Community (Hammonds Farm) will be required to undertake a Waste Infrastructure Impact Assessment (WIIA) as part of a planning application given its close proximity to the Chelmsford Waste Water Treatment Plant (CWWTP). The MWPA considers that the enjoyment and use of the proposed Country Park could be reduced if the area is subject to unpleasant odours from the CWWTP. A Site Waste Management Plan is also required to address the key issues associated with sustainable management of waste including waste reduction/recycling/diversion targets and monitoring processes.

# 10. Provision of Energy

## 10.1 Overview

This section covers the following infrastructure types relating to the provision of energy:

- Gas supply
- Electricity supply

## 10.2 Gas Supply

### Policy and Context

National Gas used to operate as part of National Grid (a multinational gas and electricity company) however it is now a separate company in its own right. National Gas is responsible for operating and owning Great Britain's high pressure gas transmission network. Their network enables gas to move from entry terminals and storage facilities to exit offtake points, which then directs the gas to distribution networks, allowing it to be delivered to domestic, commercial, and industrial end-users.

National Grid's Future Energy Scenarios (FES) articulate long-term customer needs and are produced annually to identify credible future scenarios until 2050, the most recent FES report was published in 2023. The Gas Ten Year Statement (GTYS)<sup>50</sup> is based on the FES and is a resource that National Gas publishes annually, providing updated insights into connection possibilities and capacity. The GTYS serves as a roadmap, outlining National Gas's key projects, strategies, and developments, with the objective of enhancing transparency in the investment decision-making process by publishing the stages of their network development process. The most recent version of the GTYS was published in 2023 and covers a 10-year period extending until 2033.

Cadent serves as the regional distribution network operator (DNO) responsible for the East of England gas network. Chelmsford falls within the East Anglia local distribution area.

Cadent is required to provide Ofgem with a regional business plan<sup>51</sup> that outlines their initiatives to enhance and upgrade their current gas supply infrastructure. Ofgem mandates that DNOs submit a five-year strategy that details their intended approach and the expected outcomes of their actions. These plans are critical in securing funding from Ofgem to execute proposed actions and projects.

The DNO's Long Term Network Development Plan (LTDP)<sup>52</sup> is a valuable supplement to these business plans as it provides a comprehensive overview of the network's future projections and necessary investments to ensure a secure supply. Cadent's latest LTDP, published in 2023, offers insights into the evolution of the network and the required investments to meet changing demands. This LTDP highlights a shift in demand for network capacity due to an increase in housing development connection requests and gas-fuelled power generation sites expected over the medium-term.

Gas DNOs will not install infrastructure on a speculative basis to serve potential developments. Provision of on-site gas distribution is the responsibility of the developer. Therefore, it is noted that providing Cadent with information on scale, phasing and location of developments is crucial to ensure supply can be facilitated. There are currently no planned changes to how gas supply infrastructure is delivered.

It is noted that the Government's decarbonisation policy is likely to have an impact on gas demands in the future. The Future Homes Standard comprises regulations set to take effect in 2025 which aims to reduce carbon emissions from new homes. On 15 June 2022, a set of interim amendments of the Future Homes and Buildings Standard came into force. Since this date, all newly built properties have been required to deliver

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<sup>50</sup> GTYS 2023, National Gas. Accessed 3 July 2024. <https://www.nationalgas.com/insight-and-innovation/gas-ten-year-statement-gtys>

<sup>51</sup> East of England Business Plan Highlights, Cadent Gas. Accessed 3 July 2024. [https://cadentgas.com/nggdwsdev/media/Downloads/business-plan/BP\\_East-of-England\\_FINAL.pdf](https://cadentgas.com/nggdwsdev/media/Downloads/business-plan/BP_East-of-England_FINAL.pdf)

<sup>52</sup> LTDP 2023, Cadent Gas. Accessed 3 July 2024. [Long-term-development-plan-2023-Final.pdf \(cadentgas.com\)](https://cadentgas.com/Long-term-development-plan-2023-Final.pdf)



carbon emissions savings of 31% against existing standards. Two main methods are currently utilised to achieve this: installing modern, energy efficient heating systems in new-builds, and ensuring new minimum standards of building fabrics are used.

The Future Homes Standard will complement the Building Regulations to ensure that all new homes built from 2025 produce 75-80% less greenhouse gas emissions than homes built under the old building regulations. It was originally announced that as part of this, traditional gas boilers would be banned in all new homes from 2025 with properties instead having modern, energy efficient heat pumps or be connected to heat networks. However, the Government's approach to this changed when it published its Heat and Buildings Strategy in October 2021 which stated that it planned to consult on 'whether it is appropriate to end gas grid connections to homes constructed from 2025, in favour of alternative low-carbon heat sources'. On 20 September 2023, the former Prime Minister Rishi Sunak delivered a speech setting out a new approach to Net Zero in light of the cost-of-living crisis. This confirmed that all new homes built after 2035 can no longer install gas boilers and will have to use an alternative heating system. The sale of new gas boilers will be banned in 2035 therefore homeowners who need to replace their existing boilers after 2035 will need to use alternative systems such as ground source heat pumps or other, greener methods. This policy will be means-tested, so lower income households will not be required to upgrade their boiler even if it is after 2035.

### **Current Levels of Provision**

According to the Cadent LTDP, the East Anglia local distribution zone is expected to maintain a relatively stable peak gas demand over the next ten years. Between April 2021 and April 2024, annual gas demand decreased due to the spike in energy prices. However, with a recent drop in gas prices, demand might start to increase slightly.

It is important to note that energy prices are not the only factor influencing demand trends; low temperatures and prolonged winters can also cause spikes in demand.

The LTDP also highlights that the most significant challenges faced by the network stem from large developments occurring outside its existing infrastructure and power generation facilities. Housing projects on the outskirts of the network have seen substantial growth in recent years.

In their latest summary of the East of England Business Plan (2021), Cadent outlines a significant investment of £25 million in steel pipes to enhance the gas network. Steel is the optimal material for efficiently transporting large gas volumes to widely scattered towns and cities. Additionally, Cadent is allocating £14 million to boost the performance of their assets that cater to multi-storey buildings, with the aim of reducing the risk of supply disruptions.

Based on the Major Projects list provided by Cadent during consultation, there are currently no reinforcement or upgrade projects underway within the administrative area's gas supply network, nor are there any glaring red flags/constraints on the network within the Chelmsford area.

### **Infrastructure Required to Support Growth**

Cadent has not identified any specific infrastructure projects necessary to meet the future growth proposed as part of the Preferred Spatial Strategy at this stage given that no network constraints were identified. Cadent noted that North Chelmsford is closer to the Independent Gas Transporter (IGT) distribution network, which is a domestic gas transportation network that also connects to industrial and commercial premises. As such, engagement with IGT may therefore be beneficial to understand any potential network constraints in this location.

Network connections to the sites will be required and Cadent generally caution that when quoting for connections onto the network, capacity is assessed on a first-come first served basis, and so capacity quoted when a development is originally planned may not necessarily be available when a development is complete.

## 10.3 Electricity Supply

### Policy and Context

National Grid operates the electricity transmission network in the Great Britain, which connects power stations to the broader transmission grid. To better understand the long-term needs of its customers, National Grid has developed Future Energy Scenarios (FES) which serve as the foundation for the annual Electricity Ten Year Statement (ETYS)<sup>53</sup>. By using data from the FES, National Grid identifies areas on the transmission network where additional capacity is necessary to maintain a reliable supply of electricity. The most recent ETYS also includes a voltage screen report outlining the transmission network requirements over the next decade.

The Chelmsford area's regional distribution network is both owned and operated by UK Power Networks (UKPN), a designated Electricity Distribution Network Operator (DNO) responsible for transmitting electricity from the national grid to residential, commercial, and industrial consumers. UKPN's strategy does not involve proactively fortifying the electricity network; instead, it considers present and projected increases in electricity demand resulting from planned developments.

DNOs are mandated to publish their annual Network Development Plan (NDP)<sup>54</sup>, which outlines network development intentions for the upcoming decade. This plan is complemented by the Network Headroom Report<sup>55</sup>, containing data illustrating the available unused network capacity at primary substations. The NDP provides insight into the available unused network capacity for both demand and generation up to 2050, focusing on Bulk Supply Points and Primary substations. It identifies areas where additional substation reinforcement or procurement of flexibility services may be necessary if the energy system evolves as indicated in the FES. The most recent NDP was published in 2024 and does not highlight any issues to the capacity available in the Chelmsford area.

The NDP is based on findings published in UKPN's Long Term Development Statement (LTDS), which is published at the end of May and November each year. The LTDS provides a forward-looking view of load forecasts and network developments for the next five years. The latest LTDS and full NDP reports were published in May 2024.

### Current Levels of Provision

Electricity generation is in a state of transformation currently, due to the push for Net Zero, to improve energy security and reduce fossil fuel use. In 2022, Ofgem announced the Accelerated Strategic Transmission Investment (ASTI) framework to support the accelerated delivery of strategic electricity transmission network upgrades needed to meet the Government's 2023 renewable electricity generation ambitions. Therefore, it is noted that the way electricity infrastructure is delivered, and the scale of demand, is going through a period of change and so it will be crucial to stay up-to-date with emerging policies and DNO's plans.

As part of 'The Great Grid Upgrade,' National Grid is proposing to build a new electricity transmission infrastructure spanning approximately 183km from Norwich to Tilbury. This infrastructure would include overhead lines, pylons, underground cables, and 400kV substations. The purpose of this reinforcement is to support the offshore wind projects along the East Coast of England and the upcoming nuclear power station, Sizewell C.

Additionally, the UK Electric Vehicle Infrastructure Strategy,<sup>56</sup> published in March 2022, sets out the UK Government's vision and action plan for the rollout of electric vehicle charging infrastructure in the UK. The report also shows estimated demand on the electricity system and its relationship to EV charging. The report

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<sup>53</sup> ETYS 2023, National Grid. Accessed 3 July 2024. <https://www.nationalgrideso.com/research-and-publications/electricity-ten-year-statement-etys>

<sup>54</sup> EPN Network Development Plan, UKPN. Accessed 3 July 2024. [https://ukpowernetworks.opendatasoft.com/pages/ltlds\\_ndp\\_landingpage/](https://ukpowernetworks.opendatasoft.com/pages/ltlds_ndp_landingpage/)

<sup>55</sup> EPN Network Headroom Report, UKPN. Accessed 3 July 2024. <https://ukpowernetworks.sharepoint.com/:x/s/OpenDataPortalLibrary/EZnIVxP2FPtEmHQGNv2Rx0Bz6D0W1r-gMeyZoxTwMzFJg?e=Ilbmny>

<sup>56</sup> <https://assets.publishing.service.gov.uk/media/6245ba40e90e075f15381cf0/taking-charge-the-electric-vehicle-infrastructure-strategy.pdf>

estimates that road transport could represent approximately 15% of the total electricity demand in 2050 compared to less than 1% of demand, when it was published.

Within Chelmsford's local authority boundary, there are ten primary substations and two grid substations. Additionally, there are a number of substations located outside Chelmsford's jurisdiction that still provide service to parts of the area.

UKPN's Service Area dataset uses a 'Red, Amber, or Green' (RAG) status to assess each service area based on the demand headroom of the primary substations. Demand headroom indicates the available spare capacity to meet demand without requiring additional reinforcement.

In Chelmsford, all primary substations have a capacity of more than 5%, indicating that there are no capacity issues in the area. Additionally, there are no published plans for infrastructure upgrades specifically within the Chelmsford area as indicated in the UKPN LTDS Proposal Summary document for May 2024.

There are a number of planning applications for solar farms with Chelmsford, some of which have been consented and are in the process of being implemented<sup>57</sup>. In addition, Longfield solar farm which is a nationally significant infrastructure project was granted development consent by the Secretary of State in June 2023 and has secured a grid connection agreement allowing the importing and exporting of up to 500MW of electricity to and from the National Grid.

### **Infrastructure Required to Support Growth**

UKPN has not identified any specific infrastructure projects necessary to meet the future growth proposed as part of the Preferred Spatial Strategy at this stage given that no network constraints were identified.

Network connections to the sites will be required. When quoting for connections, capacity is assessed by UKPN on a first-come first served basis, and so capacity quoted when a development is originally planned may not necessarily be available when required. For example, should another new development request to be served by the same distribution network and capacity issues are identified, UKPN's protocol dictates that the first application is given priority to utilise the existing capacity and the second application may need to fund major infrastructure upgrade works to create additional network capacity. Applicants can secure available capacity by paying a fee to UKPN to forward fund the new connection. UKPN has advised that provided there is appropriate notice of the new connections required and an appropriate level of phasing when dealing with larger developments, there should be no issues with regards to having sufficient capacity or obtaining a connection.

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<sup>57</sup>Longfield Solar Farm, EDF Renewables, Accessed 3 July 2024. [What is Longfield? – Longfield Solar Farm](#)

# 11. Early Years, Childcare and Education

## 11.1 Overview

This section covers the following infrastructure types:

- Early years provision
- Primary and secondary education
- Special Educational Needs
- Post 16 Education

ECC is the lead authority for education including early years and childcare, Special Education Needs, and Post 16 education.

## 11.2 Early Years

### Policy and Context

Early years and childcare provision in Chelmsford comprises a range of private, voluntary and independent nurseries including full day care nurseries, pre-schools, childminders, school run provision, and wrap around care (which includes breakfast clubs, after-school care and holiday clubs).

ECC as the lead authority for education has a duty to ensure that there are sufficient early years' places for children living in the County and has an obligation to meet national standards of provision in terms of Funded Early Education Entitlement (FEEE). The funding for early years education is provided by Central Government. ECC are responsible for assessing the strategic issues affecting childcare and formulating appropriate action plans to respond to identified issues. As part of this, ECC is obligated to put in place arrangements to ensure that all providers offering free places meet the regulations set by Government and in turn receive the appropriate funding for these places, according to the national funding formula.

Government legislation sets out that all 3 to 4 years olds in England are entitled to 570 hours of funded early education of childcare per year<sup>58</sup> formed of 15 hours a week for 38 weeks of the year. FEEE provision also allows disadvantaged 2 year olds to access 570 hours funded childcare (currently around 40% of children). The Extended Funding Entitlement offer (EFE) allows eligible working families to access an additional 570 hours funded childcare for 3 to 4 year olds.

From April 2024, Early Years Entitlements expanded, in addition to the above, to:

- From April 2024, working parents of 2-year-olds will be able to access up to 15 hours of free childcare per week over 38 weeks of the year from the term after their child's 2nd birthday, provided they meet the eligibility criteria.
- From September 2024, the 15 hours of free childcare per week will be extended to eligible working parents of children from 9 months and above.
- From September 2025, all eligible working parents will be able to access 30 hours of free childcare per week for children from age 9 months up until they start school.<sup>59</sup>

This staggered approach is intended to give childcare providers time to prepare for the changes, ensuring there are enough providers ready to meet demand. In addition, the Government also announced it was increasing the number of children a member of staff can look after at the same time. This is known as the

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<sup>58</sup> Source: <https://www.gov.uk/help-with-childcare-costs/free-childcare-and-education-for-2-to-4-year-olds>

<sup>59</sup> Source: [https://assets.publishing.service.gov.uk/media/6605551b91a320001182b1bb/September\\_24\\_early\\_education\\_and\\_childcare\\_entitlements\\_expansion.pdf](https://assets.publishing.service.gov.uk/media/6605551b91a320001182b1bb/September_24_early_education_and_childcare_entitlements_expansion.pdf)

staff-to-child ratio. It means that from September 2023, one member of staff will be allowed to look after five children, up from four children which is the current ratio.

In order to implement this change, nurseries are set to receive a £204 million cash boost as part of the Government's promise to deliver the largest ever investment in childcare. Every area across the country is getting a share of the Government funding which childcare providers can use to ease cost pressures such as staffing costs, training and bills. Funding rates per child paid from September 2023 will increase from an average of £5.29 to £5.62 for three and four-year-olds, and from an average of £6.00 to £7.95 for two-year-olds. All local authorities will start to receive their share of £289 million in funding from January 2024 to support their delivery of the programme, with parents expected to see an expansion in the availability of wraparound care from September 2024.<sup>60</sup>

ECC's Early Years and Childcare Strategy 2022-2027<sup>61</sup> sets out how ECC will help every child in Essex get the best start in life and realising their full potential. It explains the vision for children and families across the county and outlines how ECC will support early years providers and partners.

The cost per place for Early Years and Childcare places is set out in Section 5.1 of the ECC Developers Guide to Infrastructure Contributions (Updated 2024)<sup>62</sup>. The revised costs are:

- Early Years and Childcare new facility cost per place: £23,865 (index linked to Q1 2024).
- Early Years and Childcare Expansion of existing facility cost per place: £19,989 (index linked to Q1 2024).

These updated costs have been used to inform those sites that have not been subject to the granting of planning permission and/or a consultation response issued to the city council prior to the publishing of the update. These sites will have been subject to the costs contained in the ECC Developers' Guide to Infrastructure Contributions (Revised 2023).<sup>63</sup>

In order to mitigate the impact of proposed developments of 20 or more dwellings, as set out in Section 5.1 of the ECC Developers Guide to Infrastructure Contribution, both financial and non-financial contributions are required:

- financial contributions are based on the child yield factor per dwelling (0.045 per qualifying flat and 0.09 per qualifying house) multiplied by the cost per child place.
- Land for a new facility will in most cases be provided by the developer to ECC at a nominal cost (usually £1), as 'consideration' must be given to form a legal contract of sale.

Proposals for smaller developments will be exempt unless their co-location with other sites necessitates a holistic assessment of their cumulative impact on the demand for child places. Developer contributions are only required where there is a current or forecast lack of provision in the immediate area of the proposed development, primarily the same ward, as advised by the ECC EYCC Team. ECC's preferred approach is to provide a new 56 place nursery co-located with a new two form entry primary school on 2.1 hectares of suitable land, where there is such demand. Alternatively, provision can be provided through a stand alone 56 place nursery on 0.13 hectares of suitable land. A minimum 30 place nursery may be sought depending on local need, particularly where 0-5 year old year round provision is required, as opposed to term time places for 3 and 4 year olds. The governments childcare reforms, which started to be rolled out in April 2024, means that working families are eligible for childcare funding at an earlier age. By September 2025, most working families will be able to access 30 hours of childcare each week during term time (or stretched over

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<sup>60</sup> Source: <https://educationhub.blog.gov.uk/2023/07/07/free-childcare-how-we-tackling-the-cost-of-childcare/>

<sup>61</sup> Available at: [https://www.essex.gov.uk/sites/default/files/migration\\_data/files/assets.ctfassets.net/knkzaf64jx5x/5Aa3IyCt1f9bFFXI0K14M1/cfb527368b3644748a1f8952a1edb03a/Early-Years-and-Childcare-Strategy.pdf](https://www.essex.gov.uk/sites/default/files/migration_data/files/assets.ctfassets.net/knkzaf64jx5x/5Aa3IyCt1f9bFFXI0K14M1/cfb527368b3644748a1f8952a1edb03a/Early-Years-and-Childcare-Strategy.pdf)

<sup>62</sup> Available at: <https://www.essex.gov.uk/sites/default/files/2024-07/Developers%20Guide%202024.pdf>

<sup>63</sup> Available at: <https://www.essex.gov.uk/sites/default/files/2023-12/Developers%20Guide%20to%20infrastructure%20contributions%20-%20December%202023.pdf>

the full year) for their child once they are older than 9 months. A 30 place nursery would require a minimum of 687 m2 of floorspace with each place costing £23,865.

### Current Levels of Provision

ECC Early Years and Childcare service undertake a sufficiency provider termly return, which assists in the regular review of provision and demand for childcare facilities across Essex. Sufficiency data enables the service to understand where there is a need for additional high quality, sustainable early years and childcare provision to meet the needs of the community.

The Essex Childcare Sufficiency Assessment Summary (Summer 2022)<sup>64</sup> states that providers in Chelmsford are predominantly made up of childminders (44.8%), followed by day nurseries (16.7%) and pre-schools (15.9%). The ratio of funded providers to non-funded providers (59.8%) is lower than the county average (64.0%). Essex has two maintained nursery schools in the County, both located in Chelmsford:

- Woodcroft Nursery School, Great Baddow, Chelmsford
- Tanglewood Nursery School, Chelmsford.

In terms of capacity within Chelmsford, 12.9% of all maximum places are available, which is lower than the Essex rate of 17.9%. Although there is some spare capacity in Chelmsford, this should be considered in the context of the Government's extended childcare scheme which is likely to increase demand for places in the next few years.

In terms of population projections, on a County-wide basis the document states that ONS have projected that between 2021 and 2040, the number of 0–4-year-olds is projected to significantly increase by 4.4% to 88,607 young children. Between 2021 and 2024, the number of 5–9-year-olds is projected to decrease -3.0%. The population of 10–14-year-olds is projected to increase by 0.5% increase between 2021 and 2040.

### Infrastructure Required to Support Growth

The Infrastructure Delivery Schedules (Appendix A and B) have identified planned and proposed early years and childcare projects within the administrative area of CCC to support the Preferred Spatial Strategy in collaboration with stakeholders. This includes information (where available) on type of infrastructure, project description, location, who is delivering the project, estimated cost, estimated funding and funding sources. Appendices A and B have been updated where there were errors in the dwelling number for sites in the Preferred Options consultation document.

Where specific projects have been identified by ECC, these have been included in the Infrastructure Delivery Schedule. This may include a new standalone 56 place early years and childcare nursery, a new primary school with co-located early years and childcare nursery, or financial contributions towards the extension of existing facilities to accommodate additional places. Where the financial contributions have already been requested through the planning application process, these have been included in the Infrastructure Delivery Schedule. For all other sites where the housing mix is unknown at this stage, financial contributions will be sought in accordance with Policy S10 once the detailed housing mix is known. The ECC Developers' Guide to Infrastructure Contributions (2024)<sup>65</sup> confirms that no contributions will be sought on sites below 20 dwellings and on sites which include student and elderly accommodation.

The estimated costs/contribution set out below and in the Infrastructure Delivery Schedule have been provided by ECC based on the costs set out in the ECC Developers Guide to Infrastructure Contributions (Updated 2024) as detailed above.<sup>66</sup>

The table below considers the early years and childcare provision requirements by location. Where the requirement is for a co-located primary school and nursery facility, or a co-located primary and secondary

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<sup>64</sup> Available at: <https://www.essex.gov.uk/sites/default/files/2023-08/Childcare%20Sufficiency%20Assessment%20-%20Summer%202022.pdf>

<sup>65</sup> Available at: <https://www.essex.gov.uk/sites/default/files/2024-07/Developers%20Guide%202024.pdf>

<sup>66</sup> Available at: <https://www.essex.gov.uk/sites/default/files/2024-07/Developers%20Guide%202024.pdf>



with nursery facility this has also been included in the table in Section 11.3 below for completeness however it will be shown as one line item in the Infrastructure Delivery Schedule.

**Table 21. Early years and childcare provision requirements by location**

Location	New homes	Early years and childcare provision required	Estimated cost / contribution
<b>Growth Area 1</b>			
<b>Location 1 – Previously developed sites in Chelmsford urban area</b>	2765	No requirement – ECC anticipates that there will be sufficient capacity to accommodate the demand generated by the identified growth. This is largely because two new nurseries have opened in 2024, and an additional nursery later in 2024 by private providers. <sup>67</sup>	N/A
		Site CW1c Lockside (130 homes) - New 56 place stand-alone early years and childcare nursery (Use Class E(f) on 0.13 hectares of suitable land allocated for education and childcare use.	£1,336,440
<b>Location 2 - West Chelmsford</b>	880	A new primary school (Use Class F1(a)) with co-located early years and childcare nursery (Use Class E(f) on 2.1 hectares of suitable land allocated for education and childcare use.	£1,298,752 (EYCC – 56 places) £9,740,640 (Primary – 420 pupils)
		Financial contribution towards expansion of existing early years and childcare facilities to accommodate 23.2 places.  Outline planning application pending for 880 dwellings (Ref: 21/01545/OUT) – ECC previously sought an additional 56 place standalone nursery alongside the co-located primary school and nursery however the standalone nursery is no longer required and financial contributions are sought instead.	£450,660
<b>Location 3a - East of Chelmsford - Manor Farm</b>	360	The early years and childcare places generated will be accommodated at the new facility at Site 3b and a contribution towards this will be sought. Financial contribution for 27.36 places.  Hybrid planning application pending for 360 homes (Ref: 22/01732/FUL and 22/01732/OUT).	£472,452
<b>Location 3b - East of Chelmsford - Land North of Maldon Road (Employment)</b>	5,000sqm office / business park	New 56 place stand-alone early years and childcare nursery (Use Class E(f)) on 0.13 hectares of suitable land allocated for education and childcare use.  Developer contributions will be sought from Sites 3a, 3c and 3d.	£1,336,440
<b>Location 3c - East of Chelmsford - Land South of Maldon Road</b>	109	The early years and childcare places generated will be accommodated at the new facility at Site 3b and a contribution towards this will be sought. This is based on the assumption that all are qualifying dwellings.	£234,116

Location	New homes	Early years and childcare provision required	Estimated cost / contribution
<b>Location 3d - East of Chelmsford Land - North of Maldon Road</b>	65	The early years and childcare places generated will be accommodated at the new facility at Site 3b and a contribution towards this will be sought. This is based on the assumption that all are qualifying dwellings.	£139,610
<b>Location 4 - Land North of Galleywood Reservoir</b>	24	No requirement – site has outline planning permission for 24 homes granted in December 2022 (22/00397/OUT). No developer contribution required.	N/A
<b>Location 5 - Land Surrounding Telephone Exchange, Ongar Road, Writtle</b>	25	No requirement – ECC has confirmed that no developer contribution is required.	N/A
<b>Growth Area 2</b>			
<b>Location 7a - Great Leighs - Land at Moulsham Hall</b>	750	A new primary school (Use Class F1(a)) with co-located 56 place early years and childcare nursery (Use Class E(f)) on 2.1 hectares of suitable land allocated for education and childcare use.	£1,298,752 (EYCC – 56 places)
			£5,218,200 (Primary – 225 pupils)
			Location 7a to contribute £5,750,250. Location 7c to contribute the remainder.
		Financial contribution towards additional early years and childcare facilities - 11.5 places.	£223,387.50
		Hybrid planning application for 750 homes pending determination (Ref: 23/01583/FUL and 23/01583/OUT).	
<b>Location 7b – Great Leighs – Land East of London Road</b>	190	No requirement – allocated for specialist residential homes for older people which is not required to contribute.	N/A
<b>Location 7c - Great Leighs - Land North and South of Banters Lane</b>	100	Financial contribution towards early years and childcare facility on Location 7a.  Full planning application pending for 115 homes (Ref: 24/00695/FUL).	£152,794
<b>Location 8 - North of Broomfield</b>	512	New 56 place stand-alone early years and childcare nursery (Use Class E(f)) on 0.13 hectares of suitable land allocated for education and childcare use.  Outline planning application pending for 512 homes (Ref: 20/02064/OUT).	£1,491,287
<b>Location 14a - Land West of Back Lane, Ford End</b>	20	To be determined through Policy S10 however based on the assumption that expansion of existing facilities is required, and all houses are qualifying dwellings, a financial contribution could be required.	£35,980

Location	New homes	Early years and childcare provision required	Estimated cost / contribution
<b>Location 14b - Land South of Ford End Primary School</b>	20	To be determined through Policy S10 however based on the assumption that expansion of existing facilities is required, and all houses are qualifying dwellings, a financial contribution could be required.	£35,980
<b>Growth Area 3</b>			
<b>Location 16a - East Chelmsford Garden Community (Hammonds Farm)</b>	3,000	Two new primary schools (Use Class F1(a)) with co-located early years and childcare nursery (Use Class E(f)) each on 2.1 hectares of suitable land allocated for education and childcare use.	£22,719,480
		Three new 56 place stand-alone early years and childcare nurseries (Use Class E(f)) each on 0.13 hectares of suitable land allocated for education and childcare use.	£4,009,320
<b>Location 10 - North of South Woodham Ferrers</b>	1,220	<p>Potential co-location of a new primary school (Use Class F1(a)) with an early years and childcare nursery (Use Class E(f)) on 2.1 ha of suitable land, and one stand-alone early years and childcare nursery (Use Class E(f)) on 0.13 hectares of suitable land; or two new stand-alone early years and childcare nurseries (Use Class E(f)) each on 0.13 hectares of suitable land allocated for education and childcare use. The developer(s) will be expected to provide the land and a proportionate financial contribution to the physical scheme.</p> <p>Hybrid application for 1020 homes (Ref: 21/01961/OUT and 21/01961/FUL) and outline application for 200 homes currently pending on the site (Ref: 22/00311/OUT).</p>	<p>£10,992,288 (land to deliver co-located primary school and 56 place nursery and financial contribution)</p> <p>£1,148,448 (56 place stand-alone nursery)</p>
<b>Location 11a - South of Bicknacre</b>	42	No requirement - site has full planning permission for 42 homes granted in April 2021 (20/01507/FUL). No developer contribution required.	N/A
<b>Location 11b - Land at Kingsgate, Bicknacre Road, Bicknacre</b>	20	No requirement – ECC has confirmed that the 2 places generated can be accommodated within existing capacity.	N/A
<b>Location 11c - Land West of Barbrook Way, Bicknacre</b>	20	No requirement – ECC has confirmed that the 2 places generated can be accommodated within existing capacity.	N/A
<b>Location 12 – St Giles, Bicknacre</b>	32	No requirement – allocated for specialist residential accommodation which is not required to contribute.	N/A
<b>Location 13 - Danbury</b>	100	N/A – site to be identified and consulted upon through the emerging Danbury Neighbourhood Plan.	N/A
<b>Location 17a - Land North of Abbey Fields, East Hanningfield</b>	15	No requirement – this is below the threshold for developer contributions.	N/A

Location	New homes	Early years and childcare provision required	Estimated cost / contribution
<b>Location 17b - Land East of Highfields Mead, East Hanningfield</b>	20	No requirement – ECC has confirmed that the 2 places generated can be accommodated within existing capacity.	N/A

## 11.3 Primary and Secondary Education

### Policy and Context

Under Section 14 of the 1996 Education Act, local authorities must secure sufficient school places to serve their area. The available schools must be sufficient in number, character and equipment to provide all pupils with the opportunity of an appropriate education. Section 2 of the 2006 Education and Inspections Act further places ECC, as the appropriate local authority, under a duty to secure diversity in the provision of schools and increase opportunities for parental choice. Subsequent legislation (2011 Education Act part 5.37) encourages the development of a more diverse range of education providers, particularly academy trusts and free schools, a number of which now operate within the county.

CCC also has a role to play in that process, with Paragraph 95 of the NPPF requiring local authorities to take a proactive, positive and collaborative approach in meeting education requirements – and allowing development that will widen choice in education. The NPPF expects local authorities to give great weight in decision making, to create, expand or alter schools – and of relevance to this Infrastructure Delivery Plan, to “*work with school promoters, delivery partners and statutory bodies to identify and resolve key planning issues before applications are submitted*”.

The Academies Act 2010 reflected the Government’s desire to develop a more diverse and more locally accountable school system, supported by a wider range of providers than in the past – particularly academy trusts and other organisational sponsors. Academies and free schools operate under a contract with the Secretary of State for Education, rather than being directly maintained and overseen by the local authority. Since the introduction of the Academies Act, a number of schools in the administrative area have converted to academies.

In its role as lead local authority for Education, ECC publishes a ‘10 Year Plan: Meeting the demand for mainstream school places in Essex’ of which the latest iteration covers the period 2024-2033<sup>68</sup> which sets out:

- The demand for mainstream school places in the next 10 years (from academic year 2024/25 to academic year 2033/34) for each of the pupil place planning areas.
- Solutions already in the pipeline that will meet the forecast demand for school places.
- Potential options to address medium to long term forecast demand for school places.
- The context in which the Essex School Organisation Service operates to ensure there are sufficient school places.

For the purposes of planning school places, ECC organise schools by quadrants, districts and planning groups. Chelmsford is included within the ‘Mid Essex’ quadrant, alongside Braintree and Maldon. Planning groups are groups of schools, defined by geography and admission patterns, wherein a sufficiency of places across the group will generally ensure every child can access a local school place, even if some schools are oversubscribed. Planning groups provide the basis for the annual SCAP (School capacity survey) return, which determines the level of ‘Basic Need’ funding ECC is allocated.

<sup>68</sup> Available at: <https://www.essex.gov.uk/sites/default/files/2024-01/School%20organisation%2010%20Year%20Plan%202024%20to%202033%20-%2030.01.24.pdf>

The ECC 'Developers' Guide to infrastructure contributions (2024)<sup>69</sup> sets out ECC's demand forecast per dwelling (houses/flats and discounted units), as set out in Table 4 of the Guide and set out below.

The Department for Education (DfE) Guidance 'Securing Developer Contributions for Education' (Aug 2023) states that all new primary schools should be co-located with new nursery provision where there is capacity to do so. In addition, the Education and Skills Funding Agency currently looks to establish two form entry primary schools (420 places), to ensure financial viability. ECC supports this approach and requires any new 420 place primary school to be co-located with a 56 place early years and childcare nursery on 2.1 hectares of suitable land. A new 420 place primary school is likely to be generated by approximately 1,400 new houses or a mixed development of approaching 2,000 dwellings. ECC will look to establish a new secondary school only where demand for six forms of entry (900 places) has been established (from approximately 4,500 new or existing houses). New schools at this scale are able to offer a wider curriculum to their community; cheaper to build on a per place basis; and are more resilient to fluctuations in demand that could challenge financial viability.

**Table 22. ECC's demand forecast per dwelling**

Age	House	Flat	Discounted Unit
Primary	0.3	0.15	0
Secondary	0.2	0.1	0

The cost per place for Primary and Secondary places is set out in Section 5.1 of the ECC Developers Guide to Infrastructure Contributions (2024).<sup>70</sup> The revised costs are:

- Primary education new facility cost per place: £23,865 (index linked to Q1 2024).
- Primary education Expansion of existing facility cost per place: £19,989 (index linked to Q1 2024).
- Secondary education new facility cost per place: £28,912 (index linked to Q1 2024).
- Secondary education Expansion of existing facility cost per place: £27,492 (index linked to Q1 2024).
- Sixth Form Places includes commensurate sixth form provision added at 20%.

In relation to large scale housing developments and new garden communities, ECC's 'Garden Communities and Planning School Places Guide'<sup>71</sup> sets out the approach to delivering new schools and ensuring there are sufficient pupil places.

The Education Act 1996, as amended by Part 6 of the Education and Inspections Act 2006, places a duty on Local Authorities to make suitable travel arrangements free of charge for eligible children as they consider necessary to facilitate their attendance at school.

Walking distance is defined by S444(5) of the Education Act 2006 at two miles for those aged under eight and three miles for those eight years and above. These distances are measured by the shortest available walking route. An 'available route' is one which a child, accompanied as necessary, may walk with reasonable safety to school. In excess of these distances ECC has to fund 'free' school transport. Where development is proposed in locations that may require ECC to provide school transport, developer contributions are sought to fund provision for a minimum of seven years for primary and five years for secondary pupils.

The cost of transporting a primary school child to school is £19.98 per day (return) (April 2023). The corresponding cost for secondary school transport is £6.26 (April 2023). This is due to economies of scale – secondary school children are transported to a fewer number of school sites. The calculation of school transport contributions is based on 190 days per year over 7 years for primary school children, and 190 days

<sup>69</sup> Available at: <https://www.essex.gov.uk/sites/default/files/2024-07/Developers%20Guide%202024.pdf>

<sup>70</sup> Available at: <https://www.essex.gov.uk/sites/default/files/2024-07/Developers%20Guide%202024.pdf>

<sup>71</sup> Available at: [https://www.essex.gov.uk/sites/default/files/migration\\_data/files/assets.ctfassets.net/knkzaf64jx5x/7iszxZwkA9GUxU0MDMm5vM/6b2d38458f0270eb03b631a21932f283/Garden-Communities-and-Planning-School-Places-Guide.pdf](https://www.essex.gov.uk/sites/default/files/migration_data/files/assets.ctfassets.net/knkzaf64jx5x/7iszxZwkA9GUxU0MDMm5vM/6b2d38458f0270eb03b631a21932f283/Garden-Communities-and-Planning-School-Places-Guide.pdf)

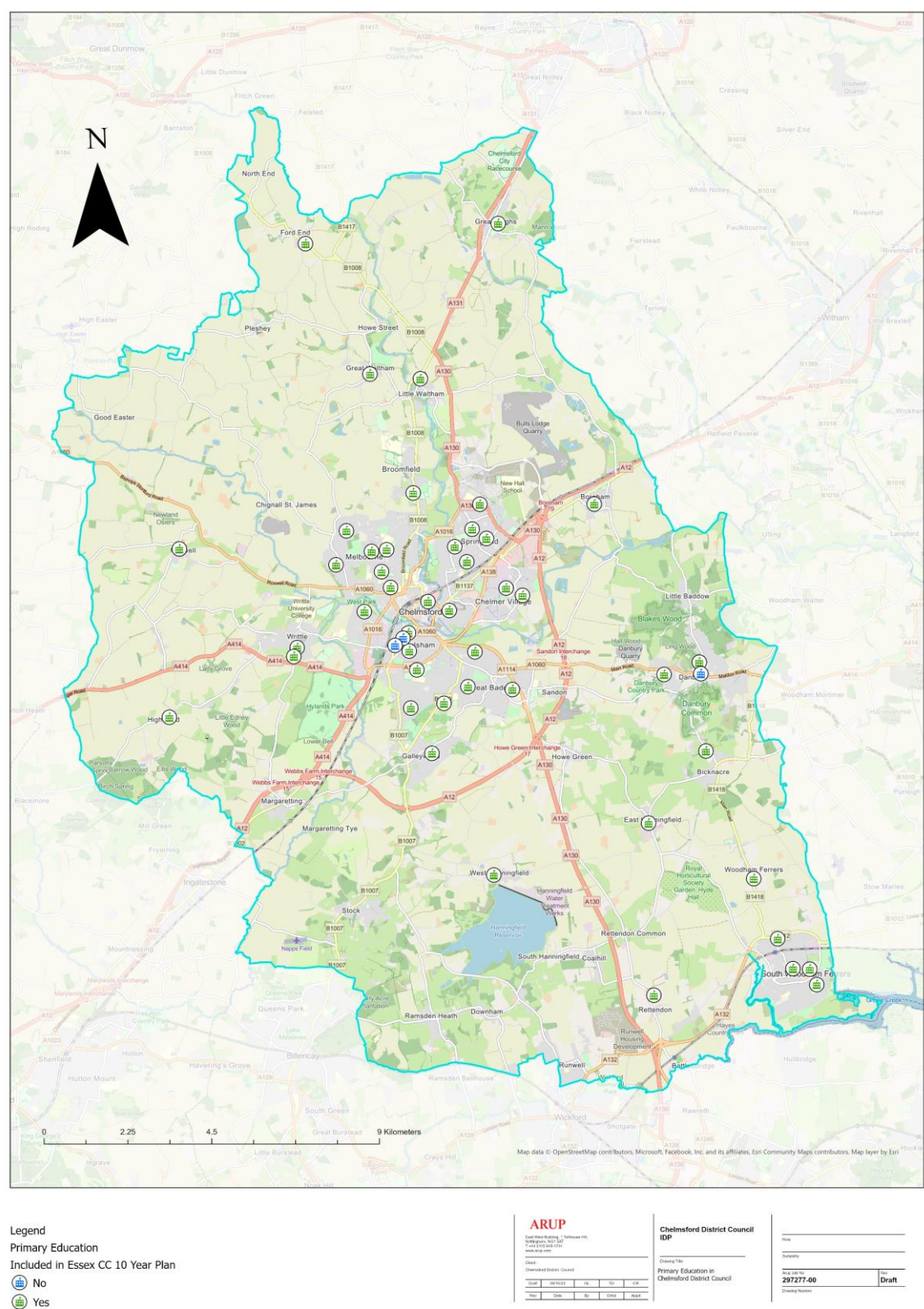
per year over 5 years for secondary school children. The two garden communities will require a school transport contribution, for both primary and secondary school places until an agreed point in time. This is subject to negotiation with the Developer Consortium and will be incorporated into relevant S106 agreements. ECC will consider the need for school transport costs at the planning application stage once there is a clearer picture of the site layout and wider linkages in order to identify the shortest available route to school.

### **Current Levels of Provision**

The figure below shows the geographical distribution of the existing primary schools in Chelmsford, excluding independent (private) schools.



Figure 15. Primary schools across the administrative area



The figure below shows the geographical distribution of the existing secondary schools in Chelmsford, excluding independent (private) schools.

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**Table 23. ECC Project pipeline for primary and secondary schools**

	School Planning Groups	Existing School or New School	Year of Implementation	Description	Places <sup>72</sup>
<b>Primary Schools</b>	North (Walthams)	New Primary School	2027/28	Two form entry primary school	60/420
	City Central	Trinity Road Primary	2024/25	Half form entry expansion	15/105
	City north east (Springfield)	Beaulieu Park School	2024/25	Two form entry expansion	60/420
<b>Secondary Schools</b>	Woodham/Burnham (Chelmsford and Maldon)	William De Ferrers	2025/26	Increasing places within existing accommodation	30/0

Source: ECC, '10 Year Plan: Meeting the demand for mainstream school places in Essex 2024-2033' (January 2024)<sup>73</sup>

It is noted that Beaulieu Park Secondary School does not have any expansion plans in the pipeline however it was built with additional capacity to enable it to expand when required (as the Chelmsford Garden Community build out and local demand increases).

The Woodham/Burnham Secondary School Planning Group includes Ormiston Rivers Academy (which is in the district of Maldon) and William de Ferrers School in South Woodham Ferrers. A one form entry (approx. 750 homes) expansion project at Ormiston Rivers was completed in 2022/23. William de Ferrers School will increase its admission number by 30 places within its existing accommodation in 2025/26.

### Infrastructure Required to Support Growth

The Infrastructure Delivery Schedules (Appendix A and B) have identified planned and proposed primary and secondary education projects within the administrative area of CCC to support the Preferred Spatial Strategy in collaboration with stakeholders. This includes information (where available) on type of infrastructure, project description, location, who is delivering the project, estimated cost, estimated funding and funding sources. Appendices A and B have been updated where there were errors in the dwelling number for sites in the Preferred Options consultation document.

Where specific projects have been identified by ECC, these have been included in the Infrastructure Delivery Schedule. This includes either a new 420 place primary school (two forms of entry), a new primary school co-located with a 56 place nursery, a new 900 place secondary school (six forms of entry), a co-located primary and secondary school with nursery, a financial contribution towards the expansion of existing schools and/or financial contributions towards school transport costs.

Where the financial contributions have already been requested through the planning application process, these have been included in the Infrastructure Delivery Schedule. For all other sites where the housing mix is unknown at this stage, financial contributions will be sought in accordance with Policy S10 once the detailed housing mix is known. The ECC Developers' Guide to Infrastructure Contributions (2024)<sup>74</sup> confirms that no contributions will be sought on sites below 20 dwellings and on sites which include student and elderly accommodation.

The estimated costs set out below and in the Infrastructure Delivery Schedule have been provided by ECC based on the costs set out in the ECC Developers Guide to Infrastructure Contributions (Updated 2024) as detailed above.<sup>75</sup>

The table below considers the primary and secondary education provision requirements by location. Where the requirement is for a co-located primary school and nursery facility, or a co-located primary and

<sup>72</sup> The first number refers to the number of places created and the second number refers to the total capacity across all year groups.

<sup>73</sup> Available at: <https://www.essex.gov.uk/sites/default/files/2024-01/School%20organisation%2010%20Year%20Plan%202024%20to%202033%20-%2030.01.24.pdf>

<sup>74</sup> Available at: <https://www.essex.gov.uk/sites/default/files/2024-07/Developers%20Guide%202024.pdf>

<sup>75</sup> Available at: <https://www.essex.gov.uk/sites/default/files/2024-07/Developers%20Guide%202024.pdf>

secondary with nursery facility this has also been included in the table in Section 11.2 for completeness however it will be shown as one line item in the Infrastructure Delivery Schedule.

**Table 24. Primary and secondary education provision requirements by location**

Location	New homes	Primary and secondary education provision required	Estimated cost / contribution
<b>Growth Area 1</b>			
<b>Location 1 – Previously developed sites in Chelmsford urban area</b>	2765	<b>Primary education</b> - To be determined through Policy S10 however based on the assumption that expansion of existing facilities is required, and all homes are qualifying dwellings consisting of flats, a financial contribution could be required. <sup>76</sup>	£10,177,024
		<b>Secondary education</b> - To be determined through Policy S10 however based on the assumption that expansion of existing facilities is required, and all homes are qualifying dwellings consisting of flats, a financial contribution could be required. <sup>77</sup>	£4,691,418
		<b>Site SGS1f (Eastwood House Car Park, Glebe Road) - Primary and secondary education</b> - Site has full planning permission for three apartment blocks comprising 197 dwellings granted in November 2021 (Ref: 19/01618/FUL). No developer contribution required.	N/A
		<b>Site GS1u (Rivermead, Bishop Hall Lane) - Primary and secondary education</b> – No requirement as site has planning permission for 315 student dwellings granted in September 2019 (Ref: 18/01326/FUL) – no financial contributions sought on student accommodation.	N/A
<b>Location 2 - West Chelmsford</b>	880	<b>Primary education</b> - A new primary school (Use Class F1(a)) with co-located early years and childcare nursery (Use Class E(f) on 2.1 hectares of suitable land allocated for education and childcare use	£1,298,752 (EYCC – 56 places)
		Outline planning application pending for 880 dwellings (Ref: 21/01545/OUT).	£9,740,640 (Primary – 420 pupils)
		<b>Secondary education</b> – No requirement - Hylands School has surplus places and therefore ECC do not require a contribution.	N/A
<b>Location 3a - East of Chelmsford - Manor Farm</b>	360	<b>Primary education</b> - Financial contributions towards expansion of existing primary school facilities (this will need to be reviewed at commencement and 50% completion of development as there is currently sufficient primary school capacity however this may change depending on when the development is built out).	£1,574,842
		<b>Secondary education</b> - Financial contributions towards expansion of existing secondary school facilities (this will need to be reviewed at commencement and 50%	£1,445,520

<sup>76</sup> Note: this represents a worst case given that it is likely that not all homes will be qualifying dwellings. Sites GS1o, GS1p, GS1q, GS1r, GS1s, GS1t, GS1bb are for less than 20 homes and are therefore below the threshold for developer contributions – they have not been included. Site SGS1f and GS1u already have planning permission and have not been included.

<sup>77</sup> Note: this represents a worst case given that it is likely that not all homes will be qualifying dwellings. Sites GS1o, GS1p, GS1q, GS1r, GS1s, GS1t, GS1bb are for less than 20 homes and are therefore below the threshold for developer contributions – they have not been included. Site SGS1f and GS1u already have planning permission and have not been included.

Location	New homes	Primary and secondary education provision required	Estimated cost / contribution
		completion of development as there is currently sufficient secondary school capacity however this may change depending on when the development is built out).  Hybrid planning application pending for 360 homes (Ref: 22/01732/FUL and 22/01732/OUT).	
<b>Location 3c - East of Chelmsford - Land South of Maldon Road</b>	109	<b>Primary education</b> - To be determined through Policy S10 however based on the assumption that expansion of existing facilities is required, and all homes are qualifying dwellings (houses), a financial contribution could be required.	£643,640
		<b>Secondary education</b> - To be determined through Policy S10 however based on the assumption that expansion of existing facilities is required, and all homes are qualifying dwellings (houses), a financial contribution could be required.	£599,325
<b>Location 3d - East of Chelmsford Land - North of Maldon Road</b>	65	<b>Primary education</b> - To be determined through Policy S10 however based on the assumption that expansion of existing facilities is required, and all homes are qualifying dwellings (houses), a financial contribution could be required.	£259,857
		<b>Secondary education</b> - To be determined through Policy S10 however based on the assumption that expansion of existing facilities is required, and all homes are qualifying dwellings (houses), a financial contribution could be required.	£357,396
<b>Location 4 - Land North of Galleywood Reservoir</b>	24	<b>Primary and secondary education</b> - No requirement – site has outline planning permission for 24 homes granted in December 2022 (22/00397/OUT). No developer contribution required.	N/A
<b>Location 5 - Land Surrounding Telephone Exchange, Ongar Road, Writtle</b>	25	<b>Primary and secondary education</b> - No requirement – ECC has confirmed that no developer contribution is required.	N/A
<b>Growth Area 2</b>			
<b>Location 7a - Great Leighs - Land at Moulsham Hall</b>	750	<b>Primary education</b> - A new primary school (Use Class F1(a)) with co-located 56 place early years and childcare nursery (Use Class E(f)) on 2.1 hectares of suitable land allocated for education and childcare use.	£1,298,752 (EYCC – 56 places)  £5,218,200 (Primary – 225 pupils)  Location 7a to contribute £5,750,250. Location 7c to contribute the remainder.
		<b>Secondary education</b> - Financial contribution towards expansion of existing facilities to accommodate 150 pupils.	£4,007,550

Location	New homes	Primary and secondary education provision required	Estimated cost / contribution
		<b>Secondary education</b> – Financial contribution towards secondary school transport for 150 pupils.	£892,000
<b>Location 7b – Great Leighs – Land East of London Road</b>	190	<b>Primary and secondary education</b> - No requirement – allocated for specialist residential homes for older people which is not required to contribute.	N/A
<b>Location 7c - Great Leighs - Land North and South of Banters Lane</b>	100	<b>Primary education</b> - Financial contribution towards cost of proposed primary school land at Location 7a.  Full planning application pending for 115 homes (Ref: 24/00695/FUL).	£613,905
		<b>Secondary education</b> - Financial contribution towards expansion of existing facilities.	£376,710
		<b>Secondary education</b> – Financial contribution towards secondary school transport.	£83,852.70
<b>Location 8 - North of Broomfield</b>	512	<b>Primary education</b> - Financial contribution towards expansion of existing facilities.  Outline planning application pending for 512 homes (Ref: 20/02064/OUT).	£2,585,000
		<b>Secondary education</b> - Financial contribution towards expansion of existing facilities.	£2,094,036
<b>Location 14a - Land West of Back Lane, Ford End</b>	20	<b>Primary education</b> - To be determined through Policy S10 however based on the assumption that expansion of existing facilities is required, and all homes are qualifying dwellings (houses), a financial contribution could be required.	£119,934
		<b>Secondary education</b> - To be determined through Policy S10 however based on the assumption that expansion of existing facilities is required, and all homes are qualifying dwellings (houses), a financial contribution could be required.	£109,968
<b>Location 14b - Land South of Ford End Primary School</b>	20	<b>Primary education</b> - To be determined through Policy S10 however based on the assumption that expansion of existing facilities is required, and all homes are qualifying dwellings (houses), a financial contribution could be required.	£119,934
		<b>Secondary education</b> - To be determined through Policy S10 however based on the assumption that expansion of existing facilities is required, and all homes are qualifying dwellings (houses), a financial contribution could be required.	£109,968
<b>Growth Area 3</b>			
<b>Location 16a - East Chelmsford Garden Community (Hammonds Farm)</b>	3,000	<b>Primary education</b> - Two new primary schools (Use Class F1(a)) with co-located early years and childcare nursery (Use Class E(f)) each on 2.1 hectares of suitable land allocated for education and childcare use.	£22,719,480



Location	New homes	Primary and secondary education provision required	Estimated cost / contribution
		<b>Primary and secondary education</b> - A new secondary school (Use Class F1(a)) on 10.1 hectares co-located with primary school (Use Class F1(a)) and early years and childcare nursery (Use Class E(f)) on 2.1 hectares of suitable land allocated for education and early years and childcare use.	£42,584,700
<b>Location 10 - North of South Woodham Ferrers</b>	1,220	<p><b>Primary education</b> - Potential co-location of a new primary school (Use Class F1(a)) with an early years and childcare nursery (Use Class E(f)) on 2.1 ha of suitable land, and one stand-alone early years and childcare nursery (Use Class E(f)) on 0.13 hectares of suitable land; or two new stand-alone early years and childcare nurseries (Use Class E(f)) each on 0.13 hectares of suitable land allocated for education and childcare use. The developer(s) will be expected to provide the land and a proportionate financial contribution to the physical scheme.</p> <p>Hybrid application for 1020 homes (Ref: 21/01961/OUT and 21/01961/FUL) and outline application for 200 homes currently pending on the site (Ref: 22/00311/OUT).</p>	<p>£10,992,288 (land to deliver co-located primary school and 56 place nursery and financial contribution)</p> <p>£1,148,448 (56 place stand-alone nursery)</p>
		<b>Secondary education</b> - Financial contribution towards expansion of existing facilities.	£5,801,100
<b>Location 11a - South of Bicknacre</b>	42	<b>Primary and secondary education</b> - No requirement - site has full planning permission for 42 homes granted in April 2021 (20/01507/FUL). No developer contribution required.	N/A
<b>Location 11b - Land at Kingsgate, Bicknacre Road, Bicknacre</b>	20	<b>Primary and secondary education</b> - No requirement – ECC has confirmed that the additional places generated can be accommodated within existing capacity.	N/A
<b>Location 11c - Land West of Barbrook Way, Bicknacre</b>	20	<b>Primary and secondary education</b> - No requirement – ECC has confirmed that the additional places generated can be accommodated within existing capacity.	N/A
<b>Location 12 – St Giles, Bicknacre</b>	32	<b>Primary and secondary education</b> - No requirement – allocated for specialist residential accommodation which is not required to contribute.	N/A
<b>Location 13 - Danbury</b>	100	N/A – site to be identified and consulted upon through the emerging Danbury Neighbourhood Plan.	N/A
<b>Location 17a - Land North of Abbey Fields, East Hanningfield</b>	15	<b>Primary and secondary education</b> - No requirement – this is below the threshold for developer contributions.	N/A
<b>Location 17b - Land East of Highfields Mead, East Hanningfield</b>	20	<b>Primary and secondary education</b> - No requirement – ECC has confirmed that the additional places generated can be accommodated within existing capacity.	N/A

## 11.4 Special Educational Needs

### Policy and Context

Under Section 14 of the Act, local authorities must secure sufficient school places to serve their area. The available schools must be sufficient in number, character and equipment to provide all pupils with the opportunity of an appropriate education (including those with Special Educational Needs).

The Children and Families Act 2014 places a statutory requirement upon ECC as the appropriate body for provision in Chelmsford, to use best endeavours to secure special education provision. This includes the designation of an appropriate member of staff within a state-maintained school or nursery as a Special Education Needs and Disability (SEND) coordinator, responsible for pupils with those needs. The Equalities Act 2010 further requires that schools do not discriminate current or prospective students on grounds of their disability and seeks to ensure that reasonable adjustments are made by education providers where possible to allow children with disabilities to participate in education.

Some of the children generated by the development of new dwellings will have special educational needs (SEN). ECC consulted on a draft is currently preparing a Special Education Needs and Disabilities (SEND) Sufficiency Plan Strategy between December 2023 and February 2024 and the draft plan can be viewed [here](#). It set out how ECC and partners will ensure that there is sufficient high-quality specialist provision, in both mainstream and special school settings, to meet the future needs of children and young people with SEND in Essex. The consultation seeks to ensure that the intentions set out in the plan align with current experiences and thoughts about what needs to change.

Forecasting requirements for school provision for children with special needs is more complex than projecting mainstream places. This is because the needs of these children often do not manifest themselves until the child has been in the school system for some time. The additional needs presented are varied and include visual impairment; hearing impairment; physical disability; moderate learning difficulties; severe learning difficulties; and autism or social emotional and mental health needs. Some children have more than one need to be met. ECC therefore seeks to ensure that provision is available to meet a range of needs in each geographic area of the County. SEN schools may be met in a mainstream school, a specially resourced or enhanced provision within a mainstream school or in a special school depending upon the level of need.

The Essex SEND Five Year Strategy 2022-2027<sup>78</sup> sets out five strands which collectively form ECC's SEND strategy:

- My Voice, My Choice - Every child and young person's views, feelings and wishes are always considered and taken seriously in all matters that affect them.
- My Health and Wellbeing - Every child and young person has the best possible health and wellbeing.
- My Education & Training - Every child and young person develops their personality, talents and abilities to the full, through their education and training.
- My Community - Every child and young person is connected to, and plays an active part, in their local community.
- My Life, My Opportunities - Every child and young person has the education, care and support they need to lead a full and purposeful life with dignity and independence.

### Current Levels of Provision

The SEND population has grown significantly in Essex with the greatest growth taking place in the statutory Education, Health and Care Plan (EHCP) category, which sets out a child or young person's special educational, health and social needs and how these should be met. The increase in children and young people with an EHCP has been a factor in the steady rise in the growth in numbers in Essex's special schools.

Despite an ambitious SEND capital programme the number requiring places has outgrown the capacity of provisions in Essex, resulting in a greater number with higher needs children and young people being

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<sup>78</sup> Available at: <https://send.essex.gov.uk/sites/default/files/2023-01/SEND%20Strategy%202022%20to%202027.pdf>

accommodated in mainstream schools and more parents using the appeal process for a special school place. In addition, there has been continued growth in the number of children and young people placed in independent special schools on 38 week day placements, which has placed a strain on SEN funding via the High Needs Block.

ECC's SEND Sufficiency Plan will set out the current landscape, issues, demand, capacity required (type, destination and volume) and the vision for how these will be addressed. Table 25 identifies existing SEND schools within Chelmsford.

**Table 25. Existing SEND schools within Chelmsford**

School Name	School Type	Age Group
<b>Thriftwood School</b>	Academy special converter	5-19
<b>Columbus School and College</b>	Academy special converter	3-19
<b>Ramsden Hall Academy</b>	Academy special sponsor led	10-16
<b>The Belsteads School</b>	Other independent special school	10-16
<b>Clarity Independent School</b>	Other independent special school	6-16
<b>Octavia House Schools, Essex</b>	Other independent special school	5-14
<b>The Hawthorns School</b>	Free schools special	7-16

Two new schools will be provided on Strategic Growth Site 1b (former St Peters College). The Hawthorns School opened in January 2023 providing 70 places with complex autistic needs. The Sir Geoff Hurst Academy providing 64 places for Social, Emotional and Mental Health (SEMH) children will be an all-through school for children from ages 7 to 16. It will include a building providing residential accommodation for 15 students. The Sir Geoff Hurst Academy is due to open in January 2025.

Although both schools are located on the same site, they are separate schools which cater to children with different needs and will have clear boundaries between them. Sir Geoff Hurst Academy forms part of The Beckmead Trust which currently has nine other educational settings in the UK specialising in SEMH issues, autism and challenging behaviour. The Hawthorns School forms part of the same Free School Trust (the SEAX Trust) which operates Thriftwood School.

### Infrastructure Required to Support Growth

The Infrastructure Delivery Schedules (Appendix A and B) have identified planned and proposed special educational needs projects within the administrative area of CCC to support the Preferred Spatial Strategy in collaboration with stakeholders. This includes information (where available) on type of infrastructure, project description, location, who is delivering the project, estimated cost, estimated funding and funding sources. Appendices A and B have been updated where there were errors in the dwelling number for sites in the Preferred Options consultation document.

Some of the children generated by the development of new dwellings will have SEN. It is extremely difficult to predict the number of SEN places required in any given planning area for each type of need. However, the number of children likely to present with SEN can be roughly calculated based on the following statistics applied at the 2020 SEN2 return to the DfE:

- 15% of the Essex school population has some sort of SEN.
- 3.4% of the child population currently has an Education, Health and Care Plan (this is now closer to 3.9%), and of this, 2.1% has a plan and are educated in mainstream schools, including specialist SEN units in mainstream schools, and 1.3% are educated in a special school.

These percentages are subject to fluctuation, although the trend has been upwards in recent years. Applying these figures would result in 7 SEN places per 1000 dwellings.

All new school sites within new developments will be considered for the provision of special needs facilities and appropriate bespoke contributions will be requested if a need is identified.

Where specific projects have been identified or financial contributions have already been requested by ECC through the planning application process, these have been included in the Infrastructure Delivery Schedule and are set out in the table below.

**Table 26. SEN provision requirements by location**

Location	New homes	SEN provision required		Estimated cost / contribution
<b>Location 1b – Former St Peter’s College, Fox Crescent</b>	185	Two new schools providing for Special Needs and Disabilities (SEND) located on around 2.9 hectares of suitable land allocated for education and childcare use.  (Note: The Hawthorns School opened in January 2023. Sir Geoff Hurst Academy is under construction and is due to open in January 2025).		£15,000,000
<b>Location 7a - Great Leighs - Land at Moulsham Hall</b>	750	Financial contribution for 5.25 pupils.  Hybrid planning application for 750 homes pending determination (Ref: 23/01583/FUL and 23/01583/OUT).	Although these developments are below the 1,000 dwelling threshold for SEND requirements, these sites are part of a wider masterplan area which exceeds 1,000 homes. The three closest special schools to Great Leighs are Columbus and Thirftwood (both in Chelmsford) and Edith Borthwick (in Braintree) which are all over capacity.	£578,245.50
<b>Location 7c - Great Leighs - Land North and South of Banters Lane</b>	100	Financial contribution for 0.8 pupils  Full planning application pending for 115 homes (Ref: 24/00695/FUL).		£88,113.60
<b>Location 16a - East Chelmsford Garden Community (Hammonds Farm)</b>	3,000	Financial contribution towards new provision within a mainstream school or the expansion of an existing SEN school based on 32 pupils (22 primary and 10 secondary).		£3,256,600

## 11.5 Post 16 Education

### Policy and Context

Post 16 education provision encompasses all post-school education, outside of the higher education (universities) sector. While this includes education for the 16-19 year age group, post 16 education provision also includes adult and lifelong learning. It includes a diverse range of specialist, vocational and lifelong learning, from essential core skills through to highly complex technical skills. Provision is the responsibility of the Education and Skills Funding Agency (ESFA) which is part of the DfE.

The provision of post 16 education services covers pupils over the age of 16, who are studying a course in a further education college, training provider or within their local community. ECC has a duty to secure sufficient suitable education and training provision for all young people in their area who are over compulsory school age but under 19 or aged 19 to 25 and for whom an education, health and care plan is maintained. To fulfil this, local authorities need to have a strategic overview of the provision available in their area and to identify and resolve gaps in provision.

Post 16 education plays a key role in skills development. The Essex Developers’ Guide to Infrastructure Contributions recommends that any large-scale development is expected to provide for the needs of post 16 education generated by its development. This is through an employment and skills strategy or plan, which

facilitates the upskilling of local residents to enable them to access employment opportunities generated. This should include (but is not limited to) plans for delivery of apprenticeships, training, work placements and school engagement. In addition to a potential financial contribution to facilitate this and to address an identified strategic priority.

In terms of further education and skills provision, this comprises the following types of learning:

- Education and training covering further education learning delivered mainly in a classroom, workshop or through distance or e-learning;
- Apprenticeships which are paid jobs that incorporate on- and off-the-job training leading to nationally recognised qualifications; apprenticeships are not just for school leavers and young people; there is no upper age limit and if you're over 16, living in England and not in full-time education then you're eligible to become an apprentice;
- Workplace learning which covers a broad range of training including basic skills, Level 2, Level 3 and higher-level skills as well as industrial placements which form a key part of T level courses. This training is mainly delivered in the workplace (but excludes Apprenticeships);
- Community Learning which funds a wide range of non-accredited provision, ranging from creative and cultural learning, modern foreign languages, personal development, IT courses, employability skills, family learning and activities to promote health and wellbeing civic engagement and community development.

In 2015, the Government announced a rolling programme of local area reviews, covering all general further education and sixth form colleges in England. These were particularly targeted at ensuring the financial stability of colleges in the long term, their efficient operation, and ability to meet future needs (both of students themselves and employers). The review covering the Greater Essex Area<sup>79</sup> was published in 2017 and seeks to put colleges on a stronger financial footing whilst also enabling them to better meet the economic and education needs of students and employers for the long term.

Higher education relates specifically to universities and other organisations that provide education to degree level and above.

### Current Levels of Provision

Within the County, there are 53 School 6th Forms funded by the ESFA to deliver training to 16-18 year olds. There is also some special school Post 16 provision. There are also a number of independent schools in Essex offering Post-16 courses.

The following post-16 providers deliver further education and skills services in Essex:

- **General Further Education Colleges:** There are 6 FE colleges based in Essex delivering training to young people and adults (Chelmsford College, Colchester Institute, Epping Forest College, Harlow College, USP College and South Essex College of Further and Higher Education (including Prospects College of Advanced Technology)). In addition, a number of colleges based outside of the county deliver training to Essex residents, including Hertford Regional College, Cambridge Regional College and Havering College of Further and Higher Education plus a number of colleges further afield delivering training through distance learning or subcontracting arrangements.
- **Sixth Form Colleges:** The Sixth Form College Colchester delivers training to 16-19 year olds.
- **Local Authority FE Providers:** Adult Community Learning (ACL) Essex, part of ECC, receives funding to deliver training in Essex and is the largest provider of adult education courses in the county. Through ACL Essex, Chelmsford residents and business are entitled to access post 16 apprenticeships and 19+ funded skills, qualifications and employment training programs such as GCSE's English, Maths and digital skills, vocational courses and skills bootcamps. The ACL Strategic Plan 2022-25 supports

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<sup>79</sup> Available at: [https://assets.publishing.service.gov.uk/media/5a82364d40f0b62305b9313b/Greater\\_Essex\\_Area\\_Review\\_Report\\_FINAL.pdf](https://assets.publishing.service.gov.uk/media/5a82364d40f0b62305b9313b/Greater_Essex_Area_Review_Report_FINAL.pdf)

lifelong learning outlining who ACL is supporting, where they are doing it, and how courses are being delivered.

- **Higher Education Institutions:** The three Higher Education Institutions in Essex (Writtle University College, University of Essex and Anglia Ruskin University) receive funding allocations from the ESFA to deliver further education provision.

Although it is recognised that residents are likely to use facilities both within and outside of the administrative area, the following colleges and higher education facilities are located within Chelmsford:

- **Chelmsford College** – This is a further education college based in Chelmsford with two main campuses, one original site at Moulsham Street and a second in Princes Road. It is a medium-sized college offering 16-19 study programmes, apprenticeships, and courses for adults.
- **Anglian Ruskin University (ARU) Writtle** – In February 2024, ARU and Writtle University College merged to become ARU Writtle. ARU is an innovative global university with students from 185 countries. It was named as one of the top 40 universities in the UK in the Times Higher Education World University Rankings 2023. ARU has campuses in Chelmsford, London, Cambridge and Peterborough. The Chelmsford campus is located by the riverside in the city's University and Innovation Quarter. It includes state-of-the-art facilities, including Essex's first School of Medicine which opened in September 2018. The campus also includes one of the largest business schools in the East of England, based in the award-winning Lord Ashcroft Building. Specialist study facilities within the campus include mock hospital wards and medical science SuperLabs. ARU has been a leader in the field of health and social care since 1992, when nursing training was transferred from local health authorities to ARU. As well as having three highly regarded nursing courses, ARU trains midwives, paramedics, operating department practitioners and social workers. ARU has expanded their areas of expertise beyond the original areas of arts and education to offer courses in computing and technology, engineering, law, business, economics, life sciences and more. Writtle university college is a leading provider of land-based, animal, environmental, design and sport education. It achieved University College status in 2016. The university college is set on a 150ha estate close to Chelmsford city centre with landscaped gardens, animal units, working farm, sports facilities, research laboratories and design studios, in addition to many other specialist teaching facilities. The college provides further education, short courses and apprenticeships relating to agriculture, animal studies, conservation (Land and Wildlife), equine, floristry, horticulture (Gardening and Landscaping), and sport. It also teaches undergraduate and postgraduate degrees in subjects including art, agriculture, animal science, animal management, canine therapy, equine, horticulture, sport and exercise science, and veterinary physiotherapy. Over the next five years, ARU will invest £10million to improve the Writtle campus estate, near Chelmsford, and develop and extend the education and research opportunities at ARU Writtle.

Within the County, there are a number of private sector providers offering education and skills training, including:

- **Independent Training Providers:** A wide range of training providers deliver training in Essex. A number are based in Essex (such as The LightBulb Ltd, LifeSkills Solutions Ltd, SEETEC Business Technology Centre) but there are also a number of regional and national providers operating in the county.
- **Employers:** A number of large employers are funded directly by the Education and Skills Funding Agency to deliver training programmes – employers delivering training in Essex in 2016/17 included MITIE, BT and Virgin Media. In addition, South Essex Advanced Technical Skills (SEATS) is an employer led not for profit company limited by guarantee, and is supported by several major employers across Essex and the local authorities in South Essex.
- **Specialist Colleges:** Typically, these are colleges with a specialist curriculum offer. This also includes the Workers Educational Association, the UK's largest voluntary sector provider of adult education which delivers a significant volume of training in Essex.



### **Infrastructure Required to Support Growth**

ECC has not identified any specific post 16 education schemes necessary to meet the future growth proposed as part of the Preferred Spatial Strategy at this stage.

In relation to ECC's adult education provider ACL Essex, it is noted that inclusive access to ACL is important to enable the delivery of a range of courses to adults whether to upskill, gain qualifications or pursue hobbies and interests. ECC prefer the co-location of ACL with other community facilities and a dedicated space to deliver courses is not often necessary. However, access is necessary to multifunctional, flexible and inclusive meeting rooms with ancillary facilities (reception area, office space, kitchen, toilet etc). Such locations include the shared community buildings being proposed at North East Chelmsford Garden Community and similar facilities would be sought at the proposed East Chelmsford Garden Village (Hammonds Farm).

## 12. Health and Social Wellbeing

### 12.1 Overview

This section will consider the following health and social wellbeing infrastructure types:

- Primary Healthcare
- Secondary Healthcare
- Specialist and Supported Housing
- Ambulance Services
- Police Services
- Fire Services

### 12.2 Primary Healthcare

#### Policy and Context

Primary healthcare encompasses all day-to-day healthcare and is generally the first port of call for an individual's healthcare needs. It principally encompasses GP and nurse provision at health surgeries. Primary healthcare provision also includes other frontline services such as pharmacists, opticians and dentists – however, because these are provided on a commercial basis in response to demand they are not covered within this IDP.

Chelmsford is served by the Mid and South Essex Integrated Care System (ICS) which provides health and social care to 1.2 million residents across Braintree, Maldon, Chelmsford, Castle Point, Rochford, Southend, Thurrock, Basildon and Brentwood. The ICS was established on 1 July 2022 as a result of the Health and Care Act 2022, replacing the five Clinical Commissioning Groups (CCGs) which previously covered Mid and South Essex.

The ICS is made up of two main committees:

- Mid and South Essex Integrated Care Board (ICB): A statutory NHS organisation responsible for developing a plan to meet the health needs of the population, managing the NHS budget, and arranging for the provision of health services in Mid and South Essex. The establishment of the ICB resulted in the CCGs being closed. NHS England is responsible for supporting the development of the ICB and ensuring that they are fit for purpose.
- Mid and South Essex Integrated Care Partnership (ICP): A statutory committee jointly formed between the ICB and the upper-tier local authorities. The ICP brings together a broad alliance of partners concerned with improving the care, health, and wellbeing of the population, with membership determined locally. The ICP is responsible for producing an Integrated Care Strategy on how to meet the health and wellbeing needs of the population in Mid and South Essex.

The ICS also includes the following organisations:

- The three upper tier local authorities (Essex County Council, Southend-on-Sea City Council and Thurrock Council);
- The seven district Councils (Basildon Borough Council, Braintree District Council, Brentwood Borough Council, Castle Point Borough Council, Chelmsford City Council, Maldon District Council, and Rochford District Council);
- One acute hospital provider (Mid and South Essex NHS Foundation Trust);
- Mid and South Essex Community Collaborative (Essex Partnership University NHS Foundation Trust, North East London NHS Foundation Trust, and Provide);

- One ambulance service provider (East of England Ambulance Service NHS Foundation Trust);
- Primary care (27 Primary Care Networks covering 180 GP Practices);
- Three local independent watchdog bodies (Healthwatch Essex, Healthwatch Southend, and Healthwatch Thurrock);
- Nine community voluntary services (Basildon, Billericay and Wickford CVS; Brentwood CVS; Castle Point Association of Voluntary Services; Chelmsford CVS; Community 360 (covering Braintree); Maldon and District CVS; Rayleigh, Rochford and District Association for Voluntary Services; South Association of Voluntary Services; and Thurrock CVS); and
- Other partners (Essex Police, Essex County Fire and Rescue Service, parish and town councils, local medical committee, local university and colleges, and community and faith organisations).

The Mid and South Essex ICP published the Integrated Care Strategy 2023-2033<sup>80</sup> in March 2023. This sets out a shared vision for health and care over the next ten years including shared priorities and the direction of travel. The strategy reflects the findings of the upper tier local authorities' Joint Strategic Needs Assessment and aligns with their Joint Health and Wellbeing Strategies. In addition, the Joint Forward Plan 2023-2038<sup>81</sup> describes how the NHS partners across mid and south Essex will work together over the next five years to meet the needs of local people. The plan describes how the NHS will play a key part in delivering the objectives of the Mid and South Essex Integrated Care Strategy.

The Mid and South Essex ICS Quality Strategy (April 2021-2024)<sup>82</sup> sets out the three-year strategic plan for quality in mid and south Essex. The strategy is accompanied by an annual implementation plan.<sup>83</sup> The Mid and South Essex ICB is currently developing an infrastructure strategy that is due to be published in late 2024.

As an upper tier local authority, ECC has a responsibility for public health and wellbeing, to achieve lifestyle enhancements and behavioural change within the local community.

The Essex Joint Strategic Needs Assessment 2022<sup>84</sup> sets out an evidence base to inform decisions on health and wellbeing priorities across the county. It is an ongoing, iterative process presented as a suite of resources which is updated regularly as new analysis and insight becomes available. provides an overview of the health and wellbeing needs across Essex.

The Essex Joint Health and Wellbeing Strategy 2022-2026<sup>85</sup> sets out how ECC, alongside its partners, aims to improve the health and wellbeing outcomes for people of all ages. The strategy identifies five strategic priorities:

1. Improving mental health and wellbeing
2. Physical activity and healthy weight
3. Supporting long-term independence
4. Alcohol and substance misuse

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<sup>80</sup> Available at: [https://www.midandsouthessex.ics.nhs.uk/content/uploads/2022/12/Integrated-Care-Strategy-2022-2033-30\\_3\\_23.pdf](https://www.midandsouthessex.ics.nhs.uk/content/uploads/2022/12/Integrated-Care-Strategy-2022-2033-30_3_23.pdf)

<sup>81</sup> <https://www.midandsouthessex.ics.nhs.uk/about/jfp/>

<sup>82</sup> Available at: <https://www.midandsouthessex.ics.nhs.uk/wp-content/uploads/2022/08/Mid-and-South-Essex-ICS-Quality-Strategy-April-2021-2024-1.pdf>

<sup>83</sup> Available at: <https://www.midandsouthessex.ics.nhs.uk/wp-content/uploads/2022/08/Mid-and-South-Essex-ICS-Quality-Strategy-Implementation-Plan-Full-year-2022-2023-2.pdf>

<sup>84</sup> Available at: <https://data.essex.gov.uk/explore-jsna-data/>

<sup>85</sup> Available at: [https://www.essex.gov.uk/sites/default/files/migration\\_data/files/assets.ctfassets.net/knkzaf64jx5x/dW4ULQt3z0drmsJ44BkPT/4e1087574de56130bf7c82374758b5d5/Essex-joint-health-and-wellbeing-strategy-2022-2026.pdf](https://www.essex.gov.uk/sites/default/files/migration_data/files/assets.ctfassets.net/knkzaf64jx5x/dW4ULQt3z0drmsJ44BkPT/4e1087574de56130bf7c82374758b5d5/Essex-joint-health-and-wellbeing-strategy-2022-2026.pdf)

5. Health inequalities and the wider determinants of health.

**Current Levels of Provision**

The Mid and South Essex ICB Annual Report<sup>86</sup> published in June 2023 and the last Annual Report for Mid Essex CCG 2022/23<sup>87</sup> published in June 2022 provides the most up-to-date information regarding the performance of Chelmsford’s health and social care system and improvements needed to the local health service.

Mid and South Essex ICB covers an area with 27 Primary Care Networks (PCN) covering 180 GP Practices. The Mid and South Essex ICB Annual Report states that for the population size, the Mid and South Essex ICB has far fewer GPs than other ICBs. There are also additional challenges in Mid and South Essex due to areas of high deprivation and where health outcomes are well below the national average. The Annual Report states that an estimated 133,000 people live in the 20% most deprived areas nationally, this is 10.5% of the whole mid and south Essex population.

As detailed in the Mid Essex CCG Annual Report 2022/23, the CCG previously covered the communities of Chelmsford, Braintree and Maldon district. The CCG included 39 member GP practices serving a registered population of 405,344 patients as of 1 April 2022. The practices were formed into nine PCNs across mid Essex from 1 July 2019. Of these nine PCNs, three cover Chelmsford, two cover Maldon and Chelmsford and one covers Braintree and Chelmsford. The geographies in which the PCNs operate do not align with local authority boundaries. The table below sets out the PCNs which cover Chelmsford.

**Table 27. PCNs covering Chelmsford within Mid Essex CCG**

Primary Care Network	Number of Practices	Registered Patient Population as at Jan 2024
Aegros	3	51,050
Chelmer	4	36,656
Chelmsford City	4	41,547
Chelmsford West	3	38,934
Dengie and South Woodham Ferrers	2	20,950

Source: Engagement with Mid and South Essex ICB (2024)

PCNs are expected to deliver services at scale for their registered population, whilst working collaboratively with acute, community, voluntary and social care services in order to ensure an integrated approach to patient care. This is placing increasing pressure and demand on local GP practices as more services are brought out of a secondary healthcare setting and into the community. This means that, even where some capacity exists in existing surgeries, it is likely to be taken up as a result of these shifts.

The table below sets out the PCNs and associated GP practices which serve Chelmsford. This reflects the geographies and catchments in which the PCNs and GP practices operate, which do not align with local authority boundaries. The figure below shows the locations of these GP practices.

**Table 28. PCNs and associated GP practices serving Chelmsford**

Primary Care Network	Practice	Area Served
Aegros	Beacon Health Group	Chelmsford and Danbury
	Little Waltham and Great Notley Surgery	Little Waltham and Great Notley
	The Laurels Surgery	Boreham

<sup>86</sup> Available at: <https://www.midandsouthessex.ics.nhs.uk/content/uploads/2023/07/ICB-Annual-Report-and-Accounts-2022-23.pdf>

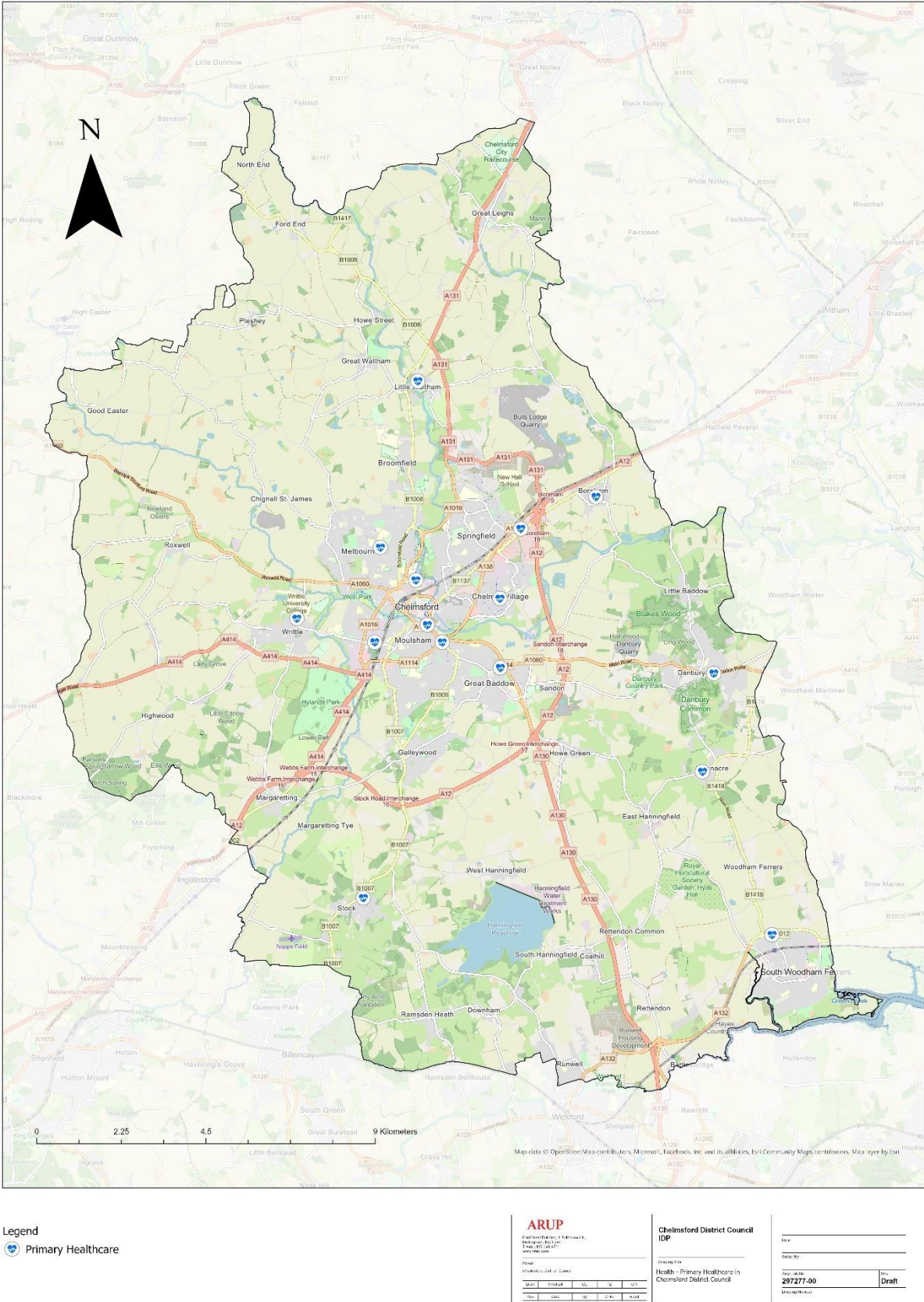
<sup>87</sup> Available at: <https://www.midandsouthessex.ics.nhs.uk/content/uploads/2023/07/Mid-Essex-CCG-Annual-Report-And-Accounts-Qtr-1-Apr-Jun-2022-23.pdf>

Primary Care Network	Practice	Area Served
Chelmer	Chelmer Village Surgery	Chelmer
	North Chelmsford Healthcare Centre	Chelmsford
	Rivermead Gate Medical Centre	Chelmsford
	Sutherland Lodge Surgery	Chelmsford
Chelmsford City Health	Baddow Village Surgery	Great Baddow
	Beauchamp House Surgery	Chelmsford
	Stock Surgery	Stock
	Whiteley House Surgery	Chelmsford
Chelmsford West	Chelmer Medical Partnership	Western Chelmsford
	Writtle Surgery	Writtle
<b>Dengie and South Woodham Ferrers</b>	Kingsway Surgery	South Woodham Ferrers
	Wyncroft Surgery	South Woodham Ferrers

Source: Engagement with Mid and South Essex ICB (2024)



Figure 17. GP practices serving Chelmsford



There are no nationally mandated standards by which the capacities of GP practices are measured. In terms of planning standards (i.e. how GP provision is determined), the Mid and South Essex ICB uses the following metrics to determine GP provision:



- Additional Population Growth (based on dwellings): Calculated using the (relevant District's) average household size of 2.4 taken from the 2011 Census: Rooms, bedrooms and central heating, local authorities in England and Wales (rounded to the nearest whole number).
- Additional floorspace required to meet growth (m<sup>2</sup>): Based on 120m<sup>2</sup> per 1750 patients (this is considered the current optimal list size for a single GP within the Mid & South Essex STP). Space requirement aligned to Department of Health guidance within 'Health Building Note 11-01: facilities for Primary and Community Care Services'.
- Capital required to create additional floor space (£): Based on BCIS cost multiplier (£3,015) for new build and extensions to health centres and hospitals.<sup>88</sup>

The table below sets out the capacity of the GP surgeries serving Chelmsford within each of the PCNs. This is based on the weighted list size and the existing and required net internal area occupied by the surgery. It shows that primary care capacity is currently below the accepted national standards at the majority of practices operating in the administrative area of CCC. The deficit of capacity is modest in some cases and substantial in others leading to an overall significant deficit compared to the standard. The most significant deficit is in Chelmsford West, followed by Chelmer. Only two of the 15 GP surgeries serving Chelmsford currently have spare capacity – The Laurels Surgery (Aegros Health PCN) and Rivermead Gate Medical Centre (Chelmer PCN).

**Table 29. GP Registered Patient Capacity in Chelmsford**

	Surgery Name	PCN	Weighted Patients <sup>89</sup> (Jan 2024)	Net Internal Area <sup>90</sup> (NIA) m <sup>2</sup>	NIA Needed <sup>91</sup> (m <sup>2</sup> )	Capacity <sup>92</sup> (m <sup>2</sup> )
1	Beacon Health Group	Aegros Health	22,684	1,319	1,555	-236
2	Little Waltham & Gt Notley Surgery - Little Waltham	Aegros Health	17,955	852	1,231	-379
3	The Laurels Surgery	Aegros Health	10,411	793	714	79
	<b>Aegros Health Sub-total</b>		<b>51,050</b>	<b>2,964</b>	<b>3,500</b>	<b>-536</b>
1	Chelmer Village Surgery	Chelmer	3,909	177	268	-91
2	North Chelmsford NHS HCC	Chelmer	11,263	250	772	-522
3	Rivermead Gate Medical Centre	Chelmer	12,194	913	836	77
4	Sutherland Lodge Surgery	Chelmer	9,290	520	637	-177
	<b>Chelmer Sub-total</b>		<b>36,656</b>	<b>1,860</b>	<b>2,513</b>	<b>-653</b>
1	Baddow Village Surgery	Chelmsford City Health	12,125	808	831	-23
2	Beauchamp House	Chelmsford City Health	11,424	539	783	-244

<sup>88</sup> This uses gross internal floor area to calculate building costs. It has been rebased for Essex and rounded to the nearest £100.

<sup>89</sup> The weighted list size of a GP practice is based on the Carr-Hill formula; this figure more accurately reflects the need of a practice in terms of resource and space and may be slightly lower or higher than the actual patient list.

<sup>90</sup> This is the current Net Internal Area occupied by the Practice.

<sup>91</sup> This is the capacity needed for the current weighted list size and is based on 120m<sup>2</sup> per 1750 patients (this is considered the current optimal list size for a single GP within the Mid and South Essex STP). The space requirement is aligned to Department of Health guidance within 'Health Building Note 11-01: facilities for Primary and Community Care Services.'

<sup>92</sup> This is the spare capacity (NIA m<sup>2</sup>) based on the existing weighted list size.

	Surgery Name	PCN	Weighted Patients <sup>89</sup> (Jan 2024)	Net Internal Area <sup>90</sup> (NIA) m <sup>2</sup>	NIA Needed <sup>91</sup> (m <sup>2</sup> )	Capacity <sup>92</sup> (m <sup>2</sup> )
3	Stock Surgery	Chelmsford City Health	4,741	292	325	-33
4	Whitley House Surgery	Chelmsford City Health	13,257	842	909	-67
	<b>Chelmsford City Health Sub-total</b>		<b>41,547</b>	<b>2,481</b>	<b>2,848</b>	<b>-367</b>
1	Chelmer Medical Partnership	Chelmsford West	30,884	1,285	2,118	-833
2	The Writtle Surgery	Chelmsford West	8,050	320	552	-232
	<b>Chelmsford West Sub-total</b>		<b>38,934</b>	<b>1,605</b>	<b>2,670</b>	<b>-1065</b>
1	Kingsway Surgery	Dengie and South Woodham Ferrers	11,707	798	803	-5
2	Wyncroft Surgery	Dengie and South Woodham Ferrers	9,243	539	634	-95
	<b>Dengie and South Woodham Ferrers Sub-total</b>		<b>20,950</b>	<b>1,337</b>	<b>1,437</b>	<b>-100</b>
	<b>CHELMSFORD TOTAL</b>		<b>189,137</b>	<b>10,247</b>	<b>12,968</b>	<b>-2,721</b>

Source: Engagement with Mid and South Essex ICB (2024).

### Infrastructure Required to Support Growth

The Infrastructure Delivery Schedules (Appendix A and B) have identified planned and proposed primary healthcare projects within the administrative area of CCC to support the Preferred Spatial Strategy in collaboration with stakeholders. This includes information (where available) on type of infrastructure, project description, location, who is delivering the project, estimated cost, estimated funding and funding sources. Appendices A and B have been updated where there were errors in the dwelling number for sites in the Preferred Options consultation document.

Mid and South Essex ICB has identified additional primary healthcare infrastructure and investment required to support delivery of the Preferred Spatial Strategy. These projects have been set out in the Infrastructure Delivery Schedule. Within Growth Area 1, there is an existing deficit of primary care capacity, and this will be increased by proposed growth. The additional capacity required in Growth Area 1 cannot be provided by reconfiguration or extension of existing primary care premises and so there is likely to also be a requirement for a new build facility within this Growth Area. A site and delivery mechanism for this provision should be identified in the emerging Local Plan Review.

Within Growth Area 2, there is an existing deficit of primary care capacity, and this will be increased by proposed growth. New build facilities are proposed at Location 6 (North East Chelmsford Garden Community) however this is subject to a separate IDP. At Location 7a (Great Leighs – Land at Moulsham Hall), a 1000m<sup>2</sup> medical centre is proposed as part of the hybrid planning applications which are pending on the site (Ref: 23/01583/OUT and 23/01583/FUL). The ICB has confirmed that the proposed facilities at Location 6 and 7a should provide the capacity to accommodate increases in patient growth in Growth Area 2.

Within Growth Area 3, there is an existing deficit of primary care capacity, and this will be increased by proposed growth. The additional capacity required in Growth Area 3 cannot be provided by reconfiguration or extension of existing primary care premises and so there is likely to also be a requirement for a new build facility within this Growth Area. This will be partly required to support the development at Location 16a – East Chelmsford Garden Community (Hammonds Farm)) although it is noted that the scale of development at Hammonds Farm wouldn't alone require a complete new 'full size' (1000m<sup>2</sup> surgery) but the demand it would create could not be accommodated at existing surgeries.

It should be noted that the growth areas set out in the emerging Local Plan Review do not relate neatly to the geography of primary care service provision and therefore whilst the information provided gives a good indication of the likely requirements, it cannot be precise. Further discussions between the Council and the ICB will be required to identify suitable mitigation for the growth proposed as the Local Plan progresses.

## **12.3 Secondary Healthcare**

### **Policy and Context**

Secondary healthcare encompasses more specialist healthcare provision, with patients generally referred into secondary healthcare from an initial contact with a primary healthcare professional. By virtue of its specialised nature, secondary healthcare is generally provided on a more centralised basis by NHS Trusts. NHS Trusts are responsible for running and managing individual hospitals, as well as having responsibility for providing mental health, community health and sexual health services across the country.

Local secondary care providers work closely alongside primary care providers and with Mid and South Essex partner organisations and beyond, with the aim of providing seamless care for patients in line with the Mid and South Essex Integrated Care Strategy 2023-2033 described above.

Plans for secondary care are also informed by the 2019 NHS Long Term Plan, which provides a national overarching strategy to improve health and health outcomes describing how the NHS will be more joined-up and coordinated in its care, more proactive in the services it provides and more differentiated in its support to individuals. The NHS Long Term Plan describes five key anticipated changes across the NHS that impact on secondary healthcare provision:

1. To boost ‘out-of-hospital’ care, and finally dissolve the historic divide between primary and community health services.
2. To redesign and reduce pressure on emergency hospital services.
3. To provide people with more control over their own health, and more personalised care when they need it.
4. To enable digitally enabled primary and outpatient care to go mainstream across the NHS.
5. To enable local NHS organisations to focus on population health and local partnerships with local authority-funded services, through Integrated Care Systems.

Mid and South Essex NHS Foundation Trust (MSEFT) is the main provider of hospital services in Mid and South Essex. It was formed April 2020 following the merger of three existing NHS Trusts: Basildon and Thurrock University Hospitals NHS Foundation Trust, Mid Essex Hospital Services NHS Trust and Southend University Hospital NHS Foundation Trust.

In relation to other secondary healthcare services, Essex Partnership University NHS Foundation Trust (EPUT) provides community health, mental health and learning disability services to support more than 3.2 million people living across Luton and Bedfordshire, Essex and Suffolk. The Trust was formed on 1 April 2017 following the merger of North Essex Partnership University NHS Foundation Trust (NEP) and South Essex Partnership University NHS Foundation Trust (SEPT). The EPUT NHS Strategic Plan 2023-2028 sets out the Trust’s priorities and commitments for the next five years.

Private healthcare providers, outside of the NHS, also have a role in the delivery of secondary healthcare.

### **Current Levels of Provision**

MSEFT provides acute healthcare services to residents of Mid and South Essex, as well as a range of more specialist services to a wider population. MSEFT operates three main acute hospital sites, providing services to the population of circa 1.2 million. All three acute sites are already constrained, with an increasing amount of backlog maintenance and growth in demand on the services provided.

- Basildon University Hospital in Basildon – this provides elective and emergency services to a local population of 450,000 living in and around the southwest Essex area. Medical wards include general medicine, gastroenterology, endocrinology and diabetes, palliative medicine, cardiology, acute medicine,

dermatology, respiratory, renal, neurology, rheumatology, geriatric medicine and oncology. The Essex Cardiothoracic Treatment Centre (CTC) is based at the Basildon Hospital site. The CTC offers a range of services for people who need specialist treatment for heart and lung conditions, treating a greater range of patients by having direct access to renal support therapy, vascular surgery and surgical trauma teams in the general hospital.

- Broomfield Hospital in Chelmsford – this provides local elective and emergency services to people living in and around the administrative areas of Chelmsford, Maldon and Braintree. Medical wards include acute monitored and renal, elderly care, acute medical assessment, general medicine, stroke, respiratory, gastroenterology and liver, active home unit for patients medically fit for discharge and frailty assessment day unit. Broomfield Hospital is also home to the internationally renowned St Andrew's Centre for Plastic Surgery and Burns, which provides a supra-regional burns service to a population of 9.8 million people.
- Southend University Hospital in Southend-on-Sea – this provides local elective and emergency services to people living in and around the district of Southend. Medical wards include elderly care, acute medical assessment, general medicine, stroke, respiratory, gastroenterology, renal, endocrinology and cardiology. Southend is the specialist site for Cancer services.

MSEFT also runs the following community hospitals and clinics within Mid and South Essex:

- Braintree Community Hospital in Braintree – this provides inpatient and outpatient services including day surgery and endoscopy.
- Orsett Hospital in Orsett – this provides outpatient services to the locality as well as pathology, ophthalmology, clinical haematology, pain, trauma and orthopaedics. There is also a Minor Injuries Unit on site, run by the North East London Foundation Trust (NELFT), which treats minor injuries that do not need a visit to A&E.
- St Michael's Hospital in Braintree – this provides a birthing centre and also offers a range of therapy services including blood tests.
- St Peter's Community Hospital in Maldon – this provides inpatient stroke rehabilitation and has a birthing unit however the hospital is temporarily shut with beds having been relocated pending a decision on its future. Outpatient services are still running from the site.

In relation to other secondary healthcare services, the table below sets out the community health, mental health and learning disability services provided by EPUT within Mid Essex.

**Table 30. Services provided by EPUT within Mid Essex**

Service	Location	Type of Provision
<b>Acute Adult Inpatient Service, Chelmsford</b>	The Linden Centre, Pudding Wood Drive, Chelmsford, Essex CM1 7LF	Mental Health Service
<b>Adult Mental Health Teams: Access and Assessment, Chelmsford</b>	The Linden Centre, Pudding Wood Drive, Chelmsford, Essex CM1 7LF	Mental Health Service
<b>Children's Immunisation and Vaccination Services: Witham</b>	Mid Essex Immunisation Team, Witham Health Centre, Mayland Road, Witham, CM8 2UX	Community Health Service
<b>Early Intervention Psychosis Service - Mid Essex</b>	C&E centre, New London Road, Chelmsford, CM2 0GH	Mental Health Service
<b>Essex Health &amp; Justice Service</b>	C&E centre, New London Road, Chelmsford, CM2 0GH	Mental Health Service
<b>Essex Learning Disability Partnership</b>	Lexden Hospital, London Road, Colchester, CO3 4DB	Learning Disability Service

Service	Location	Type of Provision
<b>Family Group Conference Service</b>	Mental Health FGC Service for Adults, Chelmsford and Essex Centre, New London Rd, Chelmsford, CM2 0QH	Mental Health Service
<b>Forensic Low Secure Inpatient Service, Chelmsford</b>	Edward House, The Linden Centre, Pudding Wood Drive, Chelmsford, Essex CM1 7LF	Mental Health Service
<b>Open Arts Mid Essex</b>	The Art House, 19 High Street Hadleigh, Essex SS7 2PA	Mental Health Service
<b>Perinatal Mental Health Service, Chelmsford</b>	The Linden Centre, Pudding Wood Drive, Chelmsford, Essex CM1 7LF	Mental Health Service
<b>Rainbow Mother &amp; Baby Unit</b>	The Linden Centre, Pudding Wood Drive, Chelmsford, Essex CM1 7LF	Mental Health Service
<b>Specialist Mental Health Recovery Service, Chelmsford</b>	C&E Centre, New London Road, Chelmsford, CM2 0QH	Mental Health Service
<b>St Aubyn Centre</b>	St Aubyn Centre, Larkwood Ward and Longview Ward, Boxted Road, Mile End, Colchester, CO4 5HG	Mental Health Service
<b>Together with Baby</b>	Cherry Trees, St Peters Hospital, Maldon, CM9 6EG	Mental Health Service

EPUT includes the Mid and South Essex Community care unit which provides adult primary and community mental health services in Mid and South Essex. Within their Strategic Plan<sup>93</sup>, the Community care unit identifies a number of challenges including high vacancy rates across Mid and South Essex mirroring national workforce shortages. This creates additional pressure on the team to meet service demand.

Similarly, the Urgent Care and Inpatient care unit provides urgent and emergency and inpatient mental health services across Essex, Southend, and Thurrock. Their Strategic Plan<sup>94</sup> states that demand for inpatient stays has exceeded inpatient capacity leading to high levels of out of area placements. Referrals to liaison and crisis teams has remained relatively constant since the end of 2021, and demand remains slightly below pre-pandemic levels. The Strategic Plan notes that urgent care and inpatient services at EPUT are very challenged with key indicators for quality and safety being met but indicators for performance, workforce and culture, and finance not currently being met, with many not met over some time.

The Specialist Service care unit provides a varied range of specialised services across Essex and the wider East of England region including forensic psychiatric services, drug and alcohol misuse services, the Veterans Service, as well as community and Tier 4 secure inpatient services. They also provide inpatient Children and Adolescent Mental Health Services (CAMHS) as part of the East of England Provider Collaborative. Their Strategic Plan<sup>95</sup> identifies key challenges for the unit including a lack of eating disorders beds in the region and a lack of sufficient workforce with a shortage of key workers including learning disability nurses.

Provide CIC is a Community Interest Company (social enterprise) which delivers a broad range of health and social care services in the community throughout Essex, Cambridgeshire, and East Anglia. Provide CIC work from a variety of community settings, such as community hospitals, community clinics, nursing homes, and primary care settings, as well as within people's homes to provide more than 40 services to children, families, and adults.

<sup>93</sup> Available at: [https://eput.nhs.uk/media/24znokkl/strategic-plan-mid-and-south-essex-community-care-unit\\_april23.pdf](https://eput.nhs.uk/media/24znokkl/strategic-plan-mid-and-south-essex-community-care-unit_april23.pdf)

<sup>94</sup> Available at: [https://eput.nhs.uk/media/uueacmfg/strategic-plan-urgent-care-and-inpatients-care-unit\\_final.pdf](https://eput.nhs.uk/media/uueacmfg/strategic-plan-urgent-care-and-inpatients-care-unit_final.pdf)

<sup>95</sup> Available at: <https://eput.nhs.uk/media/sg0pfti0/strategic-plan-specialist-services-care-unit.pdf>

Within Chelmsford, Provide CIC operates at the following locations:

- Broomfield Hospital
- Kestrel House, Colchester Road, Springfield
- Wren House, Colchester Road
- Springfield Green Clinic, Springfield Green
- Stapleford House, 103 Stapleford Close
- Moulsham Lodge Clinic, Lilac Close
- Crouch Vale Medical Centre, Burnham Road

### **Infrastructure Required to Support Growth**

Engagement with Mid and South Essex NHS Foundation Trust (MSEFT) has confirmed that all acute sites are constrained with an increasing amount of backlog maintenance and an ever growing demand on services provided. As such, the proposed level of growth will impact acute care, particularly at Broomfield Hospital, Braintree Community Hospital and St Peter's Community Hospital. MSEFT has not identified any specific projects at this stage given that the ICB Infrastructure Strategy currently in development, will identify the requirement for any new facilities on a system wide basis. This together with the MSE 10-year Clinical Strategy, currently in development, will inform the MSE approach and ten-year Estates Strategy.

Essex Partnership University NHS Foundation Trust (EPUT) has advised that at present, there are no specific requirements linked to the proposed growth. EPUT's emerging Estates Strategy and accompanying plan will identify future needs. In respect of any plans to further expand any of the hospital or clinics or to provide new hospitals or clinics to accommodate growth, EPUT notes that the Trust's focus will be to utilise its current property portfolio and respond to population growth by developing its retained sites. This will be an outcome of the Estates Strategy.

## **12.4 Specialist and Supported Housing**

### **Policy and Context**

Under the Care Act 2014 the Council has a range of responsibilities that ensure the right type of care is available to help prevent, reduce and delay care and support needs, enable people to access information and advice about available services, and ensure that there is a range of high-quality care and support services to choose from.

Specialist and Supported Housing (SSH) usually comprises of 'purpose built/adapted accommodation'. Care homes are not generally considered as Adult Social Care as people are placed into privately run homes, but can only do this if home accepts the ECC placement and ECC rate - there is then only an ECC contract in place for the placement not for the provision of the home. Some homes will have no ECC placements or just one or two, others will have a number of ECC placements.

ECC is responsible for commissioning adult social care on behalf of Essex residents. Chelmsford City Council is the local Housing Authority. The strategic and legislative framework for social care, and for housing duties is set nationally. In Essex, authorities work together to support people to remain living independently in their homes for as long as possible. In order to deliver its aims and duties, ECC commissions services to support people to remain living independently in their homes. Lower-tier authorities also support this, for example through administering Disabled Facilities Grant to adapt existing homes to better meet need.



The ECC Housing Strategy (2021-2025)<sup>96</sup> further supports this, seeking to ensure that new homes and neighbourhoods are designed for residents to live independent and healthy lives; that homes are adaptable and digital technologies adopted wherever possible to support residents to live independently; and to ensure access to high quality specialist and supported accommodation for those who need it.

CCC's Strategic Housing Needs Assessment (October 2023)<sup>97</sup> provides an analysis of general needs housing alongside specialist and affordable housing. The Chelmsford Housing Strategy 2022-2027 (March 2022)<sup>98</sup> considers the need for and supply of affordable and specialist housing in Chelmsford including identified gaps between what has been planned for and what is required.

There are typically three types of SSH provision:

1. **Extra care housing** – this is designed to provide housing with care for people usually over the age of 55 and adults with disabilities who have housing and care needs and need accessible, good quality housing with care and support to continue living independently. Extra care housing provides access to on-site care and support 24 hours a day, 7 days a week, if a person needs it. Extra Care housing comprises self-contained apartments with special design features tailored to the needs of older adults and adults with disabilities. This will include communal rooms or areas where people can access a range of health and leisure activities and on-site services such as restaurant/café, hairdressing, activities to promote health and well-being. Some of these facilities may be open to the local community, promoting community involvement, reducing isolation and fostering inclusion. There should be outside space, for example communal gardens, courtyards and private balconies or patio areas.
2. **Supported living** – this provides adults with disabilities accommodation to allow for independent living with some support. ECC defines supported living schemes as clusters of single occupancy units with a shared core support for all service users, or tenants living in a shared house or bungalow with their own room and shared communal area. ECC has published Supported Living Accommodation Standards<sup>99</sup> which set out the standards for any supported living properties.
3. **Residential care (with or without nursing)** – there are different types of care home provision as outlined below:
  - **Residential care homes** - these provide 24-hour help with personal care such as eating, washing, dressing and taking medication. Residents can still get healthcare from GPs and district nurses as they would if they were at home.
  - **Nursing care homes** - these provide 24-hour nursing care for people with more complex needs who need support from a registered nurse.
  - **Other types of care homes** - there are also care homes that provide:
    - both residential and nursing care (known as dual registered care homes)
    - specialist care for people with dementia, people with learning disabilities and people with mental health needs.

ECC has a statutory responsibility to provide and commission Adult Social Care services and solutions within the County of Essex. Adult Social Care aims to enable people to maximise their independence, choice and control and to live the lives they want to live.

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<sup>96</sup> Available at:

[https://www.essex.gov.uk/sites/default/files/migration\\_data/files/assets.ctfassets.net/knkzaf64jx5x/CNLX0klVGimmGMpErguEU/10cadaeb15c668299eea05c6dc84b55e/Housing\\_Strategy\\_2021-2025.pdf](https://www.essex.gov.uk/sites/default/files/migration_data/files/assets.ctfassets.net/knkzaf64jx5x/CNLX0klVGimmGMpErguEU/10cadaeb15c668299eea05c6dc84b55e/Housing_Strategy_2021-2025.pdf)

<sup>97</sup> <https://www.chelmsford.gov.uk/media/51bhsgcp/ah001-chelmsford-strategic-housing-needs-assessment-2023.pdf>

<sup>98</sup> <https://www.chelmsford.gov.uk/media/fzeis02v/chelmsford-housing-strategy-2022-to-2027.pdf>

<sup>99</sup> Available at: <https://www.essexproviderhub.org/media/cefh3anf/supported-living-accommodation-standards.pdf>

In November 2021, the Government published the Adult Social Care White Paper, ‘People at the heart of Care’<sup>100</sup> which set out a 10-year vision specifying three key objectives that support the Care Act statutory responsibilities. These were:

- People have choice, control and support to live independent lives.
- People can access outstanding quality and tailored care and support.
- People find Adult Social Care fair and accessible.

ECC’s Adult Social Care Business Plan 2024-2030<sup>101</sup> includes the vision: ‘enabling people to live their lives to the fullest’ and outcomes for people to have ‘Access to a place called home’, have their independence maximised and have choice and control. One of the three objectives ‘To shape the care and support offer for Essex residents’ involves Implementing the ECC market shaping strategy and Improving access to housing.

In 2023, ECC published the Adult Social Care Market Shaping Strategy 2023-2030<sup>102</sup> which provides an overview of the Essex care market and how it is changing, it provides a future vision for social care in Essex and identifies key strategic challenges and market gaps, and the associated actions to address them. The Strategy places greater emphasis on supporting people at home and increasing extra care housing for older people. This is based on the choices people are making and technology and health care developments making it easier to provide more care at home. As a result, ECC are making fewer residential care placements, with the smaller number of adults that do need a care home placement having more complex needs (including complex dementia and nursing care). The accompanying Market Position Statement<sup>103</sup> published in 2023 provides detail on the current provision of specialist and supported housing across Essex.

The ECC Developers’ Guide to Infrastructure Contributions<sup>104</sup> details the scope and range of ECC infrastructure contributions sought to mitigate the impacts of development. It includes details on the characteristics of suitable sites/buildings for specialist housing with care for older people and working age adults with learning disabilities. The guide was recently updated (Dec 2023) to reflect the different design and locational requirements of different care cohorts including - Older adults with care need; Adults with a disability (typically learning disabilities, autism, and/or physical and sensory impairments); Adults with complex care needs; Adults in Mental Health Supported Accommodation; Adults with acute Mental Health support need; and Victims/survivors of domestic abuse (adults; adults with children) (Section 6 and Appendix J which provides links to design guidance for all cohorts). CCC’s Planning Obligations SPD (January 2021)<sup>105</sup> sets out the approach for calculating the quantum of specialist residential accommodation noting that the Council will advise on the quantum required at the time a formal pre-application is submitted as this will depend on the scale, type and commercial model required.

ECC has commissioned a ‘Supported and Specialist Housing and Accommodation Needs Assessment’ which is being undertaken by Housing Lin. The work commenced in May 2024 and is expected to be completed by December 2024. The evidence base will include data on Chelmsford residents who need specialist accommodation to meet their needs due to their age, health, disability, mental health, cognitive ability or living with Learning Disability or Autism. The outputs will enable ECC to provide more detailed evidence of the need for and the type of specialised and supported housing required in Chelmsford, which can inform the preparation of the Pre-Submission Plan (depending on timescales).

## Current Levels of Provision

The current levels of provision in the SSH sector are set out below based on their market cohorts.

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<sup>100</sup> Available at: [https://assets.publishing.service.gov.uk/media/6234b0c48fa8f540f21fdd8d/people-at-the-heart-of-care\\_asc-form-print-ready-with-correction-slip.pdf](https://assets.publishing.service.gov.uk/media/6234b0c48fa8f540f21fdd8d/people-at-the-heart-of-care_asc-form-print-ready-with-correction-slip.pdf)

<sup>101</sup> Available at: <https://www.essexproviderhub.org/media/m0dpp5hx/adult-social-care-business-plan-2024-2030.pdf>

<sup>102</sup> Available at: <https://www.essexproviderhub.org/the-essex-market/market-shaping-strategy-2023-2030>

<sup>103</sup> Available at: <https://www.essexproviderhub.org/the-essex-market/market-position-statement/residential-care-market/older-people-residential-care/>

<sup>104</sup> Available at: <https://www.essex.gov.uk/sites/default/files/2024-07/Developers%20Guide%202024.pdf>

<sup>105</sup> Available at: <https://www.chelmsford.gov.uk/media/gzrfz1wm/planning-obligations-spd.pdf>

## Older People

ECC provides social care support and services for adults whose needs are commonly associated with the ageing process (for example, physical frailty and dementia). Services covers a wide range of both accommodation and community-based services.

Across Chelmsford, there are 75 SSH schemes for older people totalling 2,450 tenancies. This includes nursing homes, sheltered housing, retirement living, age exclusive housing, and extra care housing. These take the form of flats and bungalows with different tenures including rented, ownership, shared ownership and licence.

ECC's Market Position Statement<sup>106</sup> notes that the market supply of residential care services is good with an oversupply of registered residential care homes in the market, with demand being stable (as of March 2024).<sup>107</sup> The market supply of nursing care services is low with demand with stable/high (as of March 2024).<sup>108</sup> As such there is a need to increase the number of nursing care homes across Essex, including the capacity of the workforce. In terms of extra care services, the market supply of affordable rented extra care schemes is low/moderate with demand remaining stable/high (as of March 2024).<sup>109</sup> ECC's ambition is to increase the number of affordable rented extra care schemes. ECC's Extra Care Housing in Essex - Supplement to the Market Position Statement shows that, based on current (August 2023) data, one 60 apartment affordable rented extra care scheme is required in Chelmsford. However, it should be noted that the number of extra care schemes needed to meet need and demand may increase following the completion of ECC's Supported and Specialist Housing and Accommodation Needs Assessment.

## Adults with Learning Disabilities and/or Autism and Physical and Sensory Impairments

In relation to SSH for adults with learning disabilities and physical and sensory impairments (LDPSI), ECC commissions a range of services to enable adults to be as independent as possible within a community setting including accommodation-based services such as supported living and residential care, and community-based services like domiciliary care and day opportunities.

Across Chelmsford there are 30 schemes totalling 196 tenancies. These take the form of houses, flats and bungalows. ECC's Market Position Statement notes that the market supply of residential care services for adults with LDPSI is low with demand being relatively stable (as of March 2024).<sup>110</sup> However, it notes that the majority of demand in the future will be for complex needs which poses a threat to some homes in the market that are not suited to delivering care to these adults. As such, ECC's ambition is to decrease supply in the market and focus on complex needs services to align with their direction of travel. In relation to supported living schemes for adults with LDPSI, the market supply is moderate/good with demand being stable (as of March 2024).<sup>111</sup> Workforce remains a challenge for providers in this sector.

## Mental Health

ECC provides services including domiciliary care, residential care and supported living for people with mental health needs. In relation to SSH for mental health needs, there is one scheme in Chelmsford.

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<sup>106</sup> Available at: <https://www.essexproviderhub.org/the-essex-market/market-position-statement/market-cohorts/older-people/>

<sup>107</sup> Available at: <https://www.essexproviderhub.org/the-essex-market/market-position-statement/residential-care-market/older-people-residential-care/>

<sup>108</sup> Available at: <https://www.essexproviderhub.org/the-essex-market/market-position-statement/residential-care-market/nursing-care/>

<sup>109</sup> Available at: <https://www.essexproviderhub.org/the-essex-market/market-position-statement/supported-living-markets/extra-care-housing/>

<sup>110</sup> Available at: <https://www.essexproviderhub.org/the-essex-market/market-position-statement/residential-care-market/working-aged-residential/>

<sup>111</sup> Available at: <https://www.essexproviderhub.org/the-essex-market/market-position-statement/supported-living-markets/supported-living/>

ECC's Market Position Statement notes that the market supply of mental health residential and nursing schemes is low with demand being stable/high (as of March 2024).<sup>112</sup> The market supply of mental health supported living schemes is moderate with demand being high (as of March 2024).<sup>113</sup>

### Infrastructure Required to Support Growth

SSH provision forms part of the housing mix on a number of the proposed allocated sites. As such, these have not been included in the Infrastructure Delivery Schedules (Appendix A and B). The table below shows the locations where SSH is proposed as part of the policy requirements and the type and amount of SSH (where known).

**Table 31. SSH provision by location**

Location	Type and Amount of SSH
<b>Growth Area 1</b>	
<b>Location 1a – Chelmer Waterside</b>	Not known at this stage.
<b>Location 1b – Former St Peter's College</b>	Not known at this stage.
<b>Location 1d – Riverside Ice and Leisure Land</b>	Not known at this stage.
<b>Location 1e – Civic Centre Land</b>	Not known at this stage.
<b>Location 1w – Meadow's Shopping Centre and Meadow's Surface Car Park</b>	Not known at this stage.
<b>Location 1x – Former Kay Metzeler Premises</b>	Not known at this stage.
<b>Location 1y – Land between Hoffmanns Way and Brook Street</b>	Not known at this stage.
<b>Location 2 – West Chelmsford</b>	No SSH currently proposed as part of the pending outline planning application for 880 homes (Ref: 21/01545/OUT).
<b>Location 3a – East of Chelmsford – Manor Farm</b>	Financial contribution in lieu of on-site provision proposed as part of pending hybrid planning application for 360 homes (Ref: 22/01732/FUL and 22/01732/OUT).
<b>Location 3c – East of Chelmsford – Land to the south of Maldon Road</b>	Not known at this stage.
<b>Location 3d – East of Chelmsford – Land to the north of Maldon Road</b>	Not known at this stage.
<b>Growth Area 2</b>	
<b>Location 7a – Great Leighs – Land at Moulsham Hall</b>	This site has a hybrid planning application pending which includes a residential care home with up to 80 beds (Ref: 23/01583/OUT and 23/01583/FUL).
<b>Location 7b – Great Leighs – Land East of London Road</b>	This site has an outline planning application pending for an integrated retirement community comprising 190 units (Ref: 21/02490/OUT).
<b>Location 7c – Great Leighs – Land North and South of Banters Lane</b>	No SSH currently proposed as part of the pending full planning application for 115 homes (Ref: 24/00695/FUL).

<sup>112</sup> Available at: <https://www.essexproviderhub.org/the-essex-market/market-position-statement/residential-care-market/mental-health-residential-nursing/>

<sup>113</sup> Available at: <https://www.essexproviderhub.org/the-essex-market/market-position-statement/supported-living-markets/mental-health-supported-living/>

Location	Type and Amount of SSH
<b>Location 8 – North of Broomfield</b>	No SSH currently proposed as part of the pending outline planning application for 512 homes (Ref: 20/02064/OUT).
<b>Growth Area 3</b>	
<b>Location 10 – North of South Woodham Ferrers</b>	This site has a hybrid planning application pending which includes up to 88 bedroom units of residential care accommodation (Ref: 21/01961/OUT and 21/01961/FUL).
<b>Location 12 – St Giles, Moor Hall Lane, Bicknacre</b>	This site includes a specific allocation for 32 new units for specialist residential accommodation.
<b>Location 16a – East Chelmsford Garden Community (Hammonds Farm)</b>	Not known at this stage.

For the majority of the sites, the proposed SSH provision will form part of the housing mix on these sites with the precise amount and form of the SSH to be identified through the planning application process based on the latest assessment of housing need and in consultation with ECC. The ECC commissioned Supported and Specialist Housing and Accommodation Needs Assessment will be completed by January 2025, which will help to inform the needs for any SSH provision across Essex, including Chelmsford.

## 12.5 Ambulance Services

### Policy and Context

Ambulance services within Chelmsford are provided by the East of England Ambulance Service NHS Trust (EEAST). EEAST provide accident and emergency services to around 6.3 million people across Bedfordshire, Hertfordshire, Essex, Norfolk, Suffolk and Cambridgeshire. EEAST also provide non-emergency patient transport services. EEAST employs more than 5,000 staff members and includes over 1,200 volunteers across 120 sites.<sup>114</sup> The EEAST Annual Report 2022-23<sup>115</sup> states that the EEAST attended 754,460 incidents and received 1,397,119 calls to their emergency operations centres (EOCs) last year, averaging over 2,881 calls a day.

Population increase, along with deprivation, age and the increasing number of people living for longer with more complex long-term conditions, all impact on the level of ambulance service demand, in respect of both emergency and non-emergency patient transport services. Age profile is also a key factor, as people at both ends of the age spectrum consume a disproportionately large quantity of healthcare services and resource. Those aged over 75 years are most likely to have multiple long-term conditions and complex care needs.

The Essex Emergency Services Planning Protocol<sup>116</sup> sets out how the ambulance service, fire and rescue service, and the police service in Essex will work together to deliver safer development and growth across Essex focused on three commitments: safety and prevention, education and communication, and response.

Analysis of EEAST activity from 2019/20 indicates that residents aged 65 years and over account for over 1/3 (35%) of Category 1 ambulance activity and 52% of all activity. Those aged 2-18 years account for 15% of Category 1 activity and 8% of all activity.<sup>117</sup>

<sup>114</sup> Available at: <https://www.eeastamb.nhs.uk/about-us/>

<sup>115</sup> Available at: <https://www.eeastamb.nhs.uk/Reports/Annual%20Report%202022-23/EEAST%20Annual%20Report%202022-23.pdf>

<sup>116</sup> Available at: <https://www.eeastamb.nhs.uk/your-service/essex-emergency-services-planning-protocol>

<sup>117</sup> Source: Information obtained from EEAST.

The EEAST Corporate Strategy 2020-2025<sup>118</sup> sets out the Trust's priorities for the next five years. EEAST's vision is to provide 'outstanding care, exceptional people, every hour of every day'. This is underpinned by four goals:

- Be an exceptional place to work, volunteer and learn.
- Provide outstanding quality of care and performance.
- Be excellent collaborators and innovators as system partners.
- Be an environmentally and financially sustainable organisation.

The Strategy seeks to ensure that EEAST provides as much care as possible in the patient's home or in the community, avoiding unnecessary admissions to hospital. This will be delivered through integrated working with system partners, exploring opportunities to innovate, using technology and providing solutions which deliver best practice. Over the next five years, EEAST aims to expand the commercial services they provide, generating additional income which can be ploughed back into frontline services.

National policy direction for ambulance services is set out in the NHS Long Term Plan (2019), which recognises challenges in ambulance resourcing brought about by delays at hospitals in handing over patients. In January 2023, the Government alongside NHS England published its 'Delivery Plan for Recovering Urgent and Emergency Care Services'.<sup>119</sup> The Plan commits to improving waiting times and the patient experience. As part of this, the Delivery Plan states that NHS England will work with ambulance services and wider systems to increase capacity with over 800 new ambulances including 100 specialist mental health ambulances. The Delivery Plan sets two key ambitions for 2023/24:

- Patients being seen more quickly in emergency departments: with the ambition to improve to 76% of patients being admitted, transferred or discharged within four hours by March 2024, with further improvement in 2024/25.
- Ambulances getting to patients quicker: with improved ambulance response times for Category 2 incidents to 30 minutes on average over 2023/24, with further improvement in 2024/25 towards pre-pandemic levels.

NHS England allocated an additional £150 million for ambulance service pressures in 2022/23, supporting improvements to response times through additional call handler recruitment, retention and other requirements. The NHS is also investing £20 million to upgrade the ambulance fleet in each year to 2024/25, reducing the age profile and emissions of the fleet and increasing productivity.<sup>120</sup>

### **Current Levels of Provision**

EEAST's service operations and resources (staff, vehicle fleet and estate assets) within the local area are currently operating at capacity.

The ambulance estate within Chelmsford is as follows:

- Chelmsford (Hub) ambulance station, Chelmer Valley Road – this opened in August 2017 and provides a hub to more than 200 EEAST staff in Mid Essex. There are 15 ambulance bays on site. There is currently insufficient parking available on site.
- Chelmsford HQ and Emergency Operations Centre (EOC), Broomfield Hospital - this facility was refurbished in 2022 with a £950,000 upgrade providing improved power supply security to increase operational resilience, and a number of other measures to enhance working conditions for staff, including

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<sup>118</sup> Available at: [https://www.eastamb.nhs.uk/about-us/Corporate%20Strategy%202020-2025/EEAST%20Strategy%20Report\\_20-25\\_E\\_version.pdf](https://www.eastamb.nhs.uk/about-us/Corporate%20Strategy%202020-2025/EEAST%20Strategy%20Report_20-25_E_version.pdf)

<sup>119</sup> Available at: <https://www.england.nhs.uk/wp-content/uploads/2023/01/B2034-delivery-plan-for-recovering-urgent-and-emergency-care-services.pdf>

<sup>120</sup> Available at: <https://questions-statements.parliament.uk/written-questions/detail/2022-10-26/72399>



new adjustable desks, an extended kitchen and new toilets and shower system, and improved ventilation, lighting and security around the site. There is limited parking available on site.

- South Woodham Ferrers ambulance station, Ferrers Road – this underwent refurbishment in 2022. There is limited parking available on site.

Other ambulance stations outside of the administrative boundary but which may also support people within Chelmsford include:

- Braintree
- Great Notley
- Witham
- Maldon
- Wickford
- Billericay
- Ongar

The Trust is rolling out a Hub and Spoke network with up to 18 hubs to provide regional premises for delivery of operational responses to calls, flow of ambulance preparation via the Make Ready function (cleaning and restocking of ambulances) and despatch of ambulances to local spokes (reporting posts/response posts/standby locations). Support services such as workshop facilities, clinical engineering (medical equipment store and workshop), consumable product stores and support office accommodation are also provided from Hubs.

EEAST's vehicle fleet is as follows:

- 387 front line ambulances
- 178 rapid response vehicles
- 175 non-emergency ambulances (PTS and HCRTs vehicles)
- 46 HART/major incident/resilience vehicles located at 2 x Hazardous Area Response Team (HART) bases with a number of specialist vehicle resources.

The Care Quality Commission (CQC) undertook an inspection of EEAST in 2022, and found that overall the service 'Requires Improvement'.<sup>121</sup> However the report notes that the Trust has made marked improvements since being placed in the Recovery Support Programme (previously called Special Measures).

### **Infrastructure Required to Support Growth**

The Infrastructure Delivery Schedules (Appendix A and B) have identified planned and proposed ambulance service projects within the administrative area of CCC to support the Preferred Spatial Strategy in collaboration with stakeholders. This includes information (where available) on type of infrastructure, project description, location, who is delivering the project, estimated cost, estimated funding and funding sources. Appendices A and B have been updated where there were errors in the dwelling number for sites in the Preferred Options consultation document.

EEAST are required to meet the NHS ambulance standard response times. For a life-threatening incident (Category 1) up to 4 emergency response may be sent to manage the incident. This could include community first responder, rapid response vehicle and one or more DSAs are sent to this type of incident. On average, a face-to-face incident requiring transport to hospital will utilise an ambulance for 2 hours (including travel time to the relevant hospital and patient handover). In order to maintain response times to meet the projected growth, additional infrastructure is required. Increased operation capacity can be achieved by upgrading

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<sup>121</sup> Available at: <https://api.cqc.org.uk/public/v1/reports/84060fe7-f12e-4fc5-9acf-00de05b0bd03?20221129062700>

existing premises, or relocation of existing ambulance Hubs to a more suitable location to meet the increased local demand.

Discussions with EEAST have confirmed that a new purpose-built Hub is required in Chelmsford before 2040 as there is no room to expand at the current location on Chelmer Valley Road. This requires circa 1ha of land for new build or an existing building 25,000sq ft (2,300sqm), close to Broomfield Hospital and major road links, with sufficient space to accommodate 35 Dual Staffed Ambulances/Rapid Response Vehicles and appropriate staff parking. A new build hub would cost circa £8-10m plus land costs (for a BREEAM excellent building). This is a high-level indicative estimate which will need to be re-calculated at the point in time when further information is known regarding the scheme design and building requirements. Further discussion with CCC will be required in order to identify a potential site.

Based on existing ambulance numbers and population across EEAST, approximately for every 10,000 people an additional Dual Staffed Ambulance is required to meet expanding population demand in order to maintain contractual response times. As CCC has adopted a CIL, developer contributions for ambulance facilities could be secured via CIL and planning obligations, as appropriate, to fund the increased capacity EEAST is likely to require through additional ambulance service provision.

## **12.6 Police Services**

### **Policy and Context**

The Crime and Disorder Act 1998 (Section 17) places a duty on local authorities to reduce crime and disorder within the community.

Policing for Chelmsford is provided by Essex Police, under the direction of the Police, Fire and Crime Commissioner (PFCC) for Essex. Key priorities for the PFCC are set out in the Police and Crime Plan 2021-2024<sup>122</sup> which was published in April 2021 with new measures that reflect the PFCC's strategic commitment to targeted prevention and early intervention. The overall success of the plan is built on prevention; communications and engagement; volunteering; and partnership. The plan identifies 12 policing priorities in order to reduce crime. Each area within Essex has a Community Safety Partnership, made up of local partners to address local issues through the delivery of a Community Safety Plan.

The structure of police service provision nationally has changed in line with wider societal change, with the increasing accessibility of technology meaning that fewer police stations require public facing facilities, as a significant proportion of the reporting of incidents and issues is now done online or over the phone. The number of police stations in Essex has been reduced and public facing services and custody facilities have been rationalised and centralised.

### **Current Levels of Provision**

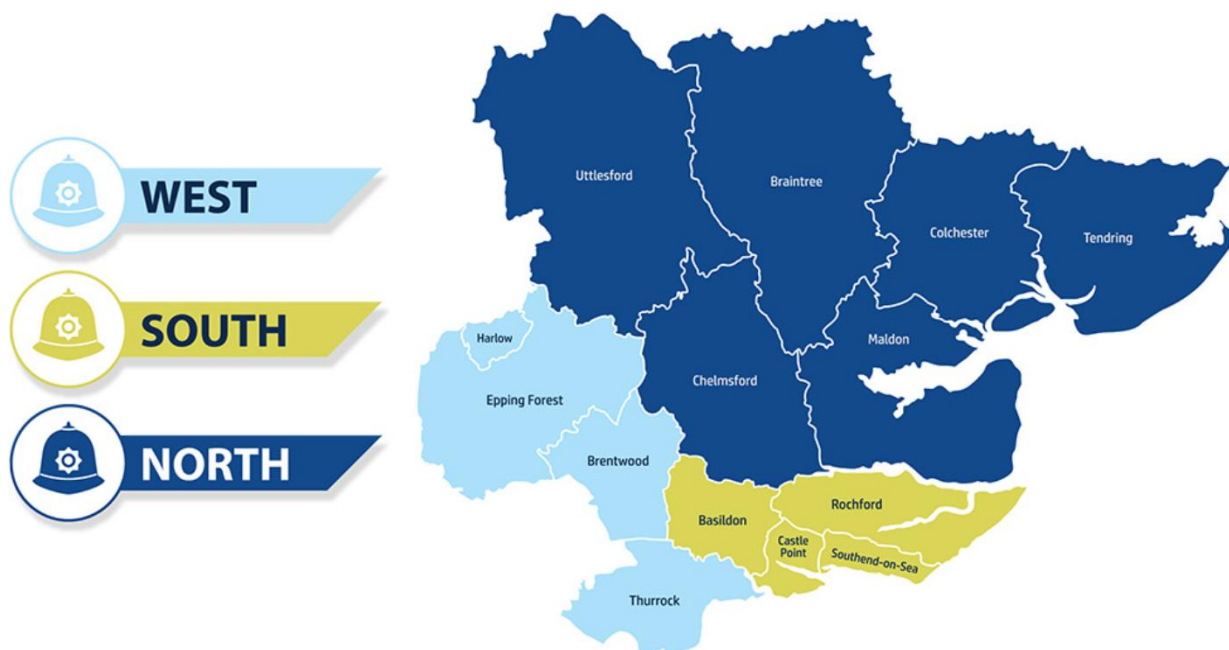
Essex Police is the largest non-metropolitan police force with over 5,500 police officers, staff, and volunteers. The Essex Policing Model delivers community safety, cohesion, and policing across the Chelmsford area at a local level through Local Policing Teams (LPT's). The LPT's include warranted LPT officers, non-warranted Police Community Support Officers and warranted specialist officers, such as Response and Criminal Investigation Department units.

Essex is divided into three local policing areas: north, south and west. These local policing areas are further divided into 14 districts. Each district has a team of police officers, detectives, police staff and volunteers. The figure below shows the local policing areas in Essex and the districts in each one. The Chelmsford community policing team is based in the Civic Centre in Chelmsford.

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<sup>122</sup> Available at: <https://www.essex.pfcc.police.uk/wp-content/uploads/2021/10/Police-and-Crime-Plan-2021-2024.pdf> (Note: an updated version of this document is currently being prepared).

**Figure 18 Local Policing Areas and Districts in Essex**



Source: Essex Police website.<sup>123</sup>

Chelmsford police station is located in Chelmsford city centre on New Street and there are a number of police stations in the surrounding Districts, as shown on the figure below. In 2020/21, Chelmsford police station underwent a £5.7 million refurbishment as part of the programme to rationalise and modernise the Essex Police estate. The station includes a custody facility and houses a wide range of Essex Police's specialist teams, who often work jointly on investigations. They include teams from the Criminal Investigation Department and Crime and Public Protection Command, including Domestic Abuse Investigation Teams (DAIT) and Police Online Investigation Team (POLIT).

**Figure 19. Police stations within Chelmsford and surrounding districts**



The Essex Police Headquarters is based in Chelmsford which provides a wide range of support, including operational and administrative functions county wide for the Force.

<sup>123</sup> Available at: <https://www.essex.police.uk/police-forces/essex-police/areas/essex-police/au/about-us/policing-in-essex/>

Additionally, the Operational Policing Command is based in Boreham which provides specialist functions county wide for the Force. Locally based Community Policing Teams work at ward and district level, helping tackle anti-social behaviour as well as criminality.

The PFCC is seeking to optimise the use of land by rationalising their estate. This forms part of their strategy to deliver a police estate that meets the demands of 21st Century policing and is essentially fit for purpose. The PFCC is focussed on substantial investment within the estate, beyond that seen in previous years, which will be made possible through efficiency, consolidation, relocation and release of surplus land to support their ambitious project and reduce borrowing.

### **Infrastructure Required to Support Growth**

The Infrastructure Delivery Schedules (Appendix A and B) have identified planned and proposed police service projects within the administrative area of CCC to support the Preferred Spatial Strategy in collaboration with stakeholders. This includes information (where available) on type of infrastructure, project description, location, who is delivering the project, estimated cost, estimated funding and funding sources. Appendices A and B have been updated where there were errors in the dwelling number for sites in the Preferred Options consultation document.

The Infrastructure Delivery Schedule also identifies a budget for the police facilities (social infrastructure) required to support the creation of strong, healthy, inclusive, safe and vibrant new places to achieve sustainable new communities within the administrative area of CCC.

Essex Police has confirmed that the baseline police resources in the Chelmsford Local Policing Area are operating at capacity and would be significantly impacted by the planned housing and population growth envisaged. Major new housing developments give rise to significant additional resource needs and implications for LPT (including specialist officers supporting LPT's), requiring appropriate funding by developers in order to mitigate and manage the community safety, cohesion and policing requirements, including the crime impacts arising.

Both the construction and operational phases of residential development lead to an increase in the incidence of criminal activity.

At the construction phase this includes property-based theft and vandalism, as acknowledged by the Chartered Institute of Building in its publications concerning Crime in the Construction Industry. Such incidents lead to an increased impact on police facilities and a greater draw on Essex Police LPT resources.

At the operational phase increased populations give rise to an increase in crime and incidents against the person (e.g violence, sexual, burglary, vehicle theft and criminal damage). New residents would be the victims of such crime, leading to an increased impact on police facilities and a greater draw on its LPT resources, including specialist support officers.

Emerging new communities need to be integrated with existing communities, and an appropriate level and duration of community safety, cohesion and policing would therefore need to be provided across the occupational phases of developments.

Essex Police will therefore seek additional police infrastructure/facilities to be funded and/or provided by developers either through Section 106 Agreements or CIL, or via both approaches where this would apply. Any requests for Section 106 or CIL funding would be supported by evidence to identify the need, which may be in the form of the following police facilities:

- Additional or enhanced police station (LPT) floor space & facilities, including fit out & refurbishment;
- Custody facilities;
- Mobile Police Stations;
- Communications including ICT; and
- Police Vehicles.

Additional police staffing is covered by revenue funding, ultimately derived from Council Tax. However, additional funding for premises costs and vehicle costs is required as a result of the proposed growth.



Assuming a typical average of 2.4 residents per dwelling, the total number of new homes proposed in the plan period 2022-2041 (22,567 new homes) equates to a population increase of 54,161 people. This would require 61 additional posts covering local policing, community policing and PCSOs.

Essex Police has provided contribution calculations to determine a budget for the level of developer funded police vehicle and premises costs required as a result of these additional posts. These contributions have been calculated by Essex Police based on established metrics used by police forces across the country and based on recently tendered projects from elsewhere. The total funding requirement for each element as a result of the proposed growth is set out below, along with further details regarding the metrics used to calculate them:

- Vehicle Costs (this is based on an average of 0.045 marked cars per police officer, which would mean that 3 additional vehicles would be required for 61 new officers) - £158,955.
- Accommodation Costs (this includes office space, meeting/interview room, ICT/Comms room, kitchen/rest room, lockers/equipment, and store – some of these elements are based on a floorspace requirement per post whereas others relate to shared space) - £2,520,000.

These funding requirements have been identified in the IDP schedule.

## 12.7 Fire Services

### Policy and Context

Essex County Fire and Rescue Service (ECFRS) is the provider of fire and rescue services for Essex, under the direction of the PFCC for Essex. ECFRS is one of the largest fire and rescue services in the country serving a population of 1.8 million and covering an area of 1,400 square miles. They provide prevention, protection and emergency response services from 50 fire stations, across Essex. Their headquarters is located in Kelvedon in the neighbouring authority of Braintree.

The Fire and Rescue Service National Framework (May 2018)<sup>124</sup> sets out priorities that all fire services must undertake, including understanding foreseeable risk; making provision for fire prevention; collaboration with other emergency services and partner organisations; ensuring accountability to communities; and develop and maintaining a workforce that is professional, resilient, skilled, flexible and diverse. The Home Secretary's 2023 progress report<sup>125</sup> outlines the extent to which fire and rescue authorities are complying with the framework concluding that each fire and rescue authority (FRA) in England has provided sufficient assurance that they are acting in accordance with the National Framework and material has been provided to demonstrate this.

The report notes that as part of the ongoing need for reform highlighted by the Grenfell Tower tragedy, the Manchester Arena attack, COVID-19 response and 'His Majesty's Inspectorate of Constabulary and Fire & Rescue Services' (HMICFRS) inspections, the Government published the 'Reforming our Fire and Rescue Service' white paper and consultation in May 2022. The consultation sought views across three key themes: People; Professionalism; and Governance. The consultation closed in July 2022 and the responses received are key to informing the next steps on reform. The official response will be published in due course.

The Essex Fire and Rescue Plan 2019-2024<sup>126</sup> (a new version of this document is anticipated to be published in November 2024) sets out the priorities for fire and rescue services in Essex bringing together the Service, partners and the public to build safe and secure communities and offer efficient and effective prevention, protection and response activity. The activities in the plan set out a clear direction for development of the Service. ECFRS publish an annual report which highlights how money has been spent, performance against targets and how they are working to improve their service. The latest published annual report is the Annual

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<sup>124</sup> Available at: [https://assets.publishing.service.gov.uk/media/5aacc5974ed915d42f7c6bf18/National\\_Framework\\_-\\_final\\_for\\_web.pdf](https://assets.publishing.service.gov.uk/media/5aacc5974ed915d42f7c6bf18/National_Framework_-_final_for_web.pdf)

<sup>125</sup> Available at: [https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/1165993/E02938507\\_National\\_Framework\\_Assurance\\_Report\\_V01\\_ELAY.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1165993/E02938507_National_Framework_Assurance_Report_V01_ELAY.pdf)

<sup>126</sup> Available at: [https://www.essex-fire.gov.uk/sites/default/files/2022-10/fire\\_and\\_rescue\\_plan.pdf](https://www.essex-fire.gov.uk/sites/default/files/2022-10/fire_and_rescue_plan.pdf)

Report 2022-2023.<sup>127</sup> The ECFRS Integrated Risk Management Plan (IRMP) 2020-2024<sup>128</sup> forms part of the overall Fire and Rescue Plan and guides the priorities in the annual Strategic Plan. It identifies how ECFRS will manage risks in Essex, protect the communities and respond to fires, all against a backdrop of financial challenges. A new version of this document is anticipated to be published in January 2025 and will be called the Community Risk Management Plan.

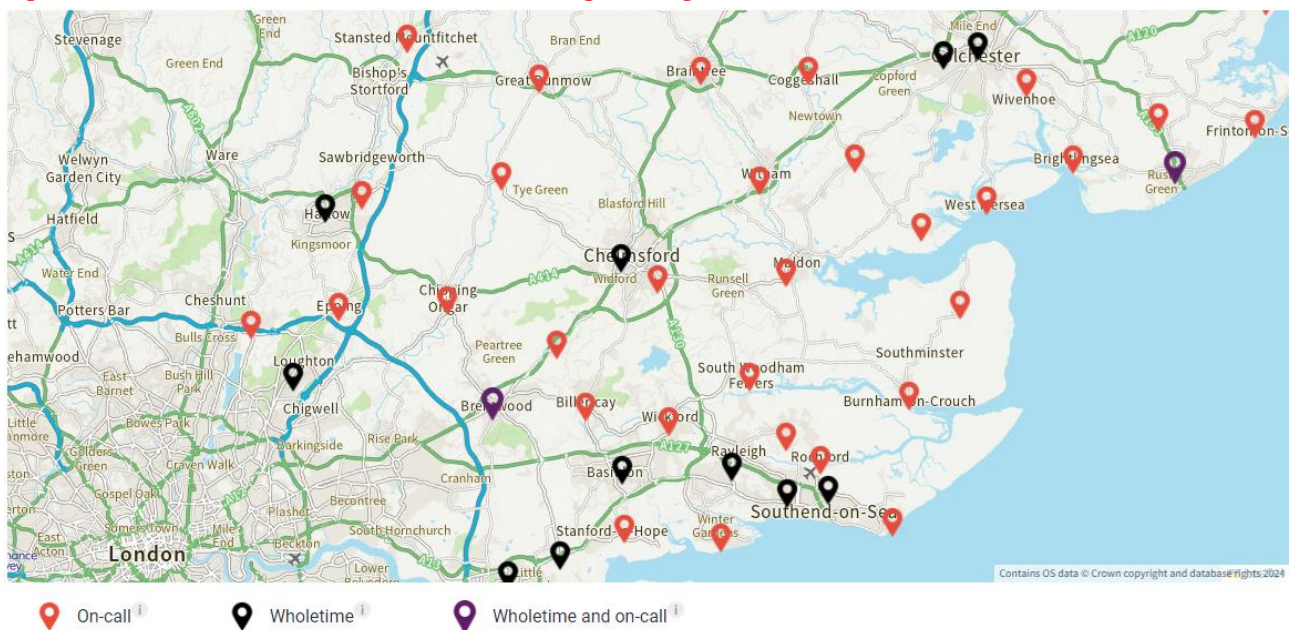
Other relevant plans and strategies include the Estate Strategy 2021-2026, the Sustainability and Environmental Strategy, and the Strategic Assessment of Risk 2023-2024 (this is updated annually and feeds into the IRMP).

### Current Levels of Provision

ECFRS has 67 fire engines and 50 fire stations in Essex, 12 of which are crewed by wholetime firefighters, or by wholetime and on-call firefighters, and are generally located in the more densely populated areas. The remaining 38 stations are staffed by retained firefighters and tend to be found in smaller towns and villages. Other service functions include the urban search and rescue team which consists of a number of elements, some of which forms part of the national response and some are part of the local response. The urban search and rescue team is based on Colchester.

There are currently three fire stations in Chelmsford located in Chelmsford city centre, Great Baddow, and South Woodham Ferrers. Chelmsford Fire Station is a wholetime fire station, which means firefighters are based at the station 24/7. Great Baddow Fire Station and South Woodham Ferrers Fire Station are both on-call fire stations, which means firefighters living and working within five minutes of the fire station are on standby to respond to incidents. The figure below shows the fire stations within Chelmsford and the neighbouring authorities.

**Figure 20. Fire stations within Chelmsford and the neighbouring authorities**



Source: Essex Fire website.<sup>129</sup>

Every fire and rescue service in England and Wales is subject to a statutory inspection by HMICFRS. The 2023 inspection<sup>130</sup> of ECFRS found that in six areas, the service ‘requires improvement’. The remaining five areas were graded as ‘good’ or ‘adequate’. The inspection showed that the proportion of firefighters per

<sup>127</sup> Available at: [https://www.essex-fire.gov.uk/sites/default/files/2023-11/Annual%20report%20SOA%202022-2023\\_0.pdf](https://www.essex-fire.gov.uk/sites/default/files/2023-11/Annual%20report%20SOA%202022-2023_0.pdf)

<sup>128</sup> Available at: <https://www.essex-fire.gov.uk/sites/default/files/2022-11/IRMP%202020%20-24.pdf>

<sup>129</sup> Available at: <https://www.essex-fire.gov.uk/about-us/fire-stations>

<sup>130</sup> Available at: <https://s3-eu-west-2.amazonaws.com/assets-hmicfrs.justiceinspectorates.gov.uk/uploads/frs-assessment-2023-25-essex.pdf>



1,000 population in Essex is 0.63 which is slightly above the national average of 0.62 (as of year ending 31 March 2022). However, the percentage of firefighters in Essex who are wholetime is lower at 54.7% compared to the national average of 65.2%.

### **Infrastructure Required to Support Growth**

The Infrastructure Delivery Schedules (Appendix A and B) have identified planned and proposed projects within the administrative area of CCC to support the Preferred Spatial Strategy in collaboration with stakeholders. Appendices A and B have been updated where there were errors in the dwelling number for sites in the Preferred Options consultation document.

Through discussions with ECFRS, it has been confirmed that there are currently no plans to relocate or refurbish any of the fire stations within Chelmsford. However, partly in response to development underway in the north of Chelmsford (North East Chelmsford Garden Community) and given the location of the existing Chelmsford Fire Station, there is a potential need to make nearby Braintree Fire Station (currently an on-call fire station) a wholetime fire station (where firefighters are based at the station 24/7). In order to do this, redevelopment of the fire station will be required to accommodate this change. Further information on this will be provided in the ECFRS Community Risk Management Plan to be published in January 2025 however this has been included in the Infrastructure Delivery Schedules (Appendix A and B) in the interim with further details on costing to be provided.

More generally, increased growth in Chelmsford is likely to impact upon the prevention activities required by ECFRS. In addition, any development should not negatively impact on the service's ability to respond to an incident in the local area. In new development in particular, consideration needs to be given to road widths to be accessible whilst not impeding emergency service vehicle response through safe access routes for fire appliances including room to manoeuvre (such as turning circles).

## 13. Social and Community Facilities

### 13.1 Overview

Chelmsford is served by a broad range of community facilities that are spread across the geography of the authority. While the infrastructure assessed in this section are not exhaustive, they cover a broad range of community needs, each with their own unique requirements, but all being necessary in helping to shape and maintain vibrant and sustainable communities. This Section will consider the following social and community infrastructure:

- Youth Services
- Libraries
- Community Halls
- Cemeteries

### 13.2 Youth Services

#### Policy and Context

Youth facilities provide opportunities for young people to develop their personal and social skills. Local authorities are required to provide sufficient quantity of youth services to support educational and recreational leisure-time activities to support their health and wellbeing.<sup>131</sup>

In addition to this requirement, paragraph 20 of the NPPF states that during the preparation of evidence bases and strategic policies for a Local Plan, Local Planning Authorities are required to make sufficient provision (in line with the presumption in favour of sustainable development) for community facilities. Paragraph 97 further states that social, recreational and cultural facilities and services should be provided to support local communities to improve health and wellbeing, meet day-to-day needs and are delivered as part of an integrated approach to the location of housing and economic development.

#### Current Levels of Provision

Youth services across Chelmsford are delivered by a range of organisations and offer numerous opportunities for young people. Two examples of these organisations include:

- The Essex Youth Service, run by Essex County Council, supports young people across school, work and life providing mentorship, volunteering and work experience opportunities for young people from the ages of 13 to 25.<sup>132</sup>
- The Chelmsford YMCA provide support for local children, young people and families. The YMCA organise a programme of informal youth groups for different ages, deliver training programmes for young people focusing on entry to employment and providing peer support. The YMCA also run a successful nursery and organise breakfast clubs and out of school clubs.<sup>133</sup>

The Chelmsford 2022/2023 Infrastructure Funding Statement<sup>134</sup> outlines that planning obligation funding was received with £60,421 were spent on the Runwell Sports and Social Club. A further £28,500 of funding was received for the Chislett Row Play Area.

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<sup>131</sup> <https://www.gov.uk/government/publications/statutory-guidance-for-local-authorities-youth-provision/statutory-guidance-for-local-authorities-on-services-to-improve-young-peoples-well-being#assessing-young-peoples-needs-and-current-provision>

<sup>132</sup> <https://youth.essex.gov.uk/>

<sup>133</sup> <https://www.ymcaessex.org.uk/>

<sup>134</sup> <https://www.chelmsford.gov.uk/media/11qduhc/infrastructure-funding-statement-2022-23.pdf>

The following youth services, clubs and groups exist in Chelmsford:

- Galleywood Youth Centre
- Essex Boys and Girls Clubs
- Moulsham Youth Centre
- Air Cadets
- Boys Brigade Chelmsford and District Battalion
- YMCA Chelmsford
- Sea Cadets
- Essex Youth Service
- Reserve Forces and Cadets Association East Anglia
- Essex Army Cadet Force
- The Cubs, Scouts, Rainbows, Brownies and Girl Guides
- Behold Mime Ministry
- Danbury Youth Centre.

### **Infrastructure Required to Support Future Growth**

No specific youth service projects to support the future growth proposed as part of the Preferred Spatial Strategy have been identified at this stage. However, it will be important for the Local Plan Review to ensure that existing youth services are maintained, and improved where necessary, to provide adequate facilities for existing communities and the new residents which live within them for social, cultural or recreational activities.

## **13.3 Libraries**

### **Policy and Context**

Libraries are a core element of community infrastructure. ECC has a statutory duty under the 1964 Public Libraries & Museums Act to provide a comprehensive and efficient library service for all residents and persons working and studying in Essex. In addition to the ‘traditional’ library function of lending books, contemporary library service provision within Chelmsford includes audio media, virtual lending, internet and Wi-Fi-access, newspapers as well as the provision of physical venue spaces for community use.<sup>135</sup> Libraries act as a hub for communities to come together and interact and are a vital resource for helping residents improve their literacy, and provide a place to learn new skills. The library service is a shared gateway to other services and also for accessing digital information and communications.

ECC has developed ‘Everyone’s Library Service 2022-2026’<sup>136</sup> which commits to putting libraries at the heart of Essex communities. Libraries act as a hub for communities to come together and interact and are a vital resource for helping residents improve their literacy and provide a place to learn new skills. The library service is a shared gateway to other services and for accessing digital information and communications.<sup>137</sup> The plan has three focus areas:

#### **1. Library Service and literacy**

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<sup>135</sup> <https://libraries.essex.gov.uk/digital-content/our-strategies-policies-and-terms/what-we-stock>

<sup>136</sup> <https://libraries.essex.gov.uk/digital-content/our-strategies-policies-and-terms/everyones-library-service-20222026>

2. Communications and infrastructure
3. Supporting our communities and levelling up ensuring our libraries are fit for purpose, working with the right partners and, most importantly, in the right places.

Furthermore, paragraph 20 of the NPPF states that during the preparation of evidence bases and strategic policies for a Local Plan, Local Planning Authorities are required to make sufficient provision (in line with the presumption in favour of sustainable development) for community facilities. Paragraph 97 also states that social, recreational and cultural facilities and services should be provided to support local communities to improve health and wellbeing, meet day-to-day needs and are delivered as part of an integrated approach to the location of housing and economic development.

### Current Levels of Provision

ECC is responsible for the network of 74 libraries and three mobile library services across the County. The table below shows the current provision of libraries within Chelmsford. The opening hours for the libraries vary, from 15 to 47 hours per week, and some are open on weekends.<sup>138</sup>

**Table 32: Libraries in Chelmsford**

Village/Area	Parish	Library
<b>Broomfield</b>	Broomfield	180 Main Road, Chelmsford, CM1 7AH
<b>Chelmsford Town Centre</b>	Springfield	County Hall, Market Road, Chelmsford, CM1 1QH
<b>Danbury</b>	Danbury	Main Road, Chelmsford, CM3 4NQ
<b>Galleywood</b>	Galleywood	Watchouse Road, Chelmsford, CM2 8PU
<b>Great Baddow</b>	Great Baddow	27 High Street, Chelmsford, CM2 7HH
<b>North Melbourne</b>	Chelmsford Town Area	Dickens Place, Copperfield Road, Chelmsford, CM1 4UU
<b>South Woodham Ferrers</b>	South Woodham Ferrers	Trinity Square, Chelmsford, CM3 5JU
<b>Springfield</b>	Springfield	St Augustine's Way, Chelmsford, CM1 6GX
<b>Writtle</b>	Writtle	45 The Green, Chelmsford, CM1 3DT

### Infrastructure Required to Support Future Growth

The Infrastructure Delivery Schedules (Appendix A and B) have identified planned and proposed library projects within the administrative area of CCC to support the Preferred Spatial Strategy in collaboration with stakeholders. This includes information (where available) on type of infrastructure, project description, location, who is delivering the project, estimated cost, estimated funding and funding sources. Appendices A and B have been updated where there were errors in the dwelling number for sites in the Preferred Options consultation document.

ECC has confirmed that no new stand-alone libraries are proposed in Chelmsford at present. The provision of a new stand-alone library is only likely to be sought by ECC on major new housing sites/allocations of 7,000 dwellings or more. However, each case will depend on an assessment of the particular requirements in that area and the likely impact of cumulative new development on current provision. The cost of a new library will need to be negotiated on a site-by-site basis. Contributions will be sought to provide additional facilities, stock and IT provision where there is expected to be significant growth in population created by development, or where a new community remote from an existing provision is established.

In relation to Strategic Growth Site Policy 16a (East Chelmsford Garden Community (Hammonds Farm)), a 'satellite' library facility may be required to serve this site and its location determined through masterplanning. ECC has confirmed that the indicative costs for a 'satellite' facility is around £106,000

<sup>138</sup> <https://libraries.essex.gov.uk/digital-content/our-library-locations-and-opening-times>

comprising furniture and fit out; book stock and materials; IT services and technology; staffing. The delivery of complimentary on-site library facilities should be funded through the Chelmsford Community Infrastructure Levy (CIL).

The potential scope of ‘satellite’ facilities include flexible public library space of approximately 50sqm, fully DDA compliant at ground level enabling other community uses to be provided; constructed to minimise emissions and contribute to the climate change agenda; mix of opening hours, partly staffed, and utilising Open+ technology enabling potential access 7 days a week; wide range of book stock; customer space to work/read and broadband access; break out seating; connection to ECC IT Network; public Wi-Fi, photocopying; self service kiosk; and CCTV monitoring.

Funding via Chelmsford CIL will be used to improve, enhance and extend library facilities and services, where required. Improvements could include, but are not limited to, additional facilities, additional furniture, provision of learning equipment/play equipment for younger children, improved access, external works such as parking and bike racks and IT.

ECC has identified the following requirements for library provision. No specific library improvement projects have been identified by ECC at this stage.

**Table 33. Library infrastructure required**

Location	New homes	Library provision required	Estimated cost
Location 16a - East Chelmsford Garden Community (Hammonds Farm)	3,000	Flexible library space (50sqm) for ‘satellite’ facility	£106,000

## 13.4 Community Halls

### Policy and Context

Village and community halls are important recreational facilities, especially in rural areas that, in some instances, may lack access to purpose-built sports facilities. They are usually multi-functional, providing places to meet, socialise and for sport/recreational clubs and activities. In more isolated areas, a church hall or a sports pavilion can also serve a range of functions depending on its size.

The importance of maintaining a good supply of space that is available for a range of uses can easily be underestimated but is essential for supporting community wellbeing and cohesion.

Paragraph 20 of the NPPF states that during the preparation of evidence bases and strategic policies for a Local Plan, Local Planning Authorities are required to make sufficient provision (in line with the presumption in favour of sustainable development) for community facilities. Paragraph 97 further states that social, recreational and cultural facilities and services should be provided to support local communities to improve health and wellbeing, meet day-to-day needs and are delivered as part of an integrated approach to the location of housing and economic development.

It is evident from that the 2022/2023 Chelmsford Infrastructure Funding Statement<sup>139</sup> that CIL funds a wide range of community facilities across the administrative area of CCC.

### Current Levels of Provision

The draft 2024 Indoor Sports Assessment provides an audit of village and community halls. It confirms that there are currently 57 village/community halls which are spread evenly across the administrative area. Greater concentrations are found in more densely populated areas. The table below shows the current provision of community halls in Chelmsford. The opening hours and facilities available at the community

<sup>139</sup> <https://www.chelmsford.gov.uk/media/11q4unlc/infrastructure-funding-statement-2022-23.pdf>

halls vary. As the names of these facilities suggests, there is a mixture of community uses, with many being associated with charitable organisations.

**Table 34: Community Halls in Chelmsford**

Village/Area	Parish/Ward	Community/Village Hall
<b>Bicknacre</b>	Woodham Ferrers and Bicknacre	Memorial Village Hall CM3 4ES
<b>Boreham</b>	Boreham	Boreham Village Hall CM3 3JD
<b>Broomfield</b>	Broomfield	Broomfield Village Hall CM1 7AH
<b>Chelmsford</b>	Springfield CP - Springfield North Ward	Springfield Parish Centre CM1 6GX
	Chelmsford Town Area - Trinity Ward	Springfield WI Hall CM1 7HR
	Chelmsford Garden Community CP	Beaulieu Community Centre CM1 6AU
	Chelmer Village CP - Chelmer Village and Beaulieu Park Ward	Chelmer Village Hall CM2 6RF
	Great Baddow CP - Great Baddow East Ward	Great Baddow Parish Hall CM2 7DW
	Great Baddow CP - Great Baddow East Ward	The Reading Rooms CM2 7JR
	Great Baddow CP - Great Baddow West Ward	St Paul's Church Hall CM2 9TN
	Great Baddow CP - Great Baddow West Ward	Gt Baddow Millenium Community Centre CM2 9RL
	Chelmsford Town Area - Marconi Ward	Chelmsford Boys & Girls Club CM1 1RQ
	Chelmsford Town Area - Marconi Ward	North Avenue Youth Centre CM1 2AL
	Chelmsford Town Area - Moulsham Lodge	Moulsham Lodge Methodist Church Hall CM2 9NJ
	Chelmsford Town Area - St Andrews	Newlands Spring Community Centre CM1 4UU
	Chelmsford Town Area - St Andrews	The Parkside Community Hub CM1 2DX
	Chelmsford Town Area - Moulsham and Central	Our Lady Immaculate Parish Community Hall CM2 0AR
	Chelmsford Town Area - Goat Hall	Widford Village Hall CM2 8SY
<b>Chignal</b>	Chignal	Chignal Village Hall CM1 4TS
<b>Danbury</b>	Danbury	Danbury Village Hall CM3 4NQ (these are two separate halls despite same postcode)
		The Old Pavillion CM3 4NQ (these are two separate halls despite same postcode)
		St John's Church Meeting Room CM3 4NG
		United Reformed Church Hall CM3 4NS
<b>East Hanningfield</b>	East Hanningfield	East Hanningfield Village Hall CM3 8AE
<b>Ford End</b>	Great Waltham	Ford End Village Hall CM3 1QL
<b>Galleywood</b>	Galleywood	The Keene Hall CM2 8PT



Village/Area	Parish/Ward	Community/Village Hall
		Galleywood Heritage Centre CM2 8TR
<b>Good Easter</b>	Good Easter	Good Easter Village Hall CM1 4RT
<b>Great Leighs</b>	Great and Little Leighs	Leighs Village Hall CM3 1NH
<b>Great Waltham</b>	Great Waltham	Hulton Hall CM3 1DF
		Pavillion at Great Waltham Recreation Ground CM3 1DF
		The Royal British Legion Hall CM3 1DE
<b>Highwood</b>	Highwood	Highwood Village Hall CM1 3QG
<b>Little Baddow</b>	Little Baddow	Little Baddow Memorial Hall CM3 4TA
		St Andrew's Room & Chapel CM1 2JB
<b>Little Waltham</b>	Little Waltham	Memorial Hall CM3 3LN
<b>Margaretting</b>	Margaretting	Margaretting Village Hall CM4 0EP
<b>Pleshey</b>	Pleshey	Pleshey Village Hall CM3 1HE
<b>Ramsden Heath / Downham</b>	South Hanningfield	Ramsden Heath Village Hall CM11 1HX
		Downham Village Hall CM11 1QN
		Ramsden Heath Christian Growth Centre CM11 1ND
<b>Rettendon Place</b>	Rettendon	Rettendon Memorial Hall CM3 8DP
<b>Roxwell</b>	Roxwell	Roxwell Memorial Hall CM1 4PA
<b>Runwell (including St Luke's Park)</b>	Runwell	Runwell Village Hall SS11 7JE
		St. Mary's Church Hall SS11 7JQ
<b>Sandon</b>	Sandon	Sandon Village Hall CM2 7SQ
<b>South Hanningfield</b>	South Hanningfield	South Hanningfield Village Hall CM3 8HL
<b>South Woodham Ferrers</b>	South Woodham Ferrers Town Council	South Woodham Ferrers Village Hall CM3 5PL
		Champions Manor Hall CM3 5LJ
<b>Stock</b>	Stock	Stock Village Hall CM4 9NF
<b>Writtle</b>	Writtle	Writtle Village Hall CM1 3DU
		Writtle Sports and Social Club CM1 3HP
		Writtle Community Association using the Beryl Platt Centre on Redwood Drive CM1 3LY
		Writtle Christian Centre CM1 3DT

Village/Area	Parish/Ward	Community/Village Hall
		Writtle Parish Office CM1 3DT
<b>Woodham Ferrers</b>	Bicknacre and Woodham Ferrers	Woodham Ferrers Village Hall CM3 8RN
<b>West Hanningfield</b>	West Hanningfield	West Hanningfield Village Hall CM2 8UJ

In relation to accessibility, 57% of the population lives within an 800m walk of a village or community hall. They offer different types of physical activity relevant to the local communities which they serve. Community halls typically rely upon volunteers to operate. Many offer facilities at key times needed i.e., morning, afternoon and evening. Activities tend to reflect local community needs/requirements.

The draft 2024 Indoor Sports Assessment notes that in recent years, there has been a marked increase in the number of fitness and physical activity sessions taking place in the centres (and less dance). Audit research suggests that in addition to sport and physical activity, key services being delivered at these sites include food banks, warm hubs, breakfast clubs and social supermarkets. It is presumed that this reflects the economic and financial constraints being experienced in the communities that many serve. Consultation indicates some spare capacity during the day and at weekends, however, there is reportedly limited capacity on weekday evenings.

The draft 2024 Indoor Sports Assessment concludes that the audit research suggests that demand for village hall/community centre space is high, highlighting the importance of these sites in ensuring a good range of local sport, physical activity, arts and cultural activities for local residents. Desk research indicates nevertheless that the majority of community centres have some spare capacity.

### Assets of Community Value Register

The Localism Act (2011) allows groups to nominate land and buildings that are important in their community to be an asset of community value. This includes community and voluntary groups, as well as parish and town councils. The table below showcases the assets of community value within Chelmsford.

**Table 35: Assets of Community Value in Chelmsford**

Authority reference	CRTB reference	Asset name	Asset address	Date of listing
<b>22/00002/ACV</b>	CRTB29	The Chequers Public House	The Street, Roxwell, CM1 4PD	7 September 2022
<b>22/00001/ACV</b>	CRTB28	Little Waltham Memorial Hall	15 Brook Hill, Little Waltham CM3 3LN	06 May 2022
<b>21/00006/ACV</b>	CRTB27	The Leather Bottle Public House, Beer Garden and Car Park	The Street, Pleshey, Chelmsford, CM3 1HG	19 January 2022
<b>21/00005/ACV</b>	CRTB26	The Butchers Arms Public House, Beer Garden and Car Park	Dunmow Road, North End, Dunmow, CM6 3PJ	15 October 2021
<b>21/00004/ACV</b>	CRTB25	The Walnut Tree Public House and Car Park	Broads Green, Chelmsford, Essex, CM3 1DT	06 September 2021

Authority reference	CRTB reference	Asset name	Asset address	Date of listing
21/00002/ACV	CRTB23	The Eagle Public House, remaining Car Park and Beer Garden still in use in conjunction with the Public House	Stock Road, Galleywood, Chelmsford, CM2 8PS	07 April 2021
21/00001/ACV	CRTB22	Chignal Smealey Cricket Ground	Chignal Road, Chignal Smealey, Chelmsford, CM1 4TA	19 March 2021
20/00001/ACV	CRTB20	The Black Bull	Main Road, Margaretting, CM4 9JA	09 April 2020
19/00003/ACV	CRTB19	Danbury Library	18 Main Road, Danbury, Essex, CM3 4NQ	23 May 2019
19/00002/ACV	CRTB18	Writtle Library	45 The Green, Writtle, Essex, CM1 3DT	10 May 2019
19/00001/ACV	CRTB17	The Old School House	20 Main Road, Danbury, Essex, CM3 4NQ	10 May 2019
18/00003/ACV	CRTB16	Galleywood Library	Watchhouse Road, Galleywood, Essex CM2 8PU	13 March 2019

### Infrastructure Required to Support Future Growth

The Infrastructure Delivery Schedules (Appendix A and B) have identified planned and proposed community centre / community hall projects within the administrative area of CCC to support the Preferred Spatial Strategy in collaboration with stakeholders. This includes information (where available) on type of infrastructure, project description, location, who is delivering the project, estimated cost, estimated funding and funding sources. Appendices A and B have been updated where there were errors in the dwelling number for sites in the Preferred Options consultation document.

The draft 2024 Indoor Sports Assessment concludes that there is currently good accessibility to village/community halls and there is no deficiency identified given that the majority of community centres have some spare capacity. The growth proposed as part of the Preferred Spatial Strategy is likely to create additional demand for village/community halls.

Neighbourhood centres incorporating community provision are proposed as part of the following allocations however these have not been included on the Infrastructure Delivery Schedule as it is assumed that any community hall provision included as part of these neighbourhood centres will be provided directly on site by the developer as part of the comprehensive masterplanning of the site:

- Location 2 – West Chelmsford
- Location 7a - Great Leighs - Land at Moulsham Hall
- Location 8 - North of Broomfield
- Location 16a - East Chelmsford Garden Community (Hammonds Farm)
- Location 10 - North of South Woodham Ferrers

In relation to other community centre/community hall provision, the following locations have been identified on the Infrastructure Delivery Schedule:

- Location 1 – Growth sites in Chelmsford City Centre – Sites GS1g to GS1bb – Integration of proportionate community facilities.
- Location 1b – Former St Peter’s College, Fox Crescent – New or relocated community facilities to meet evidenced needs.
- Location 3a – East of Chelmsford – Manor Farm – Financial contributions towards a new Visitor Centre at Sandford Mill.

In order to provide cost estimates for Location 1 (GS1g to GS1bb) and Location 1b, it is assumed that one community centre will be provided in these locations. Based on an assumed size, benchmarks have then been used to estimate a cost range. In relation to the visitor centre, an assumption has been made regarding the size of the visitor centre and appropriate benchmarks from similar facilities have been used to estimate a cost range.

## 13.5 Cemeteries

### Policy and Context

As a general rule, people want burial and cremated remains sites near to where they live, meaning that developments close to but outside of the Council’s administrative area can have impacts upon site capacity. As burial sites have finite capacity, there is a continuous demand for more space.

### Current Levels of Provision

The draft 2024 Open Space Report identifies 38 cemeteries and churchyards which results in 37 hectares of space across the administrative area. Chelmsford City Council own and operate the Chelmsford cemetery and crematorium, the largest site in the administrative area, located on Writtle Road in Chelmsford. It is understood that this site will be full by 2026 with plans currently ongoing to construct a new cemetery and modern crematorium, as outlined in the Chelmsford strategy, ‘Our Chelmsford, Our Plan’ (2023).<sup>140</sup> This future plan hopes to increase both the number of cremations and burials. The 2022/2023 Chelmsford Infrastructure Funding Statement outlines that £4,000,000 has been allocated for cemetery/crematorium land with a further £6,800,000 allocated to build a facility as part of the CIL fund.<sup>141</sup> This funding has not yet been spent as of the time of writing.

Chelmsford City Council also maintain seven closed cemeteries:<sup>142</sup>

- Holy Trinity, Springfield
- New London Road Cemetery
- Rectory Lane Churchyard
- St John's Churchyard, Moulsham Street
- St Mary's Churchyard, Great Baddow
- St Mary's Churchyard, Widford
- The Cathedral Church of St Mary, St Peter and St Cedd

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<sup>140</sup> <https://www.chelmsford.gov.uk/your-council/our-chelmsford-our-plan/>

<sup>141</sup> <https://www.chelmsford.gov.uk/media/11qduhc/infrastructure-funding-statement-2022-23.pdf>

<sup>142</sup> <https://www.chelmsford.gov.uk/cemetery-and-crematorium/>

## **Infrastructure Required to Support Future Growth**

The Infrastructure Delivery Schedules (Appendix A and B) have identified planned and proposed cemetery projects within the administrative area of CCC to support the Preferred Spatial Strategy in collaboration with stakeholders. This includes information (where available) on type of infrastructure, project description, location, who is delivering the project, estimated cost, estimated funding and funding sources. Appendices A and B have been updated where there were errors in the dwelling number for sites in the Preferred Options consultation document.

Cemetery provision is fairly evenly distributed across the administrative area and the need for additional cemetery provision is driven by the requirement for burial demand and capacity. The existing Chelmsford cemetery will be full by 2026 and there are ongoing plans to construct a new cemetery and modern crematorium within Chelmsford with a site having already been identified. The cost of the proposal is just under £11million and funding has been already secured via CIL with CIL funding of £4,000,000 allocated for the land costs and £6,800,000 allocated for the build costs.

## 14. Public Realm and Public Art

### Overview

This Section will consider the following infrastructure:

- Public Realm
- Public Art

### Policy and Context

Public realm is important to consider when delivering healthy, inclusive and safe environments for local communities.

Public art is an important factor in improving the aesthetics of our built environment, enhancing a sense of community and place, whilst also fostering community pride and ownership. Public Art has the ability to:

- Enhance the natural, built and historic built environment
- Increase social development – enabling people to investigate and celebrate local identity and/or issues, extending opportunities to participate and engage in culture through public art
- Assist in local economic development initiatives.
- Private developments have a major role to play in enhancing the environment for communities through the use of appropriate art work

Paragraph 96 of the NPPF states that planning policies and decisions should promote social interaction, healthy lifestyles and mixed-use neighbourhoods with active travel routes and public areas. In addition to this, paragraph 102 states that it is vital for access to be provided to high quality open spaces, with opportunities for sport and physical activity, biodiversity and addressing climate change.

Chelmsford Council has published a Cultural Strategy which has three strategic themes to support the heritage, wellbeing, environment and creativity for local communities<sup>143</sup>:

- The Natural and Built Environment
- Health and Wellbeing
- Festivals and Events

This strategy sets out recommendations to support the delivery of the strategy over the next 10 years, which plans to enhance and strengthen centres across the administrative area. Examples of recommendations include developing a programme of festivals and events for all ages and interests of the local community and the development of a Culture and Health road map to increase the role of culture in supporting people's mental and physical health.

CCC's Planning Obligations SPD (January 2021)<sup>144</sup> at Section 13 provides guidance on the requirements for public realm and public art in new developments. In relation to public art, it states: "*On smaller schemes Public Art is likely to be dealt with by way of a planning condition. It may be required to be secured via a Section 106 Agreement in the following circumstances:*

- *All developments with a threshold of 10 or more dwellings.*
- *All developments with a floorspace of 1,000sqm or more."*

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<sup>143</sup> [chelmsford-cultural-strategy.pdf](#)

<sup>144</sup> <https://www.chelmsford.gov.uk/media/gzrfz1wm/planning-obligations-spd.pdf>



In relation to public realm, the document states that for developments large enough to have public space within the site, most matters will be covered by planning conditions. Each case will be considered on its individual merits.

The Council has also adopted the ‘Making Places’ Supplementary Planning Document in 2021 which outlined public realm requirements for future development including public realm works<sup>145</sup>. The document states that the Council will work with developers to ensure that new public realm is delivered to a high standard, with opportunities for active travel, sport, recreation and enjoyment.

The Council’s stance on public art projects in new development schemes is that the developer should devise and execute the project with the Council providing guidance and enabling the project. The public art may result in physical installations or virtual projects. The Council’s website provides guidance for developers looking to commission public art projects.<sup>146</sup>

ECC’s Place Services lead the delivery of ECC’s Public Art Strategy to ensure the work and skills of artists feature in the structures and functioning of new development, either as part of an ECC funded programme, through liaison with Districts, City and Borough Councils, or by acting as expert consultants for privately funded development.

**Current Levels of Provision**

ECC lead on the management of the built environment across the county. ECC has also established a Public Art Strategy and Fund to support the work and skills of local artists is supported and included as part of new development across the County. Projects are currently ongoing and are undertaken in collaboration with the local community, drawing upon the heritage and local identity of a place.<sup>147</sup>

**Infrastructure Required to Support Future Growth**

The Infrastructure Delivery Schedules (Appendix A and B) have identified planned and proposed public realm and public art projects within the administrative area of CCC to support the Preferred Spatial Strategy in collaboration with stakeholders. This includes information (where available) on type of infrastructure, project description, location, who is delivering the project, estimated cost, estimated funding and funding sources. Appendices A and B have been updated where there were errors in the dwelling number for sites in the Preferred Options consultation document.

The table below sets out the public art and public realm projects which have been included in the Infrastructure Delivery Schedule. The estimated cost/contribution identified is based on CCC’s experience and advice provided to them from a specialist public art commissioning consultant. The contribution requested would usually be based on a build cost however this is not available at this stage. CCC has confirmed that a meaningful public art project would require a minimum budget of £30,000. For larger sites, the average per dwelling cost for public art would be approximately £250 per dwelling. The estimated contribution requirements set out below have therefore been costed on this basis however these may change based on the final dwellings built out on site.

**Table 36. Public art and public realm provision requirements by site**

Site	Public art and public realm project	Estimated cost / contribution
<b>PUBLIC ART</b>		
<b>Growth Area 1</b>		
<b>CW1a</b>		£112,500

<sup>145</sup> [Making Places Supplementary Planning Document \(chelmsford.gov.uk\)](https://www.chelmsford.gov.uk/making-places-supplementary-planning-document)

<sup>146</sup> <https://www.chelmsford.gov.uk/leisure-theatres-and-museums/blue-plaques-information-boards-and-public-art/organisations-wishing-to-commission-public-art/>

<sup>147</sup> <https://www.essex.gov.uk/sites/default/files/2024-07/Developers%20Guide%202024.pdf>

Site	Public art and public realm project	Estimated cost / contribution
CW1c	Financial contribution towards public art which contributes towards place creation	£50,000
CW1d		£47,500
CW1e		£30,000
CW1f		£30,000
SGS1d		£37,500
SGS1e		£30,000
SGS1x		£46,250
SGS1y		£30,000
SGS2		£220,000
SGS3a		See below - combined public art and public realm contribution
SGS3c		See below - combined public art and public realm contribution
SGS3d		See below – combined public art and public realm contribution
SGS4	N/A – site has already got planning permission.	
SGS5	£6,000	
Growth Area 2		
SGS7a	Financial contribution towards public art which contributes towards place creation	£187,500
SGS7b		£47,500
SGS7c		£25,000
SGS8		£128,000
SGS14a		£5,000
SGS14b		£5,000
Growth Area 3		
SGS16a	Financial contribution towards public art which contributes towards place creation	£750,000
SGS10		£155,000
SGS11a		N/A – site has already got planning permission.
SGS11b		£5,000
SGS11c		£5,000
SGS12		£8,000
SGS13		£25,000
SGS17a		£3,750
SGS17b		£5,000

Site	Public art and public realm project	Estimated cost / contribution
<b>PUBLIC REALM</b>		
<b>SGS1w</b>	Improvement to public realm in High Street and Springfield Road.	£2,300,000
<b>SGS1x, SGS1y, GS1h, GS1k, GS1v</b>	Brook Street public realm	£960,000
<b>GS1l</b>	Church Street/Cottage Place public realm	£4,053,000
<b>PUBLIC ART AND PUBLIC REALM</b>		
<b>SGS3a</b>	Heritage interpretation, including information boards and public art	£100,000
<b>SGS3c</b>	Heritage interpretation, including information boards and public art	£30,000
<b>SGS3d</b>	Heritage interpretation, including information boards and public art	£1,800

# 15. Security

## Overview

This Section will consider security infrastructure.

## Policy and Context

Paragraph 20 of the NPPF states that strategic policies should set out an overall strategy for the pattern, scale and design quality of places, and make sufficient provision for security. Paragraph 96 outlines the need for environments to be safe and accessible, supporting community cohesion where crime, disorder and the fear of crime to not undermine the communities' quality of life. Similarly, paragraph 101 outlines that planning policies and decisions should promote public safety and take into account wider security and defence.

The Police and Crime Plan 2021-2024 sets out the policing priorities and aims for keeping Essex safe.<sup>148</sup> The plan brings together police, partners and the people of Essex to build safe and secure communities, thereby promoting public confidence in the police and ensuring that victims are satisfied with the service and support they receive. In accordance with the Crime and Disorder Act, 1988, Police Reform and Social Responsibility Act, 2011 and the Anti-social Behaviour, Crime and Policing Act 2014. While the priorities in the Police and Crime Plan set out the focus for tackling crime and antisocial behaviour in Essex, the Police, Fire and Crime Commissioner and Chief Constable are also responsible for ensuring Essex Police can respond to national and international threats. This is undertaken as part of the Strategic Policing Requirement 2012.

The Chelmsford City Council CCTV Code of Practice outlines the use of CCTV which covers Chelmsford, South Woodham Ferrers, Maldon and Witham, in addition to car parks, community shopping parades and various Council owned premises.<sup>149</sup> Chelmsford was accredited with purple flag status in 2013 and 2019 for a safe evening economy and have been highlighted as good practise to working collaboratively with partners to support the creation of safe environments.

## Current Levels of Provision

Chelmsford City Council work in partnership with Essex Police and other organisations to ensure that the administrative area is a safe and secure environment for everyone. Chelmsford City Council operate more than 350 CCTV cameras across Chelmsford city centre, the car parks and their property.<sup>150</sup> They also operate cameras in South Woodham Ferrers, Maldon and Witham. Chelmsford City Council monitor the CCTV cameras from their 24 hour control room, with direct links to Essex Police.

Chelmsford has a busy and thriving nightlife, with a great mix of bars, restaurants and traditional pubs. Chelmsford have introduced a number of safety initiatives, to ensure you feel safe and know that help is there if you need it. Safety projects are funded with community safety partners and the Late Night Levy. Schemes included are:<sup>151</sup>

- Best Bar None
- Chelmsford SOS
- Public Spaces Protection Orders (PSPOs)
- Purple Flag
- Safer Chelmsford Partnership
- Street Pastors

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<sup>148</sup> [PFCC-PCP-2021-24-WEB.pdf](#)

<sup>149</sup> [Chelmsford City Council](#)

<sup>150</sup> [CCTV in Chelmsford](#)

<sup>151</sup> [Safety on nights out \(chelmsford.gov.uk\)](#)

- Taxi marshals
- Women's Safety Charter

### **Infrastructure Required to Support Future Growth**

No specific security infrastructure projects to support the future growth proposed as part of the Preferred Spatial Strategy have been identified at this stage.

## 16. Summary

The IDP will support the Pre-Submission (Regulation 19) version of the emerging Local Plan Review and it represents a key element of the Council's evidence base. The IDP sets out the infrastructure requirements of the Preferred Spatial Strategy by incorporating and updating the findings from the Stage 1 baseline infrastructure capacity analysis and providing further analysis associated with the Preferred Spatial Strategy, including further engagement with infrastructure providers undertaken between May and August 2024.

The infrastructure requirements identified in the IDP will be funded in three main ways:

- Direct developer funding such as Section 106 agreements (or Section 278 agreements for highway matters) with developers – for infrastructure investments necessary to make development acceptable on individual sites, or which are necessary on a cumulative basis because of development arising on a combination of sites.
- Community Infrastructure Levy (CIL), paid by developers based upon the floorspace of their development – for infrastructure of a more general and/or lower-scale nature, which is not directly linked to growth or for which a need already exists.
- External funding sources such as from Government through national programmes or funding delivered by Essex County Council and the Local Enterprise Partnership – for infrastructure of a higher-scale or more strategic nature, too expensive to be funded by development.

The IDP includes Infrastructure Delivery Schedules of planned projects across the administrative area of CCC (see Appendix A and B). These schedules record all identified project requirements, including the infrastructure type, location, delivery mechanism, cost, and funding gap based on the Preferred Spatial Strategy. Where information is not available or where stakeholders are unable to provide feedback at this stage, it is intended that further stakeholder engagement will be undertaken with an update to the IDP made following the Pre-Submission Consultation (Regulation 19).

The cost information within the Infrastructure Delivery Schedules is based on information provided by infrastructure providers in the first instance. Where the infrastructure provider has been unable to provide costings, Arup has undertaken a benchmarking exercise to provide high level indicative costings for these schemes, where there is sufficient detail on the schemes available to do this. These costs are therefore broad estimates and will be subject to refinement and detailed cost analysis as such schemes develop. A few of these costs are identified as 'Private and Confidential' with no figure shown – this is because they contain commercially sensitive information which cannot be published.

In order to understand the general deliverability of the infrastructure required to support the growth set out in the emerging Local Plan Review, a high-level cost analysis has been undertaken. The schedules in Appendix B provide a cost per dwelling based on the infrastructure requirements for each site. This has been calculated based on the infrastructure costs specifically relating to that site combined with an equal apportionment of administrative area-wide and growth area-wide costs (i.e. based on the assumption that all sites will contribute equally to these interventions). **Overall, the IDP identifies total infrastructure costs (for items that have been costed) of £545.5m with identified and secured funding sources totalling £497m.<sup>152</sup>** This leaves a funding gap of £48.6m. This funding gap is likely to increase once interventions which are currently uncoded or unspecified have been confirmed and costed. It is therefore appropriate and necessary to have a Community Infrastructure Levy (CIL) charge in place. **Including the infrastructure costs of the North East Chelmsford Garden Community as set out in the Garden Community IDP, the total infrastructure cost is £859.5m. The developer cost per dwelling to provide the identified infrastructure ranges from between £3,511 and £43,349 per dwelling.**

The table below provides a summary of the total infrastructure costs and cost per dwelling for each site. The total developer cost and developer cost per dwelling is also provided – this excludes infrastructure items which have already been funded.

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<sup>152</sup> This does not include infrastructure costs for the North East Chelmsford Garden Community given this is subject to a separate IDP.



**Table 37. Summary of infrastructure costs for each site**

Location	Number of dwellings	Total costs	Cost per dwelling	Total cost to the developer	Developer cost per dwelling
Location 1 - PDL sites in Chelmsford Urban Area	2765	£233,992,700	£84,627	£100,047,913	£36,184
Location 2 - West Chelmsford	880	£25,254,513	£28,698	£24,151,796	£27,445
Location 3a - East of Chelmsford - Manor Farm	360	£16,574,592	£46,041	£14,923,481	£41,454
Location 3b - East of Chelmsford - Land North of Maldon Road	Employment	£1,336,440	N/A	£1,336,440	N/A
Location 3c - East of Chelmsford - Land South of Maldon Road	109	£4,386,672	£40,245	£4,250,085	£38,992
Location 3d - East of Chelmsford - Land North of Maldon Road	65	£1,880,253	£28,927	£1,798,802	£27,674
Location 4 - Galleywood - Land North of Galleywood Reservoir	24	£114,335	£4,764	£84,261	£3,511
Location 5 - Writtle - Land Surrounding Telephone Exchange - Ongar Road, Writtle	25	£148,542	£5,942	£117,215	£4,689
Location 7a - Great Leighs - Land at Moulsham Hall	750	£33,451,507	£44,602	£32,511,691	£43,349
Location 7b - Great Leighs - Land East of London Road	190	£4,420,430	£17,682	£4,107,158	£16,429
Location 7c - Great Leighs - Land North and South of Banters Lane	100	£2,753,753	£27,538	£2,628,444	£26,284
Location 8 - North of Broomfield	512	£14,070,428	£27,481	£13,428,847	£26,228
Location 14a – Ford End - Land west of Back Lane, Ford End	20	£365,994	£18,300	£340,932	£17,047
Location 14b - Ford End - Land south of Ford End Primary School - Ford End	20	£365,994	£18,300	£340,932	£17,047
Location 10 - North of South Woodham Ferrers	1220	£44,559,714	£36,524	£43,030,941	£35,271
Location 11a, 11b, 11c and 12 - Bicknacre	114	£981,950	£8,614	£839,097	£7,361
Location 13 - Danbury	100	£981,065	£9,811	£855,756	£8,558
Location 16a - South East Chelmsford - East Chelmsford Garden Community (Hammonds Farm)	3000	£115,383,136	£38,461	£111,623,859	£37,208
Location 16b - South East Chelmsford - Land adjacent to A12 Junction 18	Employment	£1,000,000	N/A	£1,000,000	N/A
Location 17a and 17b - East Hanningfield	35	£188,724	£5,392	£144,865	£4,139

The information set out within the IDP will feed into the Local Plan Viability Testing which assesses if the sites identified for allocation are financially viable and can be delivered based on the assumptions set out in the IDP.

IDPs are, by their very nature, a ‘snapshot in time’, and as different infrastructure providers respond to their own unique challenges, the information that they provide will naturally date and alter over time. The Preferred Spatial Strategy presented in this document represents the current position of CCC in August 2024. This is subject to further refinement and consideration as CCC progresses towards the Pre-Submission (Regulation 19) Local Plan Review in 2025.

The IDP is intended to be a ‘living document’ that can be updated and reviewed at regular intervals. Where new or different information is received by the Council, or indeed the Council’s own evidence base changes, it will be appropriate to review the IDP and amend the identified infrastructure requirements where necessary. This is particularly the case given the site-specific nature of demand forecasting in the IDP, which is based upon the sites proposed for inclusion in the Local Plan Review at the time of writing. An update to reflect any changes proposed following the Pre-Submission Consultation (Regulation 19) stage will be included in the next iteration of this document in order to ensure that it reflects the final selection of sites proposed to be allocated. It may need to be updated further as the Local Plan Review’s Examination in Public progresses, to ensure an up-to-date understanding of infrastructure requirements.

It is also important to note some of the sites upon which the infrastructure schedule is based are not expected to be built out until towards the end of the plan period, and the context and circumstances of these sites may therefore have changed by the time a planning application is submitted to the local planning authority. Subsequent updates to the IDP are therefore likely to supersede the assumptions set out in this document over time. The timescales for updating the IDP will depend on the extent to which circumstances change. It is recommended that updates are made at least once every five years, linked to the NPPF’s requirement to undertake reviews of Local Plans at this frequency.

# Appendix A

## Infrastructure Delivery Schedules by Infrastructure Type

A.1 Highways, Access and Transport Infrastructure

Infrastructure Category	Infrastructure Type	Location	Site	Intervention Description	Prioritisation (critical / essential / important)	Responsibility for Delivery	Anticipated Delivery Mechanism (S106 / S278 / CIL / Government funding)	Estimated Cost	Funding Gap	Contributing Sites
Growth Area 1										
Highways, access and transport	Active travel and cycling provision	Location 1a - Chelmer Waterside and Location 1w Meadows Shopping Centre and Meadows Surface Car Park	SGS1a (CW1a, CW1d) and SGS1w	Replace 2no. foot bridges (across Rivers Can and Chelmer) with 2no. cycle bridges – raised to achieve 2.5m clearance to water. Funding strategy is via S106 (Waterside and Meadows developments; possible that Meadows will fully fund and deliver).	Essential	Subject to ongoing discussions - possibly developer (Meadows) to deliver. If not, CCC/ECC	Direct delivery / S106	£1,550,000 (ECC).	Nil (costs to be met by developer)	If not fully funded and delivered by SGS1w, then contributions to be split as follows: CW1a (32%), CW1d (7%), SGS1w (61%) (based on number of units).
Highways, access and transport	Highways, active travel and cycling provision	Location 1a - Chelmer Waterside	SGS1a (CW1a, CW1d, CW1e, CW1f)	New access road and bridge for Chelmer Waterside to serve Strategic Growth Location 1a, through proportionate contributions (planning permission for the bridge granted in June 2021 (Ref: 21/00024/FUL)). Construction commenced in October 2023 and is expected to finish in April 2025. Fully funded and being delivered by CCC.	Critical	CCC	S106/S278, CIL, HIF, borrowing	£43,680,000 (total cost of bridge and access road including GPRS and land remediation) (excluding commuted sum) (CCC)	Nil (funding met by HIF, S106 contributions, CIL and CCC borrowing)	SGS1a (CW1a, CW1d, CW1e, CW1f)
Highways, access and transport	Highways	Location 1a - Chelmer Waterside	SGS1a (CW1a, CW1d, CW1e, CW1f)	Upgrades to the Springfield Road / Navigation Road junction as part of the planning agreement for the Peninsula site (Ref: 16/01630/FUL) - this has been largely completed and has been funded by S106 via Taylor Wimpey Scheme on Waterside Peninsula. Some remaining works to be completed regarding radial easing of the corner to the junction – this land belongs to CW1f.	Critical	ECC, developer	S278	£700,000 (approx) (CCC)	Nil (intervention has been largely delivered and funded via S278)	SGS1a (CW1a, CW1d, CW1e, CW1f)
Highways, access and transport	Active travel and cycling provision	Location 1a - Chelmer Waterside	SGS1a (CW1a, CW1d, CW1e, CW1f)	Army and Navy Sustainable Transport Package which includes: - Hamburger junction improvements - Improvements for active and sustainable transport in the vicinity of the A&N junction - Connections to the surrounding walking and cycling network	Critical	ECC	S106, CIL, Government Major Road Network funding	£81,000,000 (ECC - scheme is not at tender stage so costs could be subject to change).	ECC has conditionally been awarded £69m from the Government's MRN funding - the remainder of the cost will be funded by ECC and CCC via CIL	SGS1a (CW1a, CW1d, CW1e, CW1f)
Highways, access and transport	Highways and active travel	Location 1a - Chelmer Waterside	SGS1a (CW1a, CW1c,	Contribution to car club	Important	Developer	Direct delivery / S106	£40,000 (CCC)	Nil (costs to be met by developer)	SGS1a (CW1a, CW1c, CW1d, CW1e)

Infrastructure Category	Infrastructure Type	Location	Site	Intervention Description	Prioritisation (critical / essential / important)	Responsibility for Delivery	Anticipated Delivery Mechanism (S106 / S278 / CIL / Government funding)	Estimated Cost	Funding Gap	Contributing Sites
			CW1d, CW1e)							
Highways, access and transport	Highways and active travel	Location 1a - Chelmer Waterside	SGS1a (CW1a, CW1c, CW1d, CW1e, CW1f)	Tow path around canal leading to Springfield Basin	Important	CCC, Environment Agency	Direct delivery / S106	£50,000 (CCC)	Nil (costs to be met by developer)	SGS1a (CW1a, CW1c, CW1d, CW1e, CW1f)
Highways, access and transport	Highways	Location 1g - Chelmsford Social Club, Springfield Road and Location 1d - Riverside Ice and Leisure Land, Victoria Road.	GS1g, SGS1d	Enhanced route links from Riverside Ice and Leisure to Springfield Road, including improvements to Mallard Bridge. Approx. 60m length of improved footway from Mallard Bridge next to River Chelmer into allocation site. Mallard Bridge would need to be replaced to support cycling however height of bridge to remain as is.	Essential	ECC, developer	S278	£750,000 (ECC) (based on £700k for bridge and £50k for footpath improvements).	Nil (costs to be met by developer)	GS1g, SGS1d
Highways, access and transport	Active travel and cycling provision	Location 1i - Rectory Lane Car Park West	GS1i	Improved level pedestrian/cycle connection to two existing road crossing points to the south	Essential	ECC, developer	S278	£150,000 (CCC)	Nil (costs to be met by developer)	GS1i
Highways, access and transport	Bus Services, Active travel and cycling provision	Location 1w - Meadows Shopping Centre and Meadows Surface Car Park	SGS1w	Bus service contribution and season tickets for residents.	Important	ECC, CCC	S278	£1,400,000 (ECC) assuming two bus services and infrastructure.	Nil (costs to be met by developer)	SGS1w
Highways, access and transport	Active travel and cycling provision	Location 1y - Land between Hoffmanns Way and Brook Street (Marriage's Mill)	SGS1y	Widening of pedestrian/cycle route adjoining the site which links to routes to the east. Approx. 310m in length of improved footway and cycle route. From end of Brook Street to existing north-south footway / cycle route to east within Green Wedge (assumed it does not include replacing the existing bridge).	Essential	ECC, developer	S106/S278	£42,000 (CCC) (assumed does not include replacing the existing bridge)	Nil (costs to be met by developer)	SGS1y
Highways, access and transport	Bus services	Location 1z - Granary Car Park, Victoria Road	GS1z	Financial contributions towards bus services (specifically evening and Sunday services).	Essential	ECC, bus operators	S106	£500,000 (ECC) (subject to change as extent of bus service not known).	Nil (costs to be met by developer)	GS1z
Highways, access and transport	Highways	Location 2 - West Chelmsford	SGS2	Three site accesses will be provided. Two roundabout accesses on to Roxwell Road (A1060 including works to the Roxwell Road/Lordship Road junction) and a priority junction on Roxwell Road (A1060) to serve the Travelling Showpersons Plots, the existing New Barns Farm dwellings, open space maintenance and agriculture.	Critical	Developer	S106	£1,000,000 (Arup) (subject to design development and more detailed costings).	Nil (costs to be met by developer)	SGS2
Highways, access and transport	Highways	Location 2 - West Chelmsford	SGS2	Speed limit reduction scheme to be implemented to address highway safety issues along Roxwell Road in the vicinity of the site.	Essential	Developer	S106	£150,000 (Arup) (subject to design development and more detailed costings - assumed two additional	Nil (costs to be met by developer)	SGS2

Infrastructure Category	Infrastructure Type	Location	Site	Intervention Description	Prioritisation (critical / essential / important)	Responsibility for Delivery	Anticipated Delivery Mechanism (S106 / S278 / CIL / Government funding)	Estimated Cost	Funding Gap	Contributing Sites
								terminal signs and two posts with two pairs of repeater signs, installed under two-way lights. There is no provision for lighting the signs. Allowance for speed cameras included).		
Highways, access and transport	Highways	Location 2 - West Chelmsford	SGS2	Upgrade of the pedestrian island at Writtle University College campuses to a controlled puffin crossing	Essential	ECC, developer	S278	£110,000 (Arup) (subject to design development and more detailed costings - assumed standard single Puffin crossing including high friction surfacing on approaches).	Nil (costs to be met by developer)	SGS2
Highways, access and transport	Highways	Location 2 - West Chelmsford	SGS2	Extension of the 30mph speed limit to the entirety of Lordship Road.	Essential	ECC, developer	S278	£5,000 (Arup) (subject to design development and more detailed costings - assumed erect a warning or regulatory sign on a new sign post - six signs in total assumed).	Nil (costs to be met by developer)	SGS2
Highways, access and transport	Active travel and cycling provision	Location 2 - West Chelmsford	SGS2	The widening of the footway of Lordship Road.	Essential	ECC, developer	S278	£800,000 (Arup) (subject to design development and more detailed costings - based on a footway within an existing road including design, new lighting and drainage).	Nil (costs to be met by developer)	SGS2
Highways, access and transport	Active travel and cycling provision	Location 2 - West Chelmsford	SGS2	The lighting of NCNR 1 from Fox Burrows Lane to Lawford Lane and the pedestrian route to Hylands School.	Essential	ECC, developer	S278	£198,000 (Arup) (total length is assumed at circa. 1.2km requiring approximately 70 light poles and including cost of columns, brackets, lamps, cable, trench and backfilling).	Nil (costs to be met by developer)	SGS2
Highways, access and transport	Active travel and cycling provision	Location 2 - West Chelmsford	SGS2	Two cycle/pedestrian links to Avon Road, including bridges over One Bridge Brook.	Essential	ECC, developer	S278	£900,000 (Arup) (subject to design development and more detailed costings - assumed one bridge and two cycle/pedestrian links)	Nil (costs to be met by developer)	SGS2
Highways, access and transport	Bus Services	Location 2 - West Chelmsford	SGS2	Provision of two new bus services between the development site and Chelmsford Train Station and a new service between Writtle University College and Chelmsford Train Station.	Essential	ECC, developer	S106	£4,400,000 (ECC) (assumed four buses an hour for two services).	Nil (costs to be met by developer)	SGS2
Highways, access and transport	Highways, Active travel and cycling provision	Location 3a - East of Chelmsford - Manor Farm	SGS3a	New vehicular access road to the Country Park with a new 3.6m wide shared pedestrian and cycle route providing access to the Country Park and Sandford Mill. Approx. 226m in length.	Essential	ECC, developer	S278	£850,000 (Arup) (subject to design development and more detailed costings - assumed a 3.6m wide vehicular access road and	Nil (costs to be met by developer)	SGS3a



Infrastructure Category	Infrastructure Type	Location	Site	Intervention Description	Prioritisation (critical / essential / important)	Responsibility for Delivery	Anticipated Delivery Mechanism (S106 / S278 / CIL / Government funding)	Estimated Cost	Funding Gap	Contributing Sites
								3.6m wide shared pedestrian and cycle path)		
Highways, access and transport	Highways, Active travel and cycling provision	Location 3a - East of Chelmsford - Manor Farm	SGS3a	New pedestrian and cycle bridge from Country Park to Sandford Mill. Approx. length 25m.	Essential	CCC, developer	S106	£1,000,000 (Arup) (subject to design development and more detailed costings)	Nil (costs to be met by developer)	SGS3a
Highways, access and transport	Highways, Active travel and cycling provision	Location 3a - East of Chelmsford - Manor Farm	SGS3a	Country Park car park providing space for approx. 50-60 spaces including bus parking. Surface grasscrete or similar.	Essential	CCC, developer	S106	£250,000 (Arup) (subject to design development and more detailed costings)	Nil (costs to be met by developer)	SGS3a
Highways, access and transport	Highways, Active travel and cycling provision	Location 3a - East of Chelmsford - Manor Farm	SGS3a	Signalised crossing west of Site 3a.	Essential	ECC, developer	S278	£170,000 (Arup) (subject to design development and more detailed costings)	Nil (costs to be met by developer)	SGS3a
Highways, access and transport	Highways, Active travel and cycling provision	Location 3a - East of Chelmsford - Manor Farm	SGS3a	Connections across the A1114 to Longmead Avenue.	Essential	ECC, developer	S278	£200,000 (Arup) (subject to design development and detailed costings)	Nil (costs to be met by developer)	SGS3a
Highways, access and transport	Highways, Active travel and cycling provision	Location 3a - East of Chelmsford - Manor Farm	SGS3a	Connections to Sandon School. Upgrade central refuge east of Baddow Hall Crescent which may include a road alignment north of Maldon Road to maintain a carriage width of 3.25m. Upgrade footway either side of Maldon Road to shared footway/cycleway.	Essential	ECC, developer	S278	£300,000 (Arup) (subject to design development and more detailed costings)	Nil (costs to be met by developer)	SGS3a
Highways, access and transport	Active travel and cycling provision	Location 3a - East of Chelmsford - Manor Farm	SGS3a	Provision of a new northwest pedestrian/cycle link through the Country Park to provide a connection to future off-site cycle links	Essential	CCC, developer	S106	£100,000 (Arup) (subject to design development and more detailed costings)	Nil (costs to be met by developer)	SGS3a
Highways, access and transport	Highways	Location 3a, 3d, 3c - East of Chelmsford	SGS3a, 3d, 3c	Replacement of existing Maldon Road/ Sandford Mill Lane priority junction with a five-arm roundabout.	Essential	ECC, developer	S278	£2,300,000 (Arup) (based on benchmark for a five-arm roundabout)	Nil (costs to be met by developer)	SGS3a, 3d, 3c
Highways, access and transport	Highways	Location 3a, 3d, 3c - East of Chelmsford	SGS3a, 3d, 3c	Realignment of Sandford Mill Lane to enable future access to Redrow Homes Site 3d.	Essential	ECC, developer	S278	£300,000 (Arup) (subject to design development and more detailed costings).	Nil (costs to be met by developer)	SGS3a, 3d, 3c
Highways, access and transport	Highways	Location 3a, 3d, 3c - East of Chelmsford	SGS3a, 3d, 3c	New accesses for Hopkins Homes Site 3a (north-west of the roundabout) and Redrow Homes Site 3c (south of the roundabout).	Essential	ECC, developer	S278	£500,000 (Arup) (subject to design development and more detailed costings).	Nil (costs to be met by developer)	SGS3a, 3d, 3c
Highways, access and transport	Highways	Location 3a, 3d, 3c - East of Chelmsford	SGS3a, 3d, 3c	Parallel crossings on Sandford Mill Lane and the Site 3a access arm. Uncontrolled crossing on access to Site 3c.	Essential	ECC, developer	S278	£250,000 (Arup) (subject to design development and more detailed costings - assumed to consist of a Zebra crossing and a signalised pedestrian crossing).	Nil (costs to be met by developer)	SGS3a, 3d, 3c

Infrastructure Category	Infrastructure Type	Location	Site	Intervention Description	Prioritisation (critical / essential / important)	Responsibility for Delivery	Anticipated Delivery Mechanism (S106 / S278 / CIL / Government funding)	Estimated Cost	Funding Gap	Contributing Sites
Highways, access and transport	Highways	Location 3a, 3d, 3c - East of Chelmsford	SGS3a, 3d, 3c	Toucan crossing on the Maldon Road East arm	Essential	ECC, developer	S278	£130,000 (Arup) (subject to design development and more detailed costings)	Nil (costs to be met by developer)	SGS3a, 3d, 3c
Highways, access and transport	Bus Services	Location 3a, 3d, 3c - East of Chelmsford	SGS3a, 3d, 3c	New eastbound bus stop on Maldon Road East arm and relocation westbound bus stop	Essential	ECC, developer	S278	£40,000 (Arup) (subject to design development and more detailed costings)	Nil (costs to be met by developer)	SGS3a, 3d, 3c
Highways, access and transport	Highways	Location 3a, 3d, 3c - East of Chelmsford	SGS3a, 3d, 3c	Changes to the Maldon Road/ Molrams Lane junction, including: Closure of the east-west link between Molrams Lane and Maldon Road, with vehicle access retained for properties, Relocated bus stop on Maldon Road, Toucan crossing on Maldon Road, and Parallel Crossing on Molrams Lane.	Essential	ECC, developer	S278	£300,000 (Arup) (subject to design development and more detailed costings)	Nil (costs to be met by developer)	SGS3a, 3d, 3c
Highways, access and transport	Highways	Location 3c - East of Chelmsford - Land South of Maldon Road	SGS3c	Provide a Pegasus Crossing along Maldon Road.	Essential	ECC, developer	S278	£720,000 (Arup) (subject to design development and detailed costings)	Nil (costs to be met by developer)	SGS3c
Highways, access and transport	Highways	Location 3c - East of Chelmsford - Land South of Maldon Road	SGS3c	Connection to Sandon School along Molrams Lane.	Essential	ECC, developer	S278	£100,000 (Arup) (subject to design development and more detailed costings)	Nil (costs to be met by developer)	SGS3c
Highways, access and transport	Highways	Location 3d - East of Chelmsford – Land North of Maldon Road	SGS3d	Employment site access and works - New roundabout - New internal footway - Bridleway - Parallel crossing Footway/cycle connections east to Sandon Park and Ride	Essential	ECC, developer	S278	£2,000,000 (Arup) (subject to design development and more detailed costings)	Nil (costs to be met by developer)	SGS3d
<b>Growth Area 2</b>										
Highways, access and transport	Highways	Location 7a, 7b, 7c - Great Leighs and Location 8 - North of Broomfield	SGS7a, SGS7b, SGS7c, SGS8	Financial contribution to deliver Phase 1a CNEB - HIF recycling monies at £5,600 per dwelling.	Critical	CCC, ECC, developer	HIF/S106	£68,000,000 (CCC)	Nil (costs to be met by developer and HIF)	SGS7a (£4.2m), SGS7b (£1.4m), SGS7c (£560k), SGS8 (£2,867,200)
Highways, access and transport	Highways, Active travel and cycling provision	Location 7a - Great Leighs - Land at Moulsham Hall	SGS7a	Road and footpath infrastructure (A131 At-Grade Crossing, A131 Underpass Improvement, Chase Side Bridge Approach Improvements, School Lane Improvements, London Road Cycle Improvements, Main Road Crossing Improvements).	Essential	ECC, developer	S106/S278	Private and Confidential	Nil (costs to be met by developer)	SGS7a

Infrastructure Category	Infrastructure Type	Location	Site	Intervention Description	Prioritisation (critical / essential / important)	Responsibility for Delivery	Anticipated Delivery Mechanism (S106 / S278 / CIL / Government funding)	Estimated Cost	Funding Gap	Contributing Sites
Highways, access and transport	Active travel and cycling provision	Location 7a - Great Leighs - Land at Moulsham Hall	SGS7a	Financial contributions towards walking and cycling infrastructure	Essential	ECC, CCC	S106	Private and Confidential	Nil (costs to be met by developer)	SGS7a
Highways, access and transport	Bus Services	Location 7 - Great Leighs	SGS7a, SGS7b, SGS7c	Provision of a bus service (this will either be an entirely new service serving the developments or an extension of an existing service) - details to be resolved through S106 negotiations.	Important	ECC, bus operators	S106	Private and Confidential	Nil (costs to be met by developers)	SGS7a, SGS7b, SGS7c
Highways, access and transport	Highways	Location 8 - North of Broomfield	SGS8	Financial contribution to deliver a shuttle bus service between Broomfield Hospital and the Chelmer Valley Park and Ride. Shuttle bus to be secured through S106 contributions.	Essential	CCC, ECC, developer	S106	£1,352,400 (CCC)	Nil (costs to be met by developer)	SGS8
<b>Growth Area 3</b>										
Highways, access and transport	Highways	Location 10 - North of South Woodham Ferrers	SGS10	S278 Junction Works (including improvements to A132 Burnham Road/Ferrers Road/Willow Grove junction; junction upgrade of Burnham Road/Old Wickford/B1418 junction to enlarged roundabout; Rettendon Turnpike junction - Widening of the A1245 Northbound approach and widening the entry arm and increasing the flare length of the Main Road approach; Burnham Road/Hullbridge Road junction - upstream improvements at B1418 junction; Hawk Hill Roundabout - signalisation of the A130 off slip PM peak period only; provision of crossings on Burnham Road and B1418. Provision of segregated cycle routes alongside the B1418 and sections of Burnham Road; and provide multi-user crossings of the B1012 in South Woodham Ferrers)	Essential	National Highways, ECC, developer	S106/S278	Private and Confidential	Nil (costs to be met by developer)	SGS10
Highways, access and transport	Highways	Location 10 - North of South Woodham Ferrers	SGS10	Annual Travel Plan mitigation contribution	Essential	ECC	S106	£500,000 (ECC)	Nil (costs to be met by developer)	SGS10
Highways, access and transport	Highways	Location 10 - North of South Woodham Ferrers	SGS10	Highways improvement bond	Essential	ECC	S106	£400,000 (Highways)	Nil (costs to be met by developer)	SGS10
Highways, access and transport	Highways	Location 10 - North of South Woodham Ferrers	SGS10	Annual Travel Plan monitoring contribution	Essential	ECC	S106	£40,000 (ECC)	Nil (costs to be met by developer)	SGS10

Infrastructure Category	Infrastructure Type	Location	Site	Intervention Description	Prioritisation (critical / essential / important)	Responsibility for Delivery	Anticipated Delivery Mechanism (S106 / S278 / CIL / Government funding)	Estimated Cost	Funding Gap	Contributing Sites
Highways, access and transport	Highways	Location 10 - North of South Woodham Ferrers	SGS10	Annual Smarter Choices monitoring contribution	Essential	ECC	S106	£50,000 (ECC)	Nil (costs to be met by developer)	SGS10
Highways, access and transport	Highways	Location 10 - North of South Woodham Ferrers	SGS10	Workplace Travel Plan monitoring contribution	Essential	ECC	S106	£6,383 (ECC)	Nil (costs to be met by developer)	SGS10
Highways, access and transport	Highways	Location 10 - North of South Woodham Ferrers	SGS10	Bus provision	Essential	First Quotations	S106	£2,018,984.31	Nil (costs to be met by developer)	SGS10
Highways, access and transport	Bus Services	Location 16a - East Chelmsford Garden Community (Hammonds Farm)	SGS16a	Provision of new and/or enhanced bus services	Important	ECC, bus operators	Direct delivery/S106	£15,600,000 (indicative estimate based on costings in GC IDP) (Arup)	Nil (costs to be met by developer)	SGS16a
Highways, access and transport	Active travel and cycling provision	Location 16a - East Chelmsford Garden Community (Hammonds Farm)	SGS16a	Provide and enhance pedestrian, cycle and where appropriate bridleway connections within the site and to the wider area including the Chelmer East Green Wedge, existing education locations, Chelmsford City Centre, Danbury, Little Baddow and Sandon, Beaulieu Park Rail Station, and existing and proposed employment locations.	Essential	ECC, developer	S278	£1,250,000 (Arup) (subject to design development and more detailed costing - assuming 10 connections to the wider area).	Nil (costs to be met by developer)	SGS16a
Highways, access and transport	Bus services	Location 16a - East Chelmsford Garden Community (Hammonds Farm)	SGS16a	Provide Bus Based Rapid Transit infrastructure consisting of bus gate (bus services covered separately)	Essential	Developer	S106	£500,000 (Arup) (subject to design development and more detailed costings).	Nil (costs to be met by developer)	SGS16a
Highways, access and transport	Highways	Location 16a - East Chelmsford Garden Community (Hammonds Farm)	SGS16a	Improvements to the local and strategic road network as required by the Local Highways and Transportation Authority and National Highways to include necessary improvements to Junctions 18 and 19 of the A12, A414 and route enhancements to A1060 (Maldon Road) and A1114 (Essex Yeomanry Way).	Critical	National Highways, ECC, developer	S106/S278	TBC - National Highways has confirmed that modelling is still in progress therefore precise interventions required cannot be confirmed at this stage.	TBC	SGS16a
Highways, access and transport	Highways	Location 16a - East Chelmsford Garden Community (Hammonds Farm)	SGS16a	Traffic calming measures and measures to deter traffic on local roads including Church Road, Hammonds Road, Plantation Road and Main Road Boreham.	Important	Developer	S106	£250,000 (Arup) (subject to design development and more detailed costings).	Nil (costs to be met by developer)	SGS16a

Infrastructure Category	Infrastructure Type	Location	Site	Intervention Description	Prioritisation (critical / essential / important)	Responsibility for Delivery	Anticipated Delivery Mechanism (S106 / S278 / CIL / Government funding)	Estimated Cost	Funding Gap	Contributing Sites
Highways, access and transport	Highways	Location 16a - East Chelmsford Garden Community (Hammonds Farm)	SGS16a	Provide safe multi-user access routes under and over the A12, and a new active and sustainable route and bridge over the A12 to connect to Sandon Park and Ride. This includes upgrades to the existing underpass under the A12, a new pedestrian/cycle bridge over the River Chelmer, and two new pedestrian/cycle bridges over the A12 (for active/sustainable travel only).	Essential	National Highways, ECC, developer	S106/S278	£12,000,000 (Arup) (subject to design development and more detailed costings).	Nil (costs to be met by developer)	SGS16a
Highways, access and transport	Active travel and cycling provision	Location 16b - Land Adjacent to A12 Junction 18 Employment Area	SGS16b	Provide safe multi-user crossings on the A414 (this includes pedestrian/cycle links and an at grade pedestrian crossing on the A414).	Essential	ECC, developer	S106/S278	£1,000,000 (Arup) (subject to design development and more detailed costings).	Nil (costs to be met by developer)	SGS16b



A.2 Green Infrastructure, Recreation and Leisure Infrastructure

Infrastructure Category	Infrastructure Type	Location	Site	Intervention Description	Prioritisation (critical / essential / important)	Responsibility for Delivery	Anticipated Delivery Mechanism (S106 / S278 / CIL / Government funding)	Estimated Cost	Funding Gap	Contributing Sites
Administrative area-wide										
Green infrastructure, recreation and leisure	Indoor sports facilities	Administrative area-wide	Administrative area-wide	Investment required to fix the roof of Swallows Gymnastics Club as leakage was found at the facility.	Important	CCC	CIL/S106	Dependent on scope and scale	TBC	TBC
Green infrastructure, recreation and leisure	Indoor sports facilities	Administrative area-wide	Administrative area-wide	Requirement for an indoor tennis facility within Chelmsford. There are currently no facilities within Chelmsford and the Lawn Tennis Association has identified the authority as an investment priority for an indoor venue. No work has been undertaken to date in order to identify a potential site.	Important	CCC, Lawn Tennis Association	CIL/S106	Dependent on scope and scale	TBC	All sites - potential to be funded through CIL.
Green infrastructure, recreation and leisure	Outdoor sports facilities	Administrative area-wide	Administrative area-wide	Additional provision of youth 11v11 and youth 9v9 football pitches to respond to existing deficit and needs associated with growth (further details to be confirmed as part of the next stage of the PPOSS).	Important	CCC	CIL/S106	TBC (further detail to be confirmed as part of the next stage of the PPOSS).	TBC	TBC
Green infrastructure, recreation and leisure	Outdoor sports facilities	Administrative area-wide	Administrative area-wide	Additional provision of 3G pitches to respond to existing deficit and needs associated with growth (further details to be confirmed as part of the next stage of the PPOSS).	Important	CCC	CIL/S106	TBC (further detail to be confirmed as part of the next stage of the PPOSS).	TBC	TBC
Green infrastructure, recreation and leisure	Outdoor sports facilities	Administrative area-wide	Administrative area-wide	Quality improvements required on existing hockey pitches (further details to be confirmed as part of the next stage of the PPOSS).	Important	CCC	CIL/S106	TBC (further detail to be confirmed as part of the next stage of the PPOSS).	TBC	TBC
Green infrastructure, recreation and leisure	Outdoor sports facilities	Administrative area-wide	Administrative area-wide	Quality improvements required on existing netball courts (further details to be confirmed as part of the next stage of the PPOSS).	Important	CCC	CIL/S106	TBC (further detail to be confirmed as part of the next stage of the PPOSS).	TBC	TBC
Growth Area 1										
Green infrastructure, recreation and leisure	Green infrastructure	Location 1 - Previously developed sites in Chelmsford urban area	All sites in Location 1	Provision of 60,830sqm of accessible local open space (worst case). On site provision not required for sites below 30 dwellings. Exact quantity and type of open space to be determined through planning process.	Essential	CCC	S106/CIL	£1,900,000 (Arup)	Nil (costs to be met by developer)	All sites in Chelmsford urban area
Green infrastructure, recreation and leisure	Green infrastructure	Location 1 - Previously developed sites in Chelmsford urban area	All sites in Location 1	Provision of 76,473sqm of strategic open space (worst case). On site provision not required for sites below 30 dwellings. Exact quantity and type of open space to be determined through planning process.	Essential	CCC	S106/CIL	£920,000 (Arup)	Nil (costs to be met by developer)	All sites in Chelmsford urban area



Infrastructure Category	Infrastructure Type	Location	Site	Intervention Description	Prioritisation (critical / essential / important)	Responsibility for Delivery	Anticipated Delivery Mechanism (S106 / S278 / CIL / Government funding)	Estimated Cost	Funding Gap	Contributing Sites
Green infrastructure, recreation and leisure	Green infrastructure	Location 1 - Previously developed sites in Chelmsford urban area	All sites in Location 1	Provision of 113,391sqm of natural and semi-natural greenspace (worst case). On site provision not required for sites below 30 dwellings. Exact quantity and type of open space to be determined through planning process.	Essential	CCC	S106/CIL	£3,700,000 (Arup)	Nil (costs to be met by developer)	All sites in Chelmsford urban area
Green infrastructure, recreation and leisure	Indoor sports facilities	Location 1 - Previously developed sites in Chelmsford urban area	All sites in Location 1	Financial contribution for 1.88 badminton courts to meet identified need for additional indoor badminton courts up to 2041.	Important	CCC	S106	£1,358,155 (CCC)	Nil (costs to be met by developer)	All sites in Chelmsford urban area
Green infrastructure, recreation and leisure	Indoor sports facilities	Location 1 - Previously developed sites in Chelmsford urban area	SGS1	Financial contribution for 0.11 indoor bowling rinks to meet identified need for additional indoor bowls facilities up to 2041.	Important	CCC	S106	£47,965 (CCC)	Nil (costs to be met by developer)	SGS1
Green infrastructure, recreation and leisure	Green infrastructure	Location 1a - Chelmer Waterside	SGS1a (CW1a, CW1c, CW1d, CW1e, CW1f)	Enhancement of allotment provision at Hill Road	Essential	CCC	S106	£70,000 (CCC)	Nil (costs to be met by developer)	SGS1a (CW1a, CW1c, CW1d, CW1e, CW1f)
Green infrastructure, recreation and leisure	Green infrastructure	Location 2 - West Chelmsford	SGS2	Provision of 7,920sqm of accessible local open space (worst case). Exact quantity and type of open space to be determined through planning process.	Essential	CCC	S106/CIL	£1,400,000 (Arup)	Nil (costs to be met by developer)	SGS2
Green infrastructure, recreation and leisure	Green infrastructure	Location 2 - West Chelmsford	SGS2	Provision of 25,520sqm of strategic open space (worst case). Exact quantity and type of open space to be determined through planning process.	Essential	CCC	S106/CIL	£300,000 (Arup)	Nil (costs to be met by developer)	SGS2
Green infrastructure, recreation and leisure	Green infrastructure	Location 2 - West Chelmsford	SGS2	Provision of 37,840sqm of natural and semi-natural greenspace (worst case). Exact quantity and type of open space to be determined through planning process.	Essential	CCC	S106/CIL	£1,200,000 (Arup)	Nil (costs to be met by developer)	SGS2
Green infrastructure, recreation and leisure	Indoor sports facilities	Location 2 - West Chelmsford	SGS2	Financial contribution for 0.60 badminton courts to meet identified need for additional indoor badminton courts up to 2041.	Important	CCC	S106	£432,252 (CCC)	Nil (costs to be met by developer)	SGS2
Green infrastructure, recreation and leisure	Indoor sports facilities	Location 2 - West Chelmsford	SGS2	Financial contribution for 0.03 indoor bowling rinks to meet identified need for additional indoor bowls facilities up to 2041.	Important	CCC	S106	£15,265 (CCC)	Nil (costs to be met by developer)	SGS2
Green infrastructure, recreation and leisure	Green infrastructure	Location 3a - East of Chelmsford - Manor Farm	SGS3a	Provide a new 63.83ha Country Park with delivery mechanism to provide for its long-term management and maintenance	Important	CCC	Direct delivery / S106	£7,400,000 (Arup)	Direct delivery (maintenance cost of £995,899.98 to be met by developer)	SGS3a
Green infrastructure, recreation and leisure	Green infrastructure	Location 3a - East of Chelmsford - Manor Farm	SGS3a	Provision of 7,920sqm of accessible local open space (worst case) (alongside requirement for new country park). Exact	Essential	CCC	S106/CIL	£1,400,000 (Arup)	Nil (costs to be met by developer)	SGS3a

Infrastructure Category	Infrastructure Type	Location	Site	Intervention Description	Prioritisation (critical / essential / important)	Responsibility for Delivery	Anticipated Delivery Mechanism (S106 / S278 / CIL / Government funding)	Estimated Cost	Funding Gap	Contributing Sites
				quantity and type of open space to be determined through planning process.						
Green infrastructure, recreation and leisure	Green infrastructure	Location 3a - East of Chelmsford - Manor Farm	SGS3a	Provision of 15,480sqm of natural and semi-natural greenspace (worst case) (alongside requirement for new country park). Exact quantity and type of open space to be determined through planning process.	Essential	CCC	S106/CIL	£500,000 (Arup)	Nil (costs to be met by developer)	SGS3a
Green infrastructure, recreation and leisure	Green infrastructure	Location 3a - East of Chelmsford - Manor Farm	SGS3a	SSSI mitigation contribution £3000 per dwelling	Essential	CCC	S106	£1,080,000 (CCC)	Nil (costs to be met by developer)	SGS3a
Green infrastructure, recreation and leisure	Indoor sports facilities	Location 3a - East of Chelmsford - Manor Farm	SGS3a	Financial contribution for 0.18 badminton courts to meet identified need for additional indoor badminton courts up to 2041.	Important	CCC	S106	£176,830 (CCC)	Nil (costs to be met by developer)	SGS3a
Green infrastructure, recreation and leisure	Indoor sports facilities	Location 3a - East of Chelmsford - Manor Farm	SGS3a	Financial contribution for 0.01 indoor bowling rinks to meet identified need for additional indoor bowls facilities up to 2041.	Important	CCC	S106	£6,245 (CCC)	Nil (costs to be met by developer)	SGS3a
Green infrastructure, recreation and leisure	Green infrastructure	Location 3c - East of Chelmsford - Land South of Maldon Road	SGS3c	Provision of 2,398sqm of accessible local open space (worst case). Exact quantity and type of open space to be determined through planning process.	Essential	CCC	S106/CIL	£146,971 (Arup)	Nil (costs to be met by developer)	SGS3c
Green infrastructure, recreation and leisure	Green infrastructure	Location 3c - East of Chelmsford - Land South of Maldon Road	SGS3c	Provision of 3,161sqm of strategic open space (worst case). Exact quantity and type of open space to be determined through planning process.	Essential	CCC	S106/CIL	£38,000 (Arup)	Nil (costs to be met by developer)	SGS3c
Green infrastructure, recreation and leisure	Green infrastructure	Location 3c - East of Chelmsford - Land South of Maldon Road	SGS3c	Provision of 4,687sqm of natural and semi-natural greenspace (worst case). Exact quantity and type of open space to be determined through planning process.	Essential	CCC	S106/CIL	£152,000 (Arup)	Nil (costs to be met by developer)	SGS3c
Green infrastructure, recreation and leisure	Green infrastructure	Location 3c - East of Chelmsford - Land South of Maldon Road	SGS3c	SSSI mitigation contribution £3000 per dwelling	Essential	CCC	S106	£327,000 (CCC)	Nil (costs to be met by developer)	SGS3c
Green infrastructure, recreation and leisure	Indoor sports facilities	Location 3c - East of Chelmsford - Land South of Maldon Road	SGS3c	Financial contribution for 0.07 badminton courts to meet identified need for additional indoor badminton courts up to 2041.	Important	CCC	S106	£53,622 (CCC)	Nil (costs to be met by developer)	SGS3c
Green infrastructure, recreation and leisure	Indoor sports facilities	Location 3c - East of Chelmsford - Land South of Maldon Road	SGS3c	Financial contribution towards indoor bowling rinks to meet identified need for additional indoor bowls facilities up to 2041.	Important	CCC	S106	£1,894 (CCC)	Nil (costs to be met by developer)	SGS3c

Infrastructure Category	Infrastructure Type	Location	Site	Intervention Description	Prioritisation (critical / essential / important)	Responsibility for Delivery	Anticipated Delivery Mechanism (S106 / S278 / CIL / Government funding)	Estimated Cost	Funding Gap	Contributing Sites
Green infrastructure, recreation and leisure	Green infrastructure	Location 3d - East of Chelmsford - Land North of Maldon Road	SGS3d	Provision of 1,430sqm of accessible local open space (worst case). Exact quantity and type of open space to be determined through planning process.	Essential	CCC	S106/CIL	£120,000 (Arup)	Nil (costs to be met by developer)	SGS3d
Green infrastructure, recreation and leisure	Green infrastructure	Location 3d - East of Chelmsford - Land North of Maldon Road	SGS3d	Provision of 1,885sqm of strategic open space (worst case). Exact quantity and type of open space to be determined through planning process.	Essential	CCC	S106/CIL	£23,000 (Arup)	Nil (costs to be met by developer)	SGS3d
Green infrastructure, recreation and leisure	Green infrastructure	Location 3d - East of Chelmsford - Land North of Maldon Road	SGS3d	Provision of 2,795sqm of natural and semi-natural greenspace (worst case). Exact quantity and type of open space to be determined through planning process.	Essential	CCC	S106/CIL	£91,000 (Arup)	Nil (costs to be met by developer)	SGS3d
Green infrastructure, recreation and leisure	Green infrastructure	Location 3d - East of Chelmsford - Land North of Maldon Road	SGS3d	SSSI mitigation contribution £3000 per dwelling	Essential	CCC	S106	£195,000 (CCC)	Nil (costs to be met by developer)	SGS3d
Green infrastructure, recreation and leisure	Indoor sports facilities	Location 3d - East of Chelmsford - Land North of Maldon Road	SGS3d	Financial contribution for 0.04 badminton courts to meet identified need for additional indoor badminton courts up to 2041.	Important	CCC	S106	£31,928 (CCC)	Nil (costs to be met by developer)	SGS3d
Green infrastructure, recreation and leisure	Indoor sports facilities	Location 3d - East of Chelmsford - Land North of Maldon Road	SGS3d	Financial contribution for towards indoor bowling rinks to meet identified need for additional indoor bowls facilities up to 2041.	Important	CCC	S106	£1,128 (CCC)	Nil (costs to be met by developer)	SGS3d
Green infrastructure, recreation and leisure	Green infrastructure	Location 4 - Land North of Galleywood Reservoir	SGS4	Financial contribution towards the provision of local park facilities in Chelmer Park (in lieu of on-site provision) (as per S106 agreement) (Ref: 22/0397/OUT).	Essential	CCC	S106	£42,500 (Ref: 22/0397/OUT)	Nil (costs to be met by developer)	SGS4
Green infrastructure, recreation and leisure	Green infrastructure	Location 5 - Land Surrounding Telephone Exchange, Ongar Road, Writtle	SGS5	Provision of 550sqm of accessible local open space (worst case). Exact quantity and type of open space to be determined through planning process.	Essential	CCC	S106/CIL	£55,000 (Arup)	Nil (costs to be met by developer)	SGS5
Green infrastructure, recreation and leisure	Indoor sports facilities	Location 5 - Land Surrounding Telephone Exchange, Ongar Road, Writtle	SGS5	Financial contribution for 0.02 badminton courts to meet identified need for additional indoor badminton courts up to 2041.	Important	CCC	S106	£12,280 (CCC)	Nil (costs to be met by developer)	SGS5
Green infrastructure, recreation and leisure	Indoor sports facilities	Location 5 - Land Surrounding Telephone Exchange, Ongar Road, Writtle	SGS5	Financial contribution towards indoor bowling rinks to meet identified need for additional indoor bowls facilities up to 2041.	Important	CCC	S106	£434 (CCC)	Nil (costs to be met by developer)	SGS5

Infrastructure Category	Infrastructure Type	Location	Site	Intervention Description	Prioritisation (critical / essential / important)	Responsibility for Delivery	Anticipated Delivery Mechanism (S106 / S278 / CIL / Government funding)	Estimated Cost	Funding Gap	Contributing Sites
<b>Growth Area 2</b>										
Green infrastructure, recreation and leisure	Green infrastructure	Location 7a - Great Leighs - Land at Moulsham Hall	SGS7a	Provision of 16,500sqm of accessible local open space (worst case). Exact quantity and type of open space to be determined through planning process.	Essential	CCC	S106/CIL	£1,454,000 (Arup)	Nil (costs to be met by developer)	SGS7a
Green infrastructure, recreation and leisure	Green infrastructure	Location 7a - Great Leighs - Land at Moulsham Hall	SGS7a	Provision of 21,750sqm of strategic open space (worst case). Exact quantity and type of open space to be determined through planning process.	Essential	CCC	S106/CIL	£260,000 (Arup)	Nil (costs to be met by developer)	SGS7a
Green infrastructure, recreation and leisure	Green infrastructure	Location 7a - Great Leighs - Land at Moulsham Hall	SGS7a	Provision of 32,250qm of natural and semi-natural greenspace (worst case). Exact quantity and type of open space to be determined through planning process.	Essential	CCC	S106/CIL	£1,000,000 (Arup)	Nil (costs to be met by developer)	SGS7a
Green infrastructure, recreation and leisure	Indoor sports facilities	Location 7a - Great Leighs - Land at Moulsham Hall	SGS7a	Financial contribution for 0.51 badminton courts to meet identified need for additional indoor badminton courts up to 2041.	Important	CCC	S106	£368,397 (CCC)	Nil (costs to be met by developer)	SGS7a
Green infrastructure, recreation and leisure	Indoor sports facilities	Location 7a - Great Leighs - Land at Moulsham Hall	SGS7a	Financial contribution for 0.03 indoor bowling rinks to meet identified need for additional indoor bowls facilities up to 2041.	Important	CCC	S106	£13,010 (CCC)	Nil (costs to be met by developer)	SGS7a
Green infrastructure, recreation and leisure	Green infrastructure	Location 7b - Great Leighs - Land East of London Road	SGS7b	Provision of 5,500sqm of accessible local open space (worst case). Exact quantity and type of open space to be determined through planning process.	Essential	CCC	S106/CIL	£1,320,000 (Arup)	Nil (costs to be met by developer)	SGS7b
Green infrastructure, recreation and leisure	Green infrastructure	Location 7b - Great Leighs - Land East of London Road	SGS7b	Provision of 7,250sqm of strategic open space (worst case). Exact quantity and type of open space to be determined through planning process.	Essential	CCC	S106/CIL	£70,000 (Arup)	Nil (costs to be met by developer)	SGS7b
Green infrastructure, recreation and leisure	Green infrastructure	Location 7b - Great Leighs - Land East of London Road	SGS7b	Provision of 10,750sqm of natural and semi-natural greenspace (worst case). Exact quantity and type of open space to be determined through planning process.	Essential	CCC	S106/CIL	£270,000 (Arup)	Nil (costs to be met by developer)	SGS7b
Green infrastructure, recreation and leisure	Indoor sports facilities	Location 7b - Great Leighs - Land East of London Road	SGS7b	Financial contribution for 0.13 badminton courts to meet identified need for additional indoor badminton courts up to 2041.	Important	CCC	S106	£93,327 (CCC)	Nil (costs to be met by developer)	SGS7b

Infrastructure Category	Infrastructure Type	Location	Site	Intervention Description	Prioritisation (critical / essential / important)	Responsibility for Delivery	Anticipated Delivery Mechanism (S106 / S278 / CIL / Government funding)	Estimated Cost	Funding Gap	Contributing Sites
Green infrastructure, recreation and leisure	Indoor sports facilities	Location 7b - Great Leighs - Land East of London Road	SGS7b	Financial contribution for 0.01 indoor bowling rinks to meet identified need for additional indoor bowls facilities up to 2041.	Important	CCC	S106	£3,296 (CCC)	Nil (costs to be met by developer)	SGS7b
Green infrastructure, recreation and leisure	Green infrastructure	Location 7c - Great Leighs - Land North and South of Banters Lane	SGS7c	Provision of 2,200sqm of accessible local open space (worst case). Exact quantity and type of open space to be determined through planning process.	Essential	CCC	S106/CIL	£141,000 (Arup)	Nil (costs to be met by developer)	SGS7c
Green infrastructure, recreation and leisure	Green infrastructure	Location 7c - Great Leighs - Land North and South of Banters Lane	SGS7c	Provision of 2,900sqm of strategic open space (worst case). Exact quantity and type of open space to be determined through planning process.	Essential	CCC	S106/CIL	£35,000 (Arup)	Nil (costs to be met by developer)	SGS7c
Green infrastructure, recreation and leisure	Green infrastructure	Location 7c - Great Leighs - Land North and South of Banters Lane	SGS7c	Provision of 4,300sqm of natural and semi-natural greenspace (worst case). Exact quantity and type of open space to be determined through planning process.	Essential	CCC	S106/CIL	£140,000 (Arup)	Nil (costs to be met by developer)	SGS7c
Green infrastructure, recreation and leisure	Indoor sports facilities	Location 7c - Great Leighs - Land North and South of Banters Lane	SGS7c	Financial contribution for 0.07 badminton courts to meet identified need for additional indoor badminton courts up to 2041.	Important	CCC	S106	£49,120 (CCC)	Nil (costs to be met by developer)	SGS7c
Green infrastructure, recreation and leisure	Indoor sports facilities	Location 7c - Great Leighs - Land North and South of Banters Lane	SGS7c	Financial contribution towards indoor bowling rinks to meet identified need for additional indoor bowls facilities up to 2041.	Important	CCC	S106	£1,735 (CCC)	Nil (costs to be met by developer)	SGS7c
Green infrastructure, recreation and leisure	Green infrastructure	Location 8 - North of Broomfield	SGS8	Provision of 11,264sqm of accessible local open space (worst case). Exact quantity and type of open space to be determined through planning process.	Essential	CCC	S106/CIL	£1,400,000 (Arup)	Nil (costs to be met by developer)	SGS8
Green infrastructure, recreation and leisure	Green infrastructure	Location 8 - North of Broomfield	SGS8	Provision of 14,848sqm of strategic open space (worst case). Exact quantity and type of open space to be determined through planning process.	Essential	CCC	S106/CIL	£180,000 (Arup)	Nil (costs to be met by developer)	SGS8
Green infrastructure, recreation and leisure	Green infrastructure	Location 8 - North of Broomfield	SGS8	Provision of 22,016sqm of natural and semi-natural greenspace (worst case). Exact quantity and type of open space to be determined through planning process.	Essential	CCC	S106/CIL	£700,000 (Arup)	Nil (costs to be met by developer)	SGS8
Green infrastructure, recreation and leisure	Indoor sports facilities	Location 8 - North of Broomfield	SGS8	Financial contribution for 0.35 badminton courts to meet identified need for additional indoor badminton courts up to 2041.	Important	CCC	S106	£215,533 (CCC)	Nil (costs to be met by developer)	SGS8



Infrastructure Category	Infrastructure Type	Location	Site	Intervention Description	Prioritisation (critical / essential / important)	Responsibility for Delivery	Anticipated Delivery Mechanism (S106 / S278 / CIL / Government funding)	Estimated Cost	Funding Gap	Contributing Sites
Green infrastructure, recreation and leisure	Indoor sports facilities	Location 8 - North of Broomfield	SGS8	Financial contribution for 0.02 indoor bowling rinks to meet identified need for additional indoor bowls facilities up to 2041.	Important	CCC	S106	£8,883 (CCC)	Nil (costs to be met by developer)	SGS8
Green infrastructure, recreation and leisure	Green infrastructure	Location 14a - Land West of Back Lane, Ford End	SGS14a	Provision of 440sqm of accessible local open space (worst case). Exact quantity and type of open space to be determined through planning process.	Essential	CCC	S106/CIL	£44,000 (Arup)	Nil (costs to be met by developer)	SGS14a
Green infrastructure, recreation and leisure	Indoor sports facilities	Location 14a - Land West of Back Lane, Ford End	SGS14a	Financial contribution for 0.01 badminton courts to meet identified need for additional indoor badminton courts up to 2041.	Important	CCC	S106	£9,824 (CCC)	Nil (costs to be met by developer)	SGS14a
Green infrastructure, recreation and leisure	Indoor sports facilities	Location 14a - Land West of Back Lane, Ford End	SGS14a	Financial contribution towards indoor bowling rinks to meet identified need for additional indoor bowls facilities up to 2041.	Important	CCC	S106	£347 (CCC)	Nil (costs to be met by developer)	Location 14a - Land West of Back Lane, Ford End
Green infrastructure, recreation and leisure	Green infrastructure	Location 14b - Land South of Ford End Primary School	SGS14b	Provision of 440sqm of accessible local open space (worst case). Exact quantity and type of open space to be determined through planning process.	Essential	CCC	S106/CIL	£44,000 (Arup)	Nil (costs to be met by developer)	SGS14b
Green infrastructure, recreation and leisure	Indoor sports facilities	Location 14b - Land South of Ford End Primary School	SGS14b	Financial contribution for 0.01 badminton courts to meet identified need for additional indoor badminton courts up to 2041.	Important	CCC	S106	£9,824 (CCC)	Nil (costs to be met by developer)	SGS14b
Green infrastructure, recreation and leisure	Indoor sports facilities	Location 14b - Land South of Ford End Primary School	SGS14b	Financial contribution towards indoor bowling rinks to meet identified need for additional indoor bowls facilities up to 2041.	Important	CCC	S106	£347 (CCC)	Nil (costs to be met by developer)	SGS14b
<b>Growth Area 3</b>										
Green infrastructure, recreation and leisure	Green infrastructure	Location 10 - North of South Woodham Ferrers	SGS10	Provision of 26,840qm of accessible local open space (worst case). Exact quantity and type of open space to be determined through planning process.	Essential	CCC	S106/CIL	£1,600,000 (Arup)	Nil (costs to be met by developer)	SGS10
Green infrastructure, recreation and leisure	Green infrastructure	Location 10 - North of South Woodham Ferrers	SGS10	Provision of 35,380sqm of strategic open space (worst case). Exact quantity and type of open space to be determined through planning process.	Essential	CCC	S106/CIL	£420,000 (Arup)	Nil (costs to be met by developer)	SGS10
Green infrastructure, recreation and leisure	Green infrastructure	Location 10 - North of South Woodham Ferrers	SGS10	Provision of 52,460sqm of natural and semi-natural greenspace (worst case). Exact quantity and type of open space to be determined through planning process.	Essential	CCC	S106/CIL	£1,700,000 (Arup)	Nil (costs to be met by developer)	SGS10



Infrastructure Category	Infrastructure Type	Location	Site	Intervention Description	Prioritisation (critical / essential / important)	Responsibility for Delivery	Anticipated Delivery Mechanism (S106 / S278 / CIL / Government funding)	Estimated Cost	Funding Gap	Contributing Sites
Green infrastructure, recreation and leisure	Indoor sports facilities	Location 10 - North of South Woodham Ferrers	SGS10	Financial contribution for 0.83 badminton courts to meet identified need for additional indoor badminton courts up to 2041.	Important	CCC	S106	£599,258 (CCC)	Nil (costs to be met by developer)	SGS10
Green infrastructure, recreation and leisure	Indoor sports facilities	Location 10 - North of South Woodham Ferrers	SGS10	Financial contribution for 0.05 indoor bowling rinks to meet identified need for additional indoor bowls facilities up to 2041.	Important	CCC	S106	£21,163 (CCC)	Nil (costs to be met by developer)	SGS10
Green infrastructure, recreation and leisure	Outdoor sports facilities	Location 10 - North of South Woodham Ferrers	SGS10	Rugby pitch commuted sum maintenance contribution	Important	CCC	S106	£1,034,116.8 (CCC)	Nil (costs to be met by developer)	SGS10
Green infrastructure, recreation and leisure	Outdoor sports facilities	Location 10 - North of South Woodham Ferrers	SGS10	Outdoor sports pavilion	Important	CCC	S106	£1,260,518 (CCC)	Nil (costs to be met by developer)	SGS10
Green infrastructure, recreation and leisure	Green infrastructure	Location 10 - North of South Woodham Ferrers	SGS10	Off-site Skylark plots	Important	CCC	S106	£10,000 (CCC)	Nil (costs to be met by developer)	SGS10
Green infrastructure, recreation and leisure	Green infrastructure	Location 11a, 11b, 11c - Bicknacre	SGS11a, SGS11b, SGS11c	SSSI mitigation contribution £3000 per dwelling	Essential	CCC	S106	£246,000 (CCC)	Nil (costs to be met by developer)	SGS11a, SGS11b, SGS11c
Green infrastructure, recreation and leisure	Green infrastructure	Location 11a - South of Bicknacre	SGS11a	Financial contribution in lieu of on-site provision of local open space - to upgrade the play equipment on the Hooe playing field, Brockenhurst Way, Bicknacre (as per S106 agreement) (Ref: 20/01507/FUL).	Essential	CCC	S106	£44,646 (Ref: 20/01507/FUL)	Nil (costs to be met by developer)	SGS11a
Green infrastructure, recreation and leisure	Green infrastructure	Location 11a - South of Bicknacre	SGS11a	Financial contribution in lieu of on-site provision of strategic open space - for improvements to the strategic sports facilities at Saltcoats Park and Compass Gardens (as per S106 agreement) (Ref: 20/01507/FUL).	Essential	CCC	S106	£78,246 (Ref: 20/01507/FUL)	Nil (costs to be met by developer)	SGS11a
Green infrastructure, recreation and leisure	Green infrastructure	Location 11b - Land at Kingsgate, Bicknacre Road, Bicknacre	SGS11b	Provision of 440sqm of accessible local open space (worst case). Exact quantity and type of open space to be determined through planning process.	Essential	CCC	S106/CIL	£44,000 (Arup)	Nil (costs to be met by developer)	SGS11b
Green infrastructure, recreation and leisure	Indoor sports facilities	Location 11b - Land at Kingsgate, Bicknacre Road, Bicknacre	SGS11b	Financial contribution for 0.02 badminton courts to meet identified need for additional indoor badminton courts up to 2041.	Important	CCC	S106	£15,759 (CCC)	Nil (costs to be met by developer)	SGS11b

Infrastructure Category	Infrastructure Type	Location	Site	Intervention Description	Prioritisation (critical / essential / important)	Responsibility for Delivery	Anticipated Delivery Mechanism (S106 / S278 / CIL / Government funding)	Estimated Cost	Funding Gap	Contributing Sites
Green infrastructure, recreation and leisure	Indoor sports facilities	Location 11b - Land at Kingsgate, Bicknacre Road, Bicknacre	SGS11b	Financial contribution towards indoor bowling rinks to meet identified need for additional indoor bowls facilities up to 2041.	Important	CCC	S106	£557 (CCC)	Nil (costs to be met by developer)	SGS11b
Green infrastructure, recreation and leisure	Green infrastructure	Location 11c - Land West of Barbrook Way, Bicknacre	SGS11c	Provision of 440sqm of accessible local open space (worst case). Exact quantity and type of open space to be determined through planning process.	Essential	CCC	S106/CIL	£44,000 (Arup)	Nil (costs to be met by developer)	SGS11c
Green infrastructure, recreation and leisure	Indoor sports facilities	Location 11c - Land West of Barbrook Way, Bicknacre	SGS11c	Financial contribution for 0.01 badminton courts to meet identified need for additional indoor badminton courts up to 2041.	Important	CCC	S106	£9.824 (CCC)	Nil (costs to be met by developer)	SGS11c
Green infrastructure, recreation and leisure	Indoor sports facilities	Location 11c - Land West of Barbrook Way, Bicknacre	SGS11c	Financial contribution towards indoor bowling rinks to meet identified need for additional indoor bowls facilities up to 2041.	Important	CCC	S106	£347 (CCC)	Nil (costs to be met by developer)	SGS11c
Green infrastructure, recreation and leisure	Green infrastructure	Location 12 - St Giles, Moor Hall Lane, Bicknacre	SGS12	Provision of 704sqm of accessible local open space (worst case). Exact quantity and type of open space to be determined through planning process.	Essential	CCC	S106/CIL	£80,000 (Arup)	Nil (costs to be met by developer)	SGS12
Green infrastructure, recreation and leisure	Green infrastructure	Location 12 - St Giles, Moor Hall Lane, Bicknacre	SGS12	Provision of 928sqm of strategic open space (worst case). Exact quantity and type of open space to be determined through planning process.	Essential	CCC	S106/CIL	£10,000 (Arup)	Nil (costs to be met by developer)	SGS12
Green infrastructure, recreation and leisure	Green infrastructure	Location 12 - St Giles, Moor Hall Lane, Bicknacre	SGS12	Provision of 1,376sqm of natural and semi-natural greenspace (worst case). Exact quantity and type of open space to be determined through planning process.	Essential	CCC	S106/CIL	£45,000 (Arup)	Nil (costs to be met by developer)	SGS12
Green infrastructure, recreation and leisure	Indoor sports facilities	Location 12 - St Giles, Moor Hall Lane, Bicknacre	SGS12	Financial contribution for 0.01 badminton courts to meet identified need for additional indoor badminton courts up to 2041.	Important	CCC	S106	£9,824 (CCC)	Nil (costs to be met by developer)	SGS12
Green infrastructure, recreation and leisure	Indoor sports facilities	Location 12 - St Giles, Moor Hall Lane, Bicknacre	SGS12	Financial contribution towards indoor bowling rinks to meet identified need for additional indoor bowls facilities up to 2041.	Important	CCC	S106	£347 (CCC)	Nil (costs to be met by developer)	SGS12
Green infrastructure, recreation and leisure	Green infrastructure	Location 13 - Danbury	SGS13	Provision of 2,200sqm of accessible local open space (worst case). Exact quantity and type of open space to be determined through planning process.	Essential	CCC	S106/CIL	£141,000 (Arup)	Nil (costs to be met by developer)	SGS13

Infrastructure Category	Infrastructure Type	Location	Site	Intervention Description	Prioritisation (critical / essential / important)	Responsibility for Delivery	Anticipated Delivery Mechanism (S106 / S278 / CIL / Government funding)	Estimated Cost	Funding Gap	Contributing Sites
Green infrastructure, recreation and leisure	Green infrastructure	Location 13 - Danbury	SGS13	Provision of 2,900sqm of strategic open space (worst case). Exact quantity and type of open space to be determined through planning process.	Essential	CCC	S106/CIL	£30,000 (Arup)	Nil (costs to be met by developer)	SGS13
Green infrastructure, recreation and leisure	Green infrastructure	Location 13 - Danbury	SGS13	Provision of 4,300sqm of natural and semi-natural greenspace (worst case). Exact quantity and type of open space to be determined through planning process.	Essential	CCC	S106/CIL	£140,000 (Arup)	Nil (costs to be met by developer)	SGS13
Green infrastructure, recreation and leisure	Green infrastructure	Location 13 - Danbury	SGS13	SSSI mitigation contribution £3000 per dwelling	Essential	CCC	S106	£300,000 (CCC)	Nil (costs to be met by developer)	SGS13
Green infrastructure, recreation and leisure	Indoor sports facilities	Location 13 - Danbury	SGS13	Financial contribution for 0.07 badminton courts to meet identified need for additional indoor badminton courts up to 2041.	Important	CCC	S106	£49,120 (CCC)	Nil (costs to be met by developer)	SGS13
Green infrastructure, recreation and leisure	Indoor sports facilities	Location 13 - Danbury	SGS13	Financial contribution towards indoor bowling rinks to meet identified need for additional indoor bowls facilities up to 2041.	Important	CCC	S106	£1,735 (CCC)	Nil (costs to be met by developer)	SGS13
Green infrastructure, recreation and leisure	Green infrastructure	Location 16a - East Chelmsford Garden Community (Hammonds Farm)	SGS16a	Provide a new Country Park (assumed 8.7ha based on strategic open space standards) with delivery mechanism to provide for its long-term management and maintenance	Important	CCC	Direct delivery / S106	£1,000,000 (Arup)	Direct delivery	SGS16a
Green infrastructure, recreation and leisure	Green infrastructure	Location 16a - East Chelmsford Garden Community (Hammonds Farm)	SGS16a	Provision of 66,000sqm of accessible local open space (worst case) (alongside requirement for new country park). Exact quantity and type of open space to be determined through planning process.	Essential	CCC	S106/CIL	£2,000,000 (Arup)	Nil (costs to be met by developer)	SGS16a
Green infrastructure, recreation and leisure	Green infrastructure	Location 16a - East Chelmsford Garden Community (Hammonds Farm)	SGS16a	Provision of 129,000sqm of natural and semi-natural greenspace (worst case) (alongside requirement for new country park). Exact quantity and type of open space to be determined through planning process.	Essential	CCC	S106/CIL	£4,200,000 (Arup)	Nil (costs to be met by developer)	SGS16a
Green infrastructure, recreation and leisure	Green infrastructure	Location 16a - East Chelmsford Garden Community (Hammonds Farm)	SGS16a	SSSI mitigation contribution £3000 per dwelling	Essential	CCC	S106	£9,000,000 (CCC)	Nil (costs to be met by developer)	SGS16a
Green infrastructure,	Indoor sports facilities	Location 16a - East Chelmsford Garden	SGS16a	Financial contribution for 2.04 badminton courts to meet identified need for	Important	CCC	S106	£1,473,586 (CCC)	Nil (costs to be met by developer)	SGS16a

Infrastructure Category	Infrastructure Type	Location	Site	Intervention Description	Prioritisation (critical / essential / important)	Responsibility for Delivery	Anticipated Delivery Mechanism (S106 / S278 / CIL / Government funding)	Estimated Cost	Funding Gap	Contributing Sites
recreation and leisure		Community (Hammonds Farm)		additional indoor badminton courts up to 2041.						
Green infrastructure, recreation and leisure	Indoor sports facilities	Location 16a - East Chelmsford Garden Community (Hammonds Farm)	SGS16a	Financial contribution for 0.12 indoor bowling rinks to meet identified need for additional indoor bowls facilities up to 2041.	Important	CCC	S106	£52,041 (CCC)	Nil (costs to be met by developer)	SGS16a
Green infrastructure, recreation and leisure	Green infrastructure	Location 17a - Land North of Abbey Fields, East Hanningfield	SGS17a	Provision of 330sqm of accessible local open space (worst case). Exact quantity and type of open space to be determined through planning process.	Essential	CCC	S106/CIL	£33,000 (Arup)	Nil (costs to be met by developer)	SGS17a
Green infrastructure, recreation and leisure	Green infrastructure	Location 17b - Land East of Highfields Mead, East Hanningfield	SGS17b	Provision of 440sqm of accessible local open space (worst case). Exact quantity and type of open space to be determined through planning process.	Essential	CCC	S106/CIL	£44,000 (Arup)	Nil (costs to be met by developer)	SGS17b

A.3 Utilities Infrastructure (flood and water management, and waste planning)

Infrastructure Category	Infrastructure Type	Location	Site	Intervention Description	Prioritisation (critical / essential / important)	Responsibility for Delivery	Anticipated Delivery Mechanism (S106 / S278 / CIL / Government funding)	Estimated Cost	Funding Gap	Contributing Sites
Administrative area-wide										
Minerals and waste	Waste planning	Administrative area-wide	Administrative area-wide	The construction of a new Depot and Waste Transfer Station	Essential	CCC	Direct delivery / CIL	£500,000 (Arup)	£500,000	All sites
Flood protection and water management	Flood and water management	Administrative area-wide	Administrative area-wide	Flood resilience interventions along the main rivers, within the city centre and wider river catchment area to safeguard Chelmsford City Centre. The precise locations of interventions are not yet determined.	Critical	CCC and Environment Agency (Flood Resilience Partnership)	S106, Environment Agency funding	£7-10m (CCC and Environment Agency (Flood Resilience Partnership))	TBC	All sites
Growth Area 1										
Flood protection and water management	Flood and water management	Location 1a - Chelmer Waterside and Location 1w Meadows Shopping Centre and Meadows Surface Car Park	SGS1a (CW1a, CW1c, CW1d, CW1e) and SGS1w	Provision of seven serviced moorings along River Chelmer (moorings plus utilities).	Important	CCC, developer	Direct delivery / S106	£54,000 (CCC)	Nil (costs to be met by developer)	SGS1a (CW1a, CW1c, CW1d, CW1e) and SGS1w. (SGS1w to contribute £20k and remaining four sites to contribute £8.5k)
Flood protection and water management	Flood and water management	Location 1a - Chelmer Waterside	CW1c and CW1e	Water access improvements including new docking area	Important	CCC, Environment Agency	Direct delivery / S106	£50,000 (CCC)	Nil (costs to be met by developer)	CW1c and CW1e
Flood protection and water management	Flood and water management	Location 1a - Chelmer Waterside and Location 1w Meadows Shopping Centre and Meadows Surface Car Park	SGS1a (CW1a, CW1c, CW1d, CW1e) and SGS1w	Provision of new lock and replacement of weir gates.	Important	CCC, Environment Agency	Approx 50% to come from S106. Remaining 50% to come from CIL, or match funding (e.g. CCC Capital Investment, Heritage Lottery Fund, Environment Agency funding, re-use of unspent FAS monies).	£6,000,000 (CCC)	£3,000,000 (funding to come from CIL or match funding)	SGS1a (CW1a, CW1c, CW1d, CW1e) and SGS1w to contribute 50% of the cost - proportional split as follows: CW1a (25% - £750k), CW1c (14% - £420k), CW1d (6% - £180k), CW1e (7% - £210k) and SGS1w (48% - £1.44m) (based on number of units).



A.4 Early Years, Childcare and Education Infrastructure

Infrastructure Category	Infrastructure Type	Location	Site	Intervention Description	Prioritisation (critical / essential / important)	Responsibility for Delivery	Anticipated Delivery Mechanism (S106 / S278 / CIL / Government funding)	Estimated Cost	Funding Gap	Contributing Sites
Growth Area 1										
Early years, childcare and education	Primary education	Location 1 – Previously developed sites in Chelmsford urban area	All sites except for GS1o, GS1p, GS1q, GS1r, GS1s, GS1t, GS1bb, SGS1f, GS1u	To be determined through Policy S10 however based on the assumption that expansion of existing facilities is required, and all homes are qualifying dwellings consisting of flats, a financial contribution could be required	Essential	ECC	S106	£10,177,024 (Arup)	N/A	All sites except for GS1o, GS1p, GS1q, GS1r, GS1s, GS1t, GS1bb, SGS1f, GS1u
Early years, childcare and education	Secondary education	Location 1 – Previously developed sites in Chelmsford urban area	All sites except for GS1o, GS1p, GS1q, GS1r, GS1s, GS1t, GS1bb, SGS1f, GS1u	To be determined through Policy S10 however based on the assumption that expansion of existing facilities is required, and all homes are qualifying dwellings consisting of flats, a financial contribution could be required	Essential	ECC	S106	£4,691,418 (Arup)	N/A	All sites except for GS1o, GS1p, GS1q, GS1r, GS1s, GS1t, GS1bb, SGS1f, GS1u
Early years, childcare and education	Early years	Location 1 – SGS1a Chelmer Waterside	SGS1a (CW1a, CW1c, CW1d, CW1e)	New 56 place stand-alone early years and childcare nursery (Use Class E(f) on 0.13 hectares of suitable land allocated for education and childcare use.	Essential	ECC	S106	£1,336,440 (ECC)	N/A	SGS1a (CW1a, CW1c, CW1d, CW1e)
Early years, childcare and education	Special educational needs	Location 1b – Former St Peter’s College, Fox Crescent	SGS1b	Two new schools providing for Special Needs and Disabilities (SEND) located on around 2.9 hectares of suitable land allocated for education and childcare use. (Note: The Hawthorns School opened in January 2023. Sir Geoff Hurst Academy is under construction and is due to open in January 2025).	Essential	Department for Education	Government - the schools are being built and funded by DfE	£15,000,000	Fully funded by DfE	N/A
Early years, childcare and education	Early years	Location 2 - West Chelmsford	SGS2	Financial contribution towards expansion of existing early years and childcare facilities to accommodate 23.2 places.	Essential	ECC	S106	£450,660 (ECC)	N/A	SGS2
Early years, childcare and education	Early years, primary education	Location 2 - West Chelmsford	SGS2	A new primary school (Use Class F1(a)) with co-located early years and childcare nursery (Use Class E(f) on 2.1 hectares of suitable land allocated for education and childcare use.	Essential	ECC	S106	£1,298,752 (EYCC – 56 places) £9,740,640 (Primary – 420 pupils)	N/A	SGS2
Early years, childcare and education	Early years	Location 3a - East of Chelmsford - Manor Farm	SGS3a	The early years and childcare places generated will be accommodated at the new facility at Site 3b and a financial contribution towards this will be sought. Financial contribution for 27.36 places.	Essential	ECC	S106	£472,452 (ECC)	N/A	SGS3a
Early years, childcare and education	Primary education	Location 3a - East of Chelmsford - Manor Farm	SGS3a	Financial contributions towards expansion of existing primary school facilities (this will need to be reviewed at commencement and 50% completion of development as there is currently sufficient primary school capacity	Essential	ECC	S106	£1,574,841.60 (ECC)	N/A	SGS3a



Infrastructure Category	Infrastructure Type	Location	Site	Intervention Description	Prioritisation (critical / essential / important)	Responsibility for Delivery	Anticipated Delivery Mechanism (S106 / S278 / CIL / Government funding)	Estimated Cost	Funding Gap	Contributing Sites
				however this may change depending on when the development is built out).						
Early years, childcare and education	Secondary education	Location 3a - East of Chelmsford - Manor Farm	SGS3a	Financial contributions towards expansion of existing secondary school facilities (this will need to be reviewed at commencement and 50% completion of development as there is currently sufficient secondary school capacity however this may change depending on when the development is built out).	Essential	ECC	S106	£1,445,520 (ECC)	N/A	SGS3a
Early years, childcare and education	Early years	Location 3b - East of Chelmsford - Land North of Maldon Road (Employment)	SGS3b	New 56 place stand-alone early years and childcare nursery (Use Class E(f)) on 0.13 hectares of suitable land allocated for education and childcare use.	Essential	ECC	S106	£1,336,440 (ECC)	N/A	SGS3a, SGS3c, SGS3d
Early years, childcare and education	Early years	Location 3c - East of Chelmsford - Land South of Maldon Road	SGS3c	The early years and childcare places generated will be accommodated at the new facility at Site 3b and a contribution towards this will be sought. This is based on the assumption that all are qualifying dwellings.	Essential	ECC	S106	£234,116 (ECC)	N/A	SGS3c
Early years, childcare and education	Primary education	Location 3c - East of Chelmsford - Land South of Maldon Road	SGS3c	To be determined through Policy S10 however based on the assumption that expansion of existing facilities is required, and all homes are qualifying dwellings (houses), a financial contribution could be required.	Essential	ECC	S106	£643,640 (Arup)	N/A	SGS3c
Early years, childcare and education	Secondary education	Location 3c - East of Chelmsford - Land South of Maldon Road	SGS3c	To be determined through Policy S10 however based on the assumption that expansion of existing facilities is required, and all homes are qualifying dwellings (houses), a financial contribution could be required.	Essential	ECC	S106	£599,325 (Arup)	N/A	SGS3c
Early years, childcare and education	Early years	Location 3d - East of Chelmsford - Land North of Maldon Road	SGS3d	The early years and childcare places generated will be accommodated at the new facility at Site 3b and a contribution towards this will be sought. This is based on the assumption that all are qualifying dwellings.	Essential	ECC	S106	£139,610 (ECC)	N/A	SGS3d
Early years, childcare and education	Primary education	Location 3d - East of Chelmsford - Land North of Maldon Road	SGS3d	To be determined through Policy S10 however based on the assumption that expansion of existing facilities is required, and all homes are qualifying dwellings (houses), a financial contribution could be required.	Essential	ECC	S106	£259,857 (Arup)	N/A	SGS3d
Early years, childcare and education	Secondary education	Location 3d - East of Chelmsford -	SGS3d	To be determined through Policy S10 however based on the assumption that expansion of existing facilities is required, and all homes are qualifying	Essential	ECC	S106	£357,396 (Arup)	N/A	SGS3d

Infrastructure Category	Infrastructure Type	Location	Site	Intervention Description	Prioritisation (critical / essential / important)	Responsibility for Delivery	Anticipated Delivery Mechanism (S106 / S278 / CIL / Government funding)	Estimated Cost	Funding Gap	Contributing Sites
		Land North of Maldon Road		dwellings (houses), a financial contribution could be required.						
<b>Growth Area 2</b>										
Early years, childcare and education	Early years, primary education	Location 7a - Great Leighs - Land at Moulsham Hall and Location 7c - Great Leighs - Land North and South of Banters Lane	SGS7a and SGS7c	A new primary school (Use Class F1(a)) with co-located 56 place early years and childcare nursery (Use Class E(f)) on 2.1 hectares of suitable land allocated for education and childcare use.	Essential	ECC	S106	£1,298,752 (EYCC – 56 places) £5,218,200 (Primary – 225 pupils) (ECC)	N/A	SGS7a (contributing £5,750,250) and SGS7c (contributing £152,794 towards early years and childcare facility and £613,905 towards proposed primary school)
Early years, childcare and education	Early years	Location 7a - Great Leighs - Land at Moulsham Hall	SGS7a	Financial contribution towards additional early years and childcare facilities - 11.5 places.	Essential	ECC	S106	£223,387.5 (ECC)	N/A	SGS7a
Early years, childcare and education	Secondary education	Location 7a - Great Leighs - Land at Moulsham Hall	SGS7a	Financial contribution towards expansion of existing secondary school facilities to accommodate 150 pupils.	Essential	ECC	S106	£4,007,550 (ECC)	N/A	SGS7a
Early years, childcare and education	Secondary education	Location 7a - Great Leighs - Land at Moulsham Hall	SGS7a	Financial contribution towards secondary school transport for 150 pupils.	Essential	ECC	S106	£892,000 (ECC)	N/A	SGS7a
Early years, childcare and education	Special educational needs	Location 7a - Great Leighs - Land at Moulsham Hall	SGS7a	Financial contribution for 5.25 SEN pupils.	Essential	ECC	S106	£578,245.5 (ECC)	N/A	SGS7a
Early years, childcare and education	Early years	Location 7c - Great Leighs - Land North and South of Banters Lane	SGS7c	Financial contribution towards early years and childcare facility on Location 7a.	Essential	ECC	S106	£152,794 (ECC)	N/A	SGS7c
Early years, childcare and education	Primary education	Location 7c - Great Leighs - Land North and South of Banters Lane	SGS7c	Financial contribution towards cost of proposed primary school land at Location 7a.	Essential	ECC	S106	£613,905 (ECC)	N/A	SGS7c
Early years, childcare and education	Secondary education	Location 7c - Great Leighs - Land North and South of Banters Lane	SGS7c	Financial contribution towards expansion of existing secondary school facilities.	Essential	ECC	S106	£376,710 (ECC)	N/A	SGS7c

Infrastructure Category	Infrastructure Type	Location	Site	Intervention Description	Prioritisation (critical / essential / important)	Responsibility for Delivery	Anticipated Delivery Mechanism (S106 / S278 / CIL / Government funding)	Estimated Cost	Funding Gap	Contributing Sites
Early years, childcare and education	Secondary education	Location 7c - Great Leighs - Land North and South of Banters Lane	SGS7c	Financial contribution towards secondary school transport.	Essential	ECC	S106	£83,852.7 (ECC)	N/A	SGS7c
Early years, childcare and education	Special educational needs	Location 7c - Great Leighs - Land North and South of Banters Lane	SGS7c	Financial contribution for 0.8 SEN pupils	Essential	ECC	S106	£88,113.6 (ECC)	N/A	SGS7c
Early years, childcare and education	Early years	Location 8 - North of Broomfield	SGS8	New 56 place stand-alone early years and childcare nursery (Use Class E(f)) on 0.13 hectares of suitable land allocated for education and childcare use.	Essential	ECC	S106	£1,491,287 (ECC)	N/A	SGS8
Early years, childcare and education	Primary education	Location 8 - North of Broomfield	SGS8	Financial contribution towards expansion of existing primary school facilities.	Essential	ECC	S106	£2,585,000 (ECC)	N/A	SGS8
Early years, childcare and education	Secondary education	Location 8 - North of Broomfield	SGS8	Financial contribution towards expansion of existing secondary school facilities.	Essential	ECC	S106	£2,094,036 (ECC)	N/A	SGS8
Early years, childcare and education	Early years	Location 14a - Land West of Back Lane, Ford End	SGS14a	To be determined through Policy S10 however based on the assumption that expansion of existing facilities is required, and all houses are qualifying dwellings, a financial contribution could be required.	Essential	ECC	S106	£35,980 (Arup)	N/A	SGS14a
Early years, childcare and education	Primary education	Location 14a - Land West of Back Lane, Ford End	SGS14a	To be determined through Policy S10 however based on the assumption that expansion of existing facilities is required, and all homes are qualifying dwellings (houses), a financial contribution could be required.	Essential	ECC	S106	£119,934 (Arup)	N/A	SGS14a
Early years, childcare and education	Secondary education	Location 14a - Land West of Back Lane, Ford End	SGS14a	To be determined through Policy S10 however based on the assumption that expansion of existing facilities is required, and all homes are qualifying dwellings (houses), a financial contribution could be required.	Essential	ECC	S106	£109,968 (Arup)	N/A	SGS14a
Early years, childcare and education	Early years	Location 14b - Land South of Ford End Primary School	SGS14b	To be determined through Policy S10 however based on the assumption that expansion of existing facilities is required, and all houses are qualifying dwellings, a financial contribution could be required.	Essential	ECC	S106	£35,980 (Arup)	N/A	SGS14b
Early years, childcare and education	Primary education	Location 14a - Land West of Back Lane, Ford End	SGS14b	To be determined through Policy S10 however based on the assumption that expansion of existing facilities is required, and all homes are qualifying dwellings (houses), a financial contribution could be required.	Essential	ECC	S106	£119,934 (Arup)	N/A	SGS14b

Infrastructure Category	Infrastructure Type	Location	Site	Intervention Description	Prioritisation (critical / essential / important)	Responsibility for Delivery	Anticipated Delivery Mechanism (S106 / S278 / CIL / Government funding)	Estimated Cost	Funding Gap	Contributing Sites
Early years, childcare and education	Secondary education	Location 14b - Land South of Ford End Primary School	SGS14b	To be determined through Policy S10 however based on the assumption that expansion of existing facilities is required, and all homes are qualifying dwellings (houses), a financial contribution could be required.	Essential	ECC	S106	£109,968 (Arup)	N/A	SGS14b
<b>Growth Area 3</b>										
Early years, childcare and education	Early years, primary education	Location 10 - North of South Woodham Ferrers	SGS10	Potential co-location of a new primary school (Use Class F1(a)) with an early years and childcare nursery (Use Class E(f)) on 2.1 ha of suitable land, and one stand-alone early years and childcare nursery (Use Class E(f)) on 0.13 hectares of suitable land; or two new stand-alone early years and childcare nurseries (Use Class E(f)) each on 0.13 hectares of suitable land allocated for education and childcare use. The developer(s) will be expected to provide the land and a proportionate financial contribution to the physical scheme.	Essential	ECC	S106	£10,992,288 (land to deliver co-located primary school and 56 place nursery and financial contribution).  £1,148,448 (56 place stand-alone nursery) (ECC)	N/A	SGS10
Early years, childcare and education	Secondary education	Location 10 - North of South Woodham Ferrers	SGS10	Financial contribution towards expansion of existing secondary school facilities.	Essential	ECC	S106	£5,801,100 (ECC)	N/A	SGS10
Early years, childcare and education	Post 16 education	Location 10 - North of South Woodham Ferrers	SGS10	Post 16 contribution	Essential	ECC	S106	£1,022,089 (ECC)	N/A	SGS10
Early years, childcare and education	Early years	Location 16a - East Chelmsford Garden Community (Hammonds Farm)	SGS16a	Three new 56 place stand-alone early years and childcare nurseries (Use Class E(f)) each on 0.13 hectares of suitable land allocated for education and childcare use.	Essential	ECC	S106	£4,009,320 (ECC)	N/A	SGS16a
Early years, childcare and education	Early years, primary education	Location 16a - East Chelmsford Garden Community (Hammonds Farm)	SGS16a	Two new primary schools (Use Class F1(a)) with co-located early years and childcare nursery (Use Class E(f)) each on 2.1 hectares of suitable land allocated for education and childcare use.	Essential	ECC	S106	£22,719,480 (ECC)	N/A	SGS16a
Early years, childcare and education	Early years, primary education, secondary education	Location 16a - East Chelmsford Garden Community (Hammonds Farm)	SGS16a	A new secondary school (Use Class F1(a)) on 10.1 hectares co-located with primary school (Use Class F1(a)) and early years and childcare nursery (Use Class E(f)) on 2.1 hectares of suitable land allocated for education and early years and childcare use. (Note: this requirement is based on post-2041 total number of dwellings of 4,500).	Essential	ECC	S106	£28,389,800 (ECC) (Note: the total cost for a new secondary school is £42,584,700 however given that this requirement is based on the total number of dwellings on the site post-2041 (4,500 dwellings), this has been reduced so it is proportionate to the 3,000 dwellings which will be	N/A	SGS16a

Infrastructure Category	Infrastructure Type	Location	Site	Intervention Description	Prioritisation (critical / essential / important)	Responsibility for Delivery	Anticipated Delivery Mechanism (S106 / S278 / CIL / Government funding)	Estimated Cost	Funding Gap	Contributing Sites
								delivered within the plan period).		
Early years, childcare and education	Special educational needs	Location 16a - East Chelmsford Garden Community (Hammonds Farm)	SGS16a	Financial contribution towards new provision within a mainstream school or the expansion of an existing SEN school based on 32 pupils (22 primary and 10 secondary).	Essential	ECC	S106	£3,256,600 (ECC)	N/A	SGS16a

A.5 Health and Social Wellbeing Infrastructure

Infrastructure Category	Infrastructure Type	Location	Site	Intervention Description	Prioritisation (critical / essential / important)	Responsibility for Delivery	Anticipated Delivery Mechanism (S106 / S278 / CIL / Government funding)	Estimated Cost	Funding Gap	Contributing Sites
Administrative area-wide										
Health and social wellbeing	Ambulance services	Administrative area-wide	Administrative area-wide	Provision of a new purpose-built ambulance Hub in Chelmsford before 2040. This requires circa 1ha of land for new build or an existing building of 2,300sqm close to Broomfield Hospital and major road links with sufficient space to accommodate 35 DSA/Rapid Response vehicles and appropriate staff parking.	Essential	Mid and South Essex ICB (EEAST)	NHS England funding and/or CIL.	£8-10,000,000 (indicative estimate) (Mid and South Essex ICB)	TBC	All sites
Health and social wellbeing	Police Services	Administrative area-wide	Administrative area-wide	Accommodation costs required in relation to the 61 additional officers generated by the population growth.	Important	Essex Police	/ CIL	£2,520,000 (Essex Police)		All sites
Health and social wellbeing	Police Services	Administrative area-wide	Administrative area-wide	Three additional vehicles required due to the 61 additional officers generated by the population growth.	Important	Essex Police	/ CIL	£158,955 (Essex Police)		All sites
Growth Area 1										
Health and social wellbeing	Primary Healthcare	All sites in Growth Area 1	All sites in Growth Area 1	Provision of a new build primary healthcare facility to serve new growth.	Essential	Mid and South Essex ICB	S106	£4,000,000 (Mid and South Essex ICB) (this is based on a full size 1000m2 new primary care surgery serving around 15,000 patients. This is an indicative figure as the actual figure will vary from site to site).	TBC	All sites in Growth Area 1
Growth Area 2										
Health and social wellbeing	Fire Services	All sites in Growth Area 2	All sites in Growth Area 2	Redevelopment of Braintree Fire Station to convert it from an on-call fire station to a wholetime fire station.	Important	Essex County Fire and Rescue Service	CIL	Dependent on scope and scale	TBC	All sites
Health and social wellbeing	Primary healthcare, secondary healthcare	Location 7a - Great Leighs - Land at Moulsham Hall	SGS7a	Provision of a new build primary healthcare facility to serve new growth (there is a hybrid planning application pending on the site which includes a medical centre (up to 1000m2)) (Ref: 23/01583/OUT and 23/01583/FUL).	Essential	Mid and South Essex ICB	S106	Private and Confidential	TBC	SGS7a, SGS7c
Growth Area 3										
Health and social wellbeing	Primary healthcare	All sites in Growth Area 3	All sites in Growth Area 3	Provision of a new build primary healthcare facility to serve new growth.	Essential	Mid and South Essex ICB	S106	£4,000,000 (Mid and South Essex ICB) (this is based on a full size 1000m2 new primary care surgery serving around 15,000 patients. This is an indicative figure as the actual figure will vary from site to site).	TBC	All sites in Growth Area 3



A.6 Social and Community Facilities and Public Realm and Public Art Infrastructure

Infrastructure Category	Infrastructure Type	Location	Site	Intervention Description	Prioritisation (critical / essential / important)	Responsibility for Delivery	Anticipated Delivery Mechanism (S106 / S278 / CIL / Government funding)	Estimated Cost	Funding Gap	Contributing Sites
Administrative area-wide										
Social and community facilities	Cemeteries	Administrative area-wide	Administrative area-wide	Provision of a new cemetery and modern crematorium to serve the district	Important	CCC	CIL	£10,800,000 (CCC)	£0	N/A - funding already secured and allocated via CIL.
Growth Area 1										
Public realm and public art	Public art	Location 1a - Chelmer Waterside	CW1a	Financial contribution towards public art which contributes towards place creation	Important	CCC	S106	£112,500 (CCC)	Nil (costs to be met by developer)	CW1a
Public realm and public art	Public art	Location 1a - Chelmer Waterside	CW1c	Financial contribution towards public art which contributes towards place creation	Important	CCC	S106	£50,000 (CCC)	Nil (costs to be met by developer)	CW1c
Public realm and public art	Public art	Location 1a - Chelmer Waterside	CW1d	Financial contribution towards public art which contributes towards place creation	Important	CCC	S106	£47,500 (CCC)	Nil (costs to be met by developer)	CW1d
Public realm and public art	Public art	Location 1a - Chelmer Waterside	CW1e	Financial contribution towards public art which contributes towards place creation	Important	CCC	S106	£30,000 (CCC)	Nil (costs to be met by developer)	CW1e
Public realm and public art	Public art	Location 1a - Chelmer Waterside	CW1f	Financial contribution towards public art which contributes towards place creation	Important	CCC	S106	£30,000 (CCC)	Nil (costs to be met by developer)	CW1f
Social and Community Facilities	Community Halls	Location 1b - Former St Peter's College, Fox Crescent	SGS1b	New or relocated community facilities to meet evidenced needs	Important	CCC	CIL/S106	£1,300,000 (Arup) (based on the assumption of one new community hall of 608m2)	Nil (costs to be met by developer)	SGS1b
Public realm and public art	Public art	Location 1d - Riverside Ice and Leisure Land, Victoria Road.	SGS1d	Financial contribution towards public art which contributes towards place creation	Important	CCC	S106	£37,500 (CCC)	Nil (costs to be met by developer)	SGS1d
Public realm and public art	Public art	Location 1e - Civic Centre Land, Fairfield Road	SGS1e	Financial contribution towards public art which contributes towards place creation	Important	CCC	S106	£30,000 (CCC)	Nil (costs to be met by developer)	SGS1e
Social and Community Facilities	Community Halls	Location 1g to 1bb	GS1g – GS1bb	Integration of proportionate workspace, employment and community facilities.	Essential	CCC / Developer	CIL/S106	£1,300,000 (Arup) (based on the assumption of one new community hall of 608m2)	Nil (costs to be met by developers)	GS1g-GS1bb
Public realm and public art	Public realm	Location 1l - BT Telephone Exchange, Cottage Place	GS1l	Church Street/Cottage Place public realm	Important	CCC	CIL/S106	£4,053,000 (CCC)	TBC	GS1l
Public realm and public art	Public realm	Location 1w - Meadows Shopping Centre	SGS1w	Improvement to public realm in High Street and Springfield Road.	Important	CCC	CIL/S106	£2,300,000 (CCC)	Nil (costs to be met by developer)	SGS1w

Infrastructure Category	Infrastructure Type	Location	Site	Intervention Description	Prioritisation (critical / essential / important)	Responsibility for Delivery	Anticipated Delivery Mechanism (S106 / S278 / CIL / Government funding)	Estimated Cost	Funding Gap	Contributing Sites
		and Meadows Surface Car Park								
Public realm and public art	Public art	Location 1x - Former Kay-metzeler Premises	SGS1x	Financial contribution towards public art which contributes towards place creation	Important	CCC	S106	£46,250 (CCC)	Nil (costs to be met by developer)	SGS1x
Public realm and public art	Public realm	Location 1x - Former Kay-metzeler Premises, Location 1y - Land between Hoffmanns Way and Brook Street (Marriage's Mill), Location 1h - Ashby House Car Parks, Location 1k - Former Chelmsford Electrical and Car Wash, Location 1v - Railway Sidings	SGS1x, SGS1y, GS1h, GS1k, GS1v	Brook Street public realm	Important	CCC	CIL/S106	£960,000 (CCC)	TBC	SGS1x, SGS1y, GS1h, GS1k, GS1v
Public realm and public art	Public art	Location 1y - Land between Hoffmanns Way and Brook Street (Marriage's Mill)	SGS1y	Financial contribution towards public art which contributes towards place creation	Important	CCC	S106	£30,000 (CCC)	Nil (costs to be met by developer)	SGS1y
Public realm and public art	Public art	Location 2 - West Chelmsford	SGS2	Financial contribution towards public art which contributes towards place creation	Important	CCC	S106	£220,000 (CCC)	Nil (costs to be met by developer)	SGS2
Social and Community Facilities	Community halls	Location 3a - East of Chelmsford - Manor Farm	SGS3a	Financial contributions towards a new Visitor Centre at Sandford Mill	Important	TBC	S106	£2,300,000 (Arup)	£1,200,000 (£1,100,00 to be met by developer)	SGS3a
Public realm and public art	Public realm and public art	Location 3a - East of Chelmsford - Manor Farm	SGS3a	Heritage interpretation, including information boards and public art	Important	CCC	CIL/S106	£100,000 (CCC)	Nil (costs to be met by developer)	SGS3a
Public realm and public art	Public realm and public art	Location 3c - East of Chelmsford - Land South of Maldon Road	SGS3c	Heritage interpretation, including information boards and public art	Important	CCC	CIL/S106	£30,000 (CCC)	Nil (costs to be met by developer)	SGS3c
Public realm and public art	Public realm and public art	Location 3d - East of Chelmsford –	SGS3d	Heritage interpretation, including information boards and public art	Important	CCC	CIL/S106	£1,800 (CCC)	Nil (costs to be met by developer)	SGS3d

Infrastructure Category	Infrastructure Type	Location	Site	Intervention Description	Prioritisation (critical / essential / important)	Responsibility for Delivery	Anticipated Delivery Mechanism (S106 / S278 / CIL / Government funding)	Estimated Cost	Funding Gap	Contributing Sites
		Land North of Maldon Road								
Public realm and public art	Public art	Location 5 - Land Surrounding Telephone Exchange, Ongar Road, Writtle	SGS5	Financial contribution towards public art which contributes towards place creation	Important	CCC	S106	£6,000 (CCC)	Nil (costs to be met by developer)	SGS5
<b>Growth Area 2</b>										
Public realm and public art	Public art	Location 7a - Great Leighs - Land at Moulsham Hall	SGS7a	Financial contribution towards public art which contributes towards place creation	Important	CCC	S106	£187,500 (CCC)	Nil (costs to be met by developer)	SGS7a
Public realm and public art	Public art	Location 7b - Great Leighs - Land East of London Road	SGS7b	Financial contribution towards public art which contributes towards place creation	Important	CCC	S106	£47,500 (CCC)	Nil (costs to be met by developer)	SGS7b
Public realm and public art	Public art	Location 7c - Great Leighs - Land North and South of Banters Lane	SGS7c	Financial contribution towards public art which contributes towards place creation	Important	CCC	S106	£25,000 (CCC)	Nil (costs to be met by developer)	SGS7c
Public realm and public art	Public art	Location 8 - North of Broomfield	SGS8	Financial contribution towards public art which contributes towards place creation	Important	CCC	S106	£128,000 (CCC)	Nil (costs to be met by developer)	SGS8
Public realm and public art	Public art	Location 14a - Land West of Back Lane, Ford End	SGS14a	Financial contribution towards public art which contributes towards place creation	Important	CCC	S106	£5,000 (CCC)	Nil (costs to be met by developer)	SGS14a
Public realm and public art	Public art	Location 14b - Land South of Ford End Primary School	SGS14b	Financial contribution towards public art which contributes towards place creation	Important	CCC	S106	£5,000 (CCC)	Nil (costs to be met by developer)	SGS14b
<b>Growth Area 3</b>										
Social and community facilities	Libraries	Location 16a - East Chelmsford Garden Community (Hammonds Farm)	SGS16a	Flexible library space (50sqm) for ‘satellite’ facility	Important	ECC, Developer	Direct delivery / CIL	£106,000 (ECC)	Potential to be funded via CIL	SGS16a
Public realm and public art	Public art	Location 16a - East Chelmsford Garden Community (Hammonds Farm)	SGS16a	Financial contribution towards public art which contributes towards place creation	Important	CCC	S106	£750,000 (CCC)	Nil (costs to be met by developer)	SGS16a

Infrastructure Category	Infrastructure Type	Location	Site	Intervention Description	Prioritisation (critical / essential / important)	Responsibility for Delivery	Anticipated Delivery Mechanism (S106 / S278 / CIL / Government funding)	Estimated Cost	Funding Gap	Contributing Sites
Social and community facilities	Community Halls	Location 10 - North of South Woodham Ferrers	SGS10	Community building WW cost assumption	Important	CCC	S106	£2,400,000 (CCC)	Nil (costs to be met by developer)	SGS10
Public realm and public art	Public art	Location 10 - North of South Woodham Ferrers	SGS10	Financial contribution towards public art which contributes towards place creation	Important	CCC	S106	£155,000 (CCC)	Nil (costs to be met by developer)	SGS10
Public realm and public art	Public art	Location 11b - Land at Kingsgate, Bicknacre Road, Bicknacre	SGS11b	Financial contribution towards public art which contributes towards place creation	Important	CCC	S106	£5,000 (CCC)	Nil (costs to be met by developer)	SGS11b
Public realm and public art	Public art	Location 11c - Land West of Barbrook Way, Bicknacre	SGS11c	Financial contribution towards public art which contributes towards place creation	Important	CCC	S106	£5,000 (CCC)	Nil (costs to be met by developer)	SGS11c
Public realm and public art	Public art	Location 12 - St Giles, Moor Hall Lane, Bicknacre	SGS12	Financial contribution towards public art which contributes towards place creation	Important	CCC	S106	£8,000 (CCC)	Nil (costs to be met by developer)	SGS12
Public realm and public art	Public art	Location 13 - Danbury	SGS13	Financial contribution towards public art which contributes towards place creation	Important	CCC	S106	£25,000 (CCC)	Nil (costs to be met by developer)	SGS13
Public realm and public art	Public art	Location 17a - Land North of Abbey Fields, East Hanningfield	SGS17a	Financial contribution towards public art which contributes towards place creation	Important	CCC	S106	£3,750 (CCC)	Nil (costs to be met by developer)	SGS17a
Public realm and public art	Public art	Location 17b - Land East of Highfields Mead, East Hanningfield	SGS17b	Financial contribution towards public art which contributes towards place creation	Important	CCC	S106	£5,000 (CCC)	Nil (costs to be met by developer)	SGS17b

# Appendix B

## Infrastructure Delivery Schedules by Location and Site

B.1 Location 1 - Previously developed sites in Chelmsford Urban Area

Infrastructure Category	Infrastructure Type	Location	Site	Intervention Description	Prioritisation (critical / essential / important)	Responsibility for Delivery	Anticipated Delivery Mechanism (S106 / S278 / CIL / Government funding)	Estimated Cost	Funding Gap	Contributing Sites
Minerals and Waste Management	Waste Management	Administrative area-wide	Administrative area-wide	The construction of a new Depot and Waste Transfer Station	Essential	CCC	Direct delivery / S106	£500,000 (Arup)	£500,000	All sites
Health and social wellbeing	Ambulance services	Administrative area-wide	Administrative area-wide	Provision of a new purpose-built ambulance Hub in Chelmsford before 2040. This requires circa 1ha of land for new build or an existing building of 2,300sqm close to Broomfield Hospital and major road links with sufficient space to accommodate 35 DSA/Rapid Response vehicles and appropriate staff parking.	Essential	Mid and South Essex ICB (EEAST)	S106 contributions, NHS England funding and/or CIL.	£8-10,000,000 (indicative estimate) (Mid and South Essex ICB)	£8-10,000,000	All sites
Health and social wellbeing	Police Services	Administrative area-wide	Administrative area-wide	Accommodation costs required in relation to the 61 additional officers generated by the population growth.	Important	Essex Police	S106 / CIL	£2,520,000 (Essex Police)	£2,520,000	All sites
Health and social wellbeing	Police Services	Administrative area-wide	Administrative area-wide	Three additional vehicles required due to the 61 additional officers generated by the population growth.	Important	Essex Police	S106 / CIL	£158,955 (Essex Police)	£158,955	All sites
Green infrastructure, recreation and leisure	Indoor sports facilities	Administrative area-wide	Administrative area-wide	Investment required to fix the roof of Swallows Gymnastics Club as leakage was found at the facility.	Important	CCC	CIL/S106	Dependent on scope and scale	TBC	TBC
Green infrastructure, recreation and leisure	Indoor sports facilities	Administrative area-wide	Administrative area-wide	Requirement for an indoor tennis facility within Chelmsford. There are currently no facilities within Chelmsford and the Lawn Tennis Association has identified the authority as an investment priority for an indoor venue. No work has been undertaken to date in order to identify a potential site.	Important	CCC, Lawn Tennis Association	CIL/S106	Dependent on scope and scale	TBC	All sites - potential to be funded through CIL.
Green infrastructure, recreation and leisure	Outdoor sports facilities	Administrative area-wide	Administrative area-wide	Additional provision of youth 11v11 and youth 9v9 football pitches to respond to existing deficit and needs associated with growth (further details to be confirmed as part of the next stage of the PPOSS).	Important	CCC	CIL/S106	TBC (further detail to be confirmed as part of the next stage of the PPOSS).	TBC	TBC
Green infrastructure, recreation and leisure	Outdoor sports facilities	Administrative area-wide	Administrative area-wide	Additional provision of 3G pitches to respond to existing deficit and needs associated with growth (further details to be confirmed as part of the next stage of the PPOSS).	Important	CCC	CIL/S106	TBC (further detail to be confirmed as part of the next stage of the PPOSS).	TBC	TBC
Green infrastructure, recreation and leisure	Outdoor sports facilities	Administrative area-wide	Administrative area-wide	Quality improvements required on existing hockey pitches (further details to be confirmed as part of the next stage of the PPOSS).	Important	CCC	CIL/S106	TBC (further detail to be confirmed as part of the next stage of the PPOSS).	TBC	TBC



Infrastructure Category	Infrastructure Type	Location	Site	Intervention Description	Prioritisation (critical / essential / important)	Responsibility for Delivery	Anticipated Delivery Mechanism (S106 / S278 / CIL / Government funding)	Estimated Cost	Funding Gap	Contributing Sites
Green infrastructure, recreation and leisure	Outdoor sports facilities	Administrative area-wide	Administrative area-wide	Quality improvements required on existing netball courts (further details to be confirmed as part of the next stage of the PPOSS).	Important	CCC	CIL/S106	TBC (further detail to be confirmed as part of the next stage of the PPOSS).	TBC	TBC
Social and community facilities	Cemeteries	Administrative area-wide	Administrative area-wide	Provision of a new cemetery and modern crematorium to serve the district	Important	CCC	CIL	£10,800,000 (CCC)	£0	N/A - funding already secured and allocated via CIL.
Flood protection and water management	Flood and water management	Administrative area-wide	Administrative area-wide	Flood resilience interventions along the main rivers, within the city centre and wider river catchment area to safeguard Chelmsford City Centre. The precise locations of interventions are not yet determined.	Critical	CCC and Environment Agency (Flood Resilience Partnership)	S106, Environment Agency funding	£7-10m (CCC and Environment Agency (Flood Resilience Partnership))	TBC	All sites
Health and social wellbeing	Primary Healthcare	All locations in Growth Area 1	All sites in Growth Area 1	Provision of a new build primary healthcare facility to serve new growth.	Essential	Mid and South Essex ICB	S106	£4,000,000 (Mid and South Essex ICB) (this is based on a full size 1000m2 new primary care surgery serving around 15,000 patients. This is an indicative figure as the actual figure will vary from site to site).	£4,000,000	All sites in Growth Area 1
Early years, childcare and education	Primary education	Location 1 – Previously developed sites in Chelmsford urban area	All sites except for GS1o, GS1p, GS1q, GS1r, GS1s, GS1t, GS1bb, SGS1f, GS1u	To be determined through Policy S10 however based on the assumption that expansion of existing facilities is required, and all homes are qualifying dwellings consisting of flats, a financial contribution could be required	Essential	ECC	S106	£10,177,024 (Arup)	N/A	All sites except for GS1o, GS1p, GS1q, GS1r, GS1s, GS1t, GS1bb, SGS1f, GS1u
Early years, childcare and education	Secondary education	Location 1 – Previously developed sites in Chelmsford urban area	All sites except for GS1o, GS1p, GS1q, GS1r, GS1s, GS1t, GS1bb, SGS1f, GS1u	To be determined through Policy S10 however based on the assumption that expansion of existing facilities is required, and all homes are qualifying dwellings consisting of flats, a financial contribution could be required	Essential	ECC	S106	£4,691,418 (Arup)	N/A	All sites except for GS1o, GS1p, GS1q, GS1r, GS1s, GS1t, GS1bb, SGS1f, GS1u
Green infrastructure, recreation and leisure	Green infrastructure	Location 1 - Previously developed sites in Chelmsford urban area	All sites in Location 1	Provision of 60,830sqm of accessible local open space (worst case). On site provision not required for sites below 30 dwellings. Exact quantity and type of open space to be determined through planning process.	Essential	CCC	S106/CIL	£1,900,000 (Arup)	Nil (costs to be met by developer)	All sites in Chelmsford urban area
Green infrastructure, recreation and leisure	Green infrastructure	Location 1 - Previously developed sites in Chelmsford urban area	All sites in Location 1	Provision of 76,473sqm of strategic open space (worst case). On site provision not required for sites below 30 dwellings. Exact quantity and type of open space to be determined through planning process.	Essential	CCC	S106/CIL	£920,000 (Arup)	Nil (costs to be met by developer)	All sites in Chelmsford urban area

Infrastructure Category	Infrastructure Type	Location	Site	Intervention Description	Prioritisation (critical / essential / important)	Responsibility for Delivery	Anticipated Delivery Mechanism (S106 / S278 / CIL / Government funding)	Estimated Cost	Funding Gap	Contributing Sites
Green infrastructure, recreation and leisure	Green infrastructure	Location 1 - Previously developed sites in Chelmsford urban area	All sites in Location 1	Provision of 113,391sqm of natural and semi-natural greenspace (worst case). On site provision not required for sites below 30 dwellings. Exact quantity and type of open space to be determined through planning process.	Essential	CCC	S106/CIL	£3,700,000 (Arup)	Nil (costs to be met by developer)	All sites in Chelmsford urban area
Green infrastructure, recreation and leisure	Indoor sports facilities	Location 1 - Previously developed sites in Chelmsford urban area	All sites in Location 1	Financial contribution for 1.88 badminton courts to meet identified need for additional indoor badminton courts up to 2041.	Important	CCC	S106	£1,358,155 (CCC)	Nil (costs to be met by developer)	All sites in Chelmsford urban area
Green infrastructure, recreation and leisure	Indoor sports facilities	Location 1 - Previously developed sites in Chelmsford urban area	SGS1	Financial contribution for 0.11 indoor bowling rinks to meet identified need for additional indoor bowls facilities up to 2041.	Important	CCC	S106	£47,965 (CCC)	Nil (costs to be met by developer)	All sites in Chelmsford urban area
Green infrastructure, recreation and leisure	Green infrastructure	Location 1a - Chelmer Waterside	SGS1a (CW1a, CW1c, CW1d, CW1e, CW1f)	Enhancement of allotment provision at Hill Road	Essential	CCC	S106	£70,000 (CCC)	Nil (costs to be met by developer)	SGS1a (CW1a, CW1c, CW1d, CW1e, CW1f)
Highways, access and transport	Active travel and cycling provision	Location 1a - Chelmer Waterside and Location 1w Meadows Shopping Centre and Meadows Surface Car Park	SGS1a (CW1a, CW1d) and SGS1w	Replace 2no. foot bridges (across Rivers Can and Chelmer) with 2no. cycle bridges – raised to achieve 2.5m clearance to water. Funding strategy is via S106 (Waterside and Meadows developments; possible that Meadows will fully fund and deliver).	Essential	Subject to ongoing discussions - possibly developer (Meadows) to deliver. If not, CCC/ECC	Direct delivery / S106	£1,550,000 (ECC).	Nil (costs to be met by developer)	If not fully funded and delivered by SGS1w, then contributions to be split as follows: CW1a (32%), CW1d (7%), SGS1w (61%) (based on number of units).
Highways, access and transport	Highways, active travel and cycling provision	Location 1a - Chelmer Waterside	SGS1a (CW1a, CW1c, CW1d, CW1e, CW1f)	New access road and bridge for Chelmer Waterside to serve Strategic Growth Location 1a, through proportionate contributions (planning permission for the bridge granted in June 2021 (Ref: 21/00024/FUL)). Construction commenced in October 2023 and is expected to finish in April 2025. Fully funded and being delivered by CCC.	Critical	CCC	S106/S278, CIL, HIF, borrowing	£43,680,000 (total cost of bridge and access road including GPRS and land remediation) (excluding commuted sum) (CCC)	Nil (funding met by HIF, S106 contributions, CIL and CCC borrowing)	SGS1a (CW1a, CW1c, CW1d, CW1e, CW1f)
Highways, access and transport	Highways	Location 1a - Chelmer Waterside	SGS1a (CW1a, CW1c, CW1d, CW1e, CW1f)	Upgrades to the Springfield Road / Navigation Road junction as part of the planning agreement for the Peninsula site (Ref: 16/01630/FUL) - this has been largely completed and has been funded by S106 via Taylor Wimpey Scheme on Waterside Peninsula. Some remaining works to be completed regarding radial easing of the corner to the junction – this land belongs to CW1f.	Critical	ECC, developer	S278	£700,000 (approx) (CCC)	Nil (intervention has been largely delivered and funded via S278)	SGS1a (CW1a, CW1c, CW1d, CW1e, CW1f)

Infrastructure Category	Infrastructure Type	Location	Site	Intervention Description	Prioritisation (critical / essential / important)	Responsibility for Delivery	Anticipated Delivery Mechanism (S106 / S278 / CIL / Government funding)	Estimated Cost	Funding Gap	Contributing Sites
Highways, access and transport	Active travel and cycling provision	Location 1a - Chelmer Waterside	SGS1a (CW1a, CW1c, CW1d, CW1e, CW1f)	Army and Navy Sustainable Transport Package which includes: - Hamburger junction improvements - Improvements for active and sustainable transport in the vicinity of the A&N junction - Connections to the surrounding walking and cycling network	Critical	ECC	S106, CIL, Government Major Road Network funding	£81,000,000 (ECC - scheme is not at tender stage so costs could be subject to change).	ECC has conditionally been awarded £69m from the Government's MRN funding - the reminder of the cost will be funded by ECC and CCC via CIL	SGS1a (CW1a, CW1c, CW1d, CW1e, CW1f)
Highways, access and transport	Highways and active travel	Location 1a - Chelmer Waterside	SGS1a (CW1a, CW1c, CW1d, CW1e)	Contribution to car club	Important	Developer	Direct delivery / S106	£40,000 (CCC)	Nil (costs to be met by developer)	SGS1a (CW1a, CW1c, CW1d, CW1e)
Highways, access and transport	Highways and active travel	Location 1a - Chelmer Waterside	SGS1a (CW1a, CW1c, CW1d, CW1e, CW1f)	Tow path around canal leading to Springfield Basin	Important	CCC, Environment Agency	Direct delivery / S106	£50,000 (CCC)	Nil (costs to be met by developer)	SGS1a (CW1a, CW1c, CW1d, CW1e, CW1f)
Flood protection and water management	Flood and water management	Location 1a - Chelmer Waterside and Location 1w Meadows Shopping Centre and Meadows Surface Car Park	SGS1a (CW1a, CW1c, CW1d, CW1e) and SGS1w	Provision of seven serviced moorings along River Chelmer (moorings plus utilities).	Important	CCC, developer	Direct delivery / S106	£54,000 (CCC)	Nil (costs to be met by developer)	SGS1a (CW1a, CW1c, CW1d, CW1e) and SGS1w. (SGS1w to contribute £20k and remaining four sites to contribute £8.5k)
Flood protection and water management	Flood and water management	Location 1a - Chelmer Waterside	CW1c and CW1e	Water access improvements including new docking area	Important	CCC, Environment Agency	Direct delivery / S106	£50,000 (CCC)	Nil (costs to be met by developer)	CW1c and CW1e
Flood protection and water management	Flood and water management	Location 1a - Chelmer Waterside and Location 1w Meadows Shopping Centre and Meadows Surface Car Park	SGS1a (CW1a, CW1c, CW1d, CW1e) and SGS1w	Provision of new lock and replacement of weir gates.	Important	CCC, Environment Agency	Approx 50% to come from S106. Remaining 50% to come from CIL, or match funding (e.g. CCC Capital Investment, Heritage Lottery Fund, Environment Agency funding, re-use of unspent FAS monies).	£6,000,000 (CCC)	£3,000,000 (funding to come from CIL or match funding)	SGS1a (CW1a, CW1c, CW1d, CW1e) and SGS1w to contribute 50% of the cost - proportional split as follows: CW1a (25% - £750k), CW1c (14% - £420k), CW1d (6% - £180k), CW1e (7% - £210k) and SGS1w (48% - £1.44m) (based on number of units).
Public realm and public art	Public art	Location 1a - Chelmer Waterside	CW1a	Financial contribution towards public art which contributes towards place creation	Important	CCC	S106	£112,500 (CCC)	Nil (costs to be met by developer)	CW1a

Infrastructure Category	Infrastructure Type	Location	Site	Intervention Description	Prioritisation (critical / essential / important)	Responsibility for Delivery	Anticipated Delivery Mechanism (S106 / S278 / CIL / Government funding)	Estimated Cost	Funding Gap	Contributing Sites
Early years, childcare and education	Early years	Location 1 – SGS1a Chelmer Waterside	SGS1a (CW1a, CW1c, CW1d, CW1e)	New 56 place stand-alone early years and childcare nursery (Use Class E(f) on 0.13 hectares of suitable land allocated for education and childcare use.	Essential	ECC	S106	£1,336,440 (ECC)	N/A	SGS1a (CW1a, CW1c, CW1d, CW1e)
Public realm and public art	Public art	Location 1a - Chelmer Waterside	CW1c	Financial contribution towards public art which contributes towards place creation	Important	CCC	S106	£50,000 (CCC)	Nil (costs to be met by developer)	CW1c
Public realm and public art	Public art	Location 1a - Chelmer Waterside	CW1d	Financial contribution towards public art which contributes towards place creation	Important	CCC	S106	£47,500 (CCC)	Nil (costs to be met by developer)	CW1d
Public realm and public art	Public art	Location 1a - Chelmer Waterside	CW1e	Financial contribution towards public art which contributes towards place creation	Important	CCC	S106	£30,000 (CCC)	Nil (costs to be met by developer)	CW1e
Public realm and public art	Public art	Location 1a - Chelmer Waterside	CW1f	Financial contribution towards public art which contributes towards place creation	Important	CCC	S106	£30,000 (CCC)	Nil (costs to be met by developer)	CW1f
Early years, childcare and education	Special educational needs	Location 1b – Former St Peter’s College, Fox Crescent	SGS1b	Two new schools providing for Special Needs and Disabilities (SEND) located on around 2.9 hectares of suitable land allocated for education and childcare use. (Note: The Hawthorns School opened in January 2023. Sir Geoff Hurst Academy is under construction and is due to open in January 2025).	Essential	Department for Education	Government - the schools are being built and funded by DfE	£15,000,000	Fully funded by DfE	N/A
Social and Community Facilities	Community Halls	Location 1b - Former St Peter's College, Fox Crescent	SGS1b	New or relocated community facilities to meet evidenced needs	Important	CCC	CIL/S106	£1,300,000 (Arup) (based on the assumption of one new community hall of 608m2)	Nil (costs to be met by developer)	SGS1b
Public realm and public art	Public art	Location 1d - Riverside Ice and Leisure Land, Victoria Road.	SGS1d	Financial contribution towards public art which contributes towards place creation	Important	CCC	S106	£37,500 (CCC)	Nil (costs to be met by developer)	SGS1d
Public realm and public art	Public art	Location 1e - Civic Centre Land, Fairfield Road	SGS1e	Financial contribution towards public art which contributes towards place creation	Important	CCC	S106	£30,000 (CCC)	Nil (costs to be met by developer)	SGS1e
Highways, access and transport	Highways	Location 1g - Chelmsford Social Club, Springfield Road and Location 1d - Riverside Ice and Leisure Land, Victoria Road.	GS1g, SGS1d	Enhanced route links from Riverside Ice and Leisure to Springfield Road, including improvements to Mallard Bridge. Approx. 60m length of improved footway from Mallard Bridge next to River Chelmer into allocation site. Mallard Bridge would need to be replaced to support cycling however height of bridge to remain as is.	Essential	ECC, developer	S278	£750,000 (ECC) (based on £700k for bridge and £50k for footpath improvements).	Nil (costs to be met by developer)	GS1g, SGS1d
Social and Community Facilities	Community Halls	Location 1g-1bb	GS1g-GS1bb	Integration of proportionate workspace, employment and community facilities.	Essential	CCC / Developer	CIL/S106	£1,300,000 (Arup) (based on the assumption of one	Nil (costs to be met by developers)	GS1g-GS1bb

Infrastructure Category	Infrastructure Type	Location	Site	Intervention Description	Prioritisation (critical / essential / important)	Responsibility for Delivery	Anticipated Delivery Mechanism (S106 / S278 / CIL / Government funding)	Estimated Cost	Funding Gap	Contributing Sites
								new community hall of 608m2)		
Highways, access and transport	Active travel and cycling provision	Location 1i - Rectory Lane Car Park West	GS1i	Improved level pedestrian/cycle connection to two existing road crossing points to the south	Essential	ECC, developer	S278	£150,000 (CCC)	Nil (costs to be met by developer)	GS1i
Public realm and public art	Public realm	Location 1l - BT Telephone Exchange, Cottage Place	GS1l	Church Street/Cottage Place public realm	Important	CCC	CIL/S106	£4,053,000 (CCC)	TBC	GS1l
Highways, access and transport	Bus services	Location 1z - Granary Car Park, Victoria Road	GS1z	Financial contributions towards bus services (specifically evening and Sunday services).	Essential	ECC, bus operators	S106	£500,000 (ECC) (subject to change as extent of bus service not known).	Nil (costs to be met by developer)	GS1z
Highways, access and transport	Bus Services, Active travel and cycling provision	Location 1w - Meadows Shopping Centre and Meadows Surface Car Park	SGS1w	Bus service contribution and season tickets for residents.	Important	ECC, CCC	S278	£1,400,000 (ECC) assuming two bus services and infrastructure.	Nil (costs to be met by developer)	SGS1w
Public realm and public art	Public realm	Location 1w - Meadows Shopping Centre and Meadows Surface Car Park	SGS1w	Improvement to public realm in High Street and Springfield Road.	Important	CCC	CIL/S106	£2,300,000 (CCC)	Nil (costs to be met by developer)	SGS1w
Public realm and public art	Public art	Location 1x - Former Kay-Metzeler Premises	SGS1x	Financial contribution towards public art which contributes towards place creation	Important	CCC	S106	£46,250 (CCC)	Nil (costs to be met by developer)	SGS1x
Public realm and public art	Public realm	Location 1x - Former Kay-Metzeler Premises, Location 1y - Land between Hoffmanns Way and Brook Street (Marriage's Mill), Location 1h - Ashby House Car Parks, Location 1k - Former Chelmsford Electrical and Car Wash, Location 1v - Railway Sidings	SGS1x, SGS1y, GS1h, GS1k, GS1v	Brook Street public realm	Important	CCC	CIL/S106	£960,000 (CCC)	TBC	SGS1x, SGS1y, GS1h, GS1k, GS1v
Highways, access and transport	Active travel and cycling provision	Location 1y - Land between Hoffmanns Way	SGS1y	Widening of pedestrian/cycle route adjoining the site which links to routes to the east. Approx. 310m in length of	Essential	ECC, developer	S106/S278	£42,000 (CCC) (assumed does not include replacing the existing bridge)	Nil (costs to be met by developer)	SGS1y



Infrastructure Category	Infrastructure Type	Location	Site	Intervention Description	Prioritisation (critical / essential / important)	Responsibility for Delivery	Anticipated Delivery Mechanism (S106 / S278 / CIL / Government funding)	Estimated Cost	Funding Gap	Contributing Sites
		and Brook Street (Marriage's Mill)		improved footway and cycle route. From end of Brook Street to existing north-south footway / cycle route to east within Green Wedge (assumed it does not include replacing the existing bridge).						
Public realm and public art	Public art	Location 1y - Land between Hoffmanns Way and Brook Street (Marriage's Mill)	SGS1y	Financial contribution towards public art which contributes towards place creation	Important	CCC	S106	£30,000 (CCC)	Nil (costs to be met by developer)	SGS1y
Total Location 1 costs								£233,992,700		
Number of dwellings in Location 1								2765		
Cost per dwelling for Location 1								£84,627		
Total cost to the developer								£100,047,913		
Developer cost per dwelling								£36,184		



B.2 Location 2 - West Chelmsford

Infrastructure Category	Infrastructure Type	Location	Site	Intervention Description	Prioritisation (critical / essential / important)	Responsibility for Delivery	Anticipated Delivery Mechanism (S106 / S278 / CIL / Government funding)	Estimated Cost	Funding Gap	Contributing Sites
Minerals and Waste Management	Waste Management	Administrative area-wide	Administrative area-wide	The construction of a new Depot and Waste Transfer Station	Essential	CCC	Direct delivery / S106	£500,000 (Arup)	£500,000	All sites
Health and social wellbeing	Ambulance services	Administrative area-wide	Administrative area-wide	Provision of a new purpose-built ambulance Hub in Chelmsford before 2040. This requires circa 1ha of land for new build or an existing building of 2,300sqm close to Broomfield Hospital and major road links with sufficient space to accommodate 35 DSA/Rapid Response vehicles and appropriate staff parking.	Essential	Mid and South Essex ICB (EEAST)	S106 contributions, NHS England funding and/or CIL.	£8-10,000,000 (indicative estimate) (Mid and South Essex ICB)	£8-10,000,000	All sites
Health and social wellbeing	Police Services	Administrative area-wide	Administrative area-wide	Accommodation costs required in relation to the 61 additional officers generated by the population growth.	Important	Essex Police	S106 / CIL	£2,520,000 (Essex Police)	£2,520,000	All sites
Health and social wellbeing	Police Services	Administrative area-wide	Administrative area-wide	Three additional vehicles required due to the 61 additional officers generated by the population growth.	Important	Essex Police	S106 / CIL	£158,955 (Essex Police)	£158,955	All sites
Green infrastructure, recreation and leisure	Indoor sports facilities	Administrative area-wide	Administrative area-wide	Investment required to fix the roof of Swallows Gymnastics Club as leakage was found at the facility.	Important	CCC	CIL/S106	Dependent on scope and scale	TBC	TBC
Green infrastructure, recreation and leisure	Indoor sports facilities	Administrative area-wide	Administrative area-wide	Requirement for an indoor tennis facility within Chelmsford. There are currently no facilities within Chelmsford and the Lawn Tennis Association has identified the authority as an investment priority for an indoor venue. No work has been undertaken to date in order to identify a potential site.	Important	CCC, Lawn Tennis Association	CIL/S106	Dependent on scope and scale	TBC	All sites - potential to be funded through CIL.
Green infrastructure, recreation and leisure	Outdoor sports facilities	Administrative area-wide	Administrative area-wide	Additional provision of youth 11v11 and youth 9v9 football pitches to respond to existing deficit and needs associated with growth (further details to be confirmed as part of the next stage of the PPOSS).	Important	CCC	CIL/S106	TBC (further detail to be confirmed as part of the next stage of the PPOSS).	TBC	TBC
Green infrastructure, recreation and leisure	Outdoor sports facilities	Administrative area-wide	Administrative area-wide	Additional provision of 3G pitches to respond to existing deficit and needs associated with growth (further details to be confirmed as part of the next stage of the PPOSS).	Important	CCC	CIL/S106	TBC (further detail to be confirmed as part of the next stage of the PPOSS).	TBC	TBC
Green infrastructure, recreation and leisure	Outdoor sports facilities	Administrative area-wide	Administrative area-wide	Quality improvements required on existing hockey pitches (further details to be confirmed as part of the next stage of the PPOSS).	Important	CCC	CIL/S106	TBC (further detail to be confirmed as part of the next stage of the PPOSS).	TBC	TBC
Green infrastructure, recreation and leisure	Outdoor sports facilities	Administrative area-wide	Administrative area-wide	Quality improvements required on existing netball courts (further details to be confirmed as part of the next stage of the PPOSS).	Important	CCC	CIL/S106	TBC (further detail to be confirmed as part of the next stage of the PPOSS).	TBC	TBC

Infrastructure Category	Infrastructure Type	Location	Site	Intervention Description	Prioritisation (critical / essential / important)	Responsibility for Delivery	Anticipated Delivery Mechanism (S106 / S278 / CIL / Government funding)	Estimated Cost	Funding Gap	Contributing Sites
Social and community facilities	Cemeteries	Administrative area-wide	Administrative area-wide	Provision of a new cemetery and modern crematorium to serve the district	Important	CCC	CIL	£10,800,000 (CCC)	£0	N/A - funding already secured and allocated via CIL.
Flood protection and water management	Flood and water management	Administrative area-wide	Administrative area-wide	Flood resilience interventions along the main rivers, within the city centre and wider river catchment area to safeguard Chelmsford City Centre. The precise locations of interventions are not yet determined.	Critical	CCC and Environment Agency (Flood Resilience Partnership)	S106, Environment Agency funding	£7-10m (CCC and Environment Agency (Flood Resilience Partnership))	TBC	All sites
Health and social wellbeing	Primary Healthcare	All locations in Growth Area 1	All sites in Growth Area 1	Provision of a new build primary healthcare facility to serve new growth.	Essential	Mid and South Essex ICB	S106	£4,000,000 (Mid and South Essex ICB) (this is based on a full size 1000m2 new primary care surgery serving around 15,000 patients. This is an indicative figure as the actual figure will vary from site to site).	£4,000,000	All sites in Growth Area 1
Highways, access and transport	Highways	Location 2 - West Chelmsford	SGS2	Three site accesses will be provided. Two roundabout accesses on to Roxwell Road (A1060 including works to the Roxwell Road/Lordship Road junction) and a priority junction on Roxwell Road (A1060) to serve the Travelling Showpersons Plots, the existing New Barns Farm dwellings, open space maintenance and agriculture.	Critical	Developer	S106	£1,000,000 (Arup) (subject to design development and more detailed costings).	Nil (costs to be met by developer)	SGS2
Highways, access and transport	Highways	Location 2 - West Chelmsford	SGS2	Speed limit reduction scheme to be implemented to address highway safety issues along Roxwell Road in the vicinity of the site.	Essential	Developer	S106	£150,000 (Arup) (subject to design development and more detailed costings - assumed two additional terminal signs and two posts with two pairs of repeater signs, installed under two-way lights. There is no provision for lighting the signs. Allowance for speed cameras included).	Nil (costs to be met by developer)	SGS2
Highways, access and transport	Highways	Location 2 - West Chelmsford	SGS2	Upgrade of the pedestrian island at Writtle University College campuses to a controlled puffin crossing	Essential	ECC, developer	S278	£110,000 (Arup) (subject to design development and more detailed costings - assumed standard single Puffin crossing including high friction surfacing on approaches).	Nil (costs to be met by developer)	SGS2
Highways, access and transport	Highways	Location 2 - West Chelmsford	SGS2	Extension of the 30mph speed limit to the entirety of Lordship Road.	Essential	ECC, developer	S278	£5,000 (Arup) (subject to design development and more detailed costings - assumed erect a warning or regulatory sign on a new sign	Nil (costs to be met by developer)	SGS2

Infrastructure Category	Infrastructure Type	Location	Site	Intervention Description	Prioritisation (critical / essential / important)	Responsibility for Delivery	Anticipated Delivery Mechanism (S106 / S278 / CIL / Government funding)	Estimated Cost	Funding Gap	Contributing Sites
								post - six signs in total assumed).		
Highways, access and transport	Active travel and cycling provision	Location 2 - West Chelmsford	SGS2	The widening of the footway of Lordship Road.	Essential	ECC, developer	S278	£800,000 (Arup) (subject to design development and more detailed costings - based on a footway within an existing road including design, new lighting and drainage).	Nil (costs to be met by developer)	SGS2
Highways, access and transport	Active travel and cycling provision	Location 2 - West Chelmsford	SGS2	The lighting of NCNR 1 from Fox Burrows Lane to Lawford Lane and the pedestrian route to Hylands School.	Essential	ECC, developer	S278	£198,000 (Arup) (total length is assumed at circa. 1.2km requiring approximately 70 light poles and including cost of columns, brackets, lamps, cable, trench and backfilling).	Nil (costs to be met by developer)	SGS2
Highways, access and transport	Active travel and cycling provision	Location 2 - West Chelmsford	SGS2	Two cycle/pedestrian links to Avon Road, including bridges over One Bridge Brook.	Essential	ECC, developer	S278	£900,000 (Arup) (subject to design development and more detailed costings - assumed one bridge and two cycle/pedestrian links)	Nil (costs to be met by developer)	SGS2
Highways, access and transport	Bus Services	Location 2 - West Chelmsford	SGS2	Provision of two new bus services between the development site and Chelmsford Train Station and a new service between Writtle University College and Chelmsford Train Station.	Essential	ECC, developer	S106	£4,400,000 (ECC) (assumed four buses an hour for two services).	Nil (costs to be met by developer)	SGS2
Green infrastructure, recreation and leisure	Green infrastructure	Location 2 - West Chelmsford	SGS2	Provision of 7,920sqm of accessible local open space (worst case). Exact quantity and type of open space to be determined through planning process.	Essential	CCC	S106/CIL	£1,400,000 (Arup)	Nil (costs to be met by developer)	SGS2
Green infrastructure, recreation and leisure	Green infrastructure	Location 2 - West Chelmsford	SGS2	Provision of 25,520sqm of strategic open space (worst case). Exact quantity and type of open space to be determined through planning process.	Essential	CCC	S106/CIL	£300,000 (Arup)	Nil (costs to be met by developer)	SGS2
Green infrastructure, recreation and leisure	Green infrastructure	Location 2 - West Chelmsford	SGS2	Provision of 37,840sqm of natural and semi-natural greenspace (worst case). Exact quantity and type of open space to be determined through planning process.	Essential	CCC	S106/CIL	£1,200,000 (Arup)	Nil (costs to be met by developer)	SGS2
Green infrastructure, recreation and leisure	Indoor sports facilities	Location 2 - West Chelmsford	SGS2	Financial contribution for 0.60 badminton courts to meet identified need for additional indoor badminton courts up to 2041.	Important	CCC	S106	£432,252 (CCC)	Nil (costs to be met by developer)	SGS2
Green infrastructure, recreation and leisure	Indoor sports facilities	Location 2 - West Chelmsford	SGS2	Financial contribution for 0.03 indoor bowling rinks to meet identified need for additional indoor bowls facilities up to 2041.	Important	CCC	S106	£15,265 (CCC)	Nil (costs to be met by developer)	SGS2
Early years, childcare and education	Early years	Location 2 - West Chelmsford	SGS2	Financial contribution towards expansion of existing early years and childcare facilities to accommodate 23.2 places.	Essential	ECC	S106	£450,660 (ECC)	N/A	SGS2

Infrastructure Category	Infrastructure Type	Location	Site	Intervention Description	Prioritisation (critical / essential / important)	Responsibility for Delivery	Anticipated Delivery Mechanism (S106 / S278 / CIL / Government funding)	Estimated Cost	Funding Gap	Contributing Sites
Early years, childcare and education	Early years, primary education	Location 2 - West Chelmsford	SGS2	A new primary school (Use Class F1(a)) with co-located early years and childcare nursery (Use Class E(f) on 2.1 hectares of suitable land allocated for education and childcare use.	Essential	ECC	S106	£1,298,752 (EYCC – 56 places) £9,740,640 (Primary – 420 pupils)	N/A	SGS2
Public realm and public art	Public art	Location 2 - West Chelmsford	SGS2	Financial contribution towards public art which contributes towards place creation	Important	CCC	S106	£220,000 (CCC)	Nil (costs to be met by developer)	SGS2
Total Location 2 costs								£25,254,513		
Number of dwellings in Location 2								880		
Cost per dwelling for Location 2								£28,698		
Total cost to the developer								£24,151,796		
Developer cost per dwelling								£27,445		

B.3 Location 3a - East of Chelmsford – Manor Farm

Infrastructure Category	Infrastructure Type	Location	Site	Intervention Description	Prioritisation (critical / essential / important)	Responsibility for Delivery	Anticipated Delivery Mechanism (S106 / S278 / CIL / Government funding)	Estimated Cost	Funding Gap	Contributing Sites
Minerals and Waste Management	Waste Management	Administrative area-wide	Administrative area-wide	The construction of a new Depot and Waste Transfer Station	Essential	CCC	Direct delivery / S106	£500,000 (Arup)	£500,000	All sites
Health and social wellbeing	Ambulance services	Administrative area-wide	Administrative area-wide	Provision of a new purpose-built ambulance Hub in Chelmsford before 2040. This requires circa 1ha of land for new build or an existing building of 2,300sqm close to Broomfield Hospital and major road links with sufficient space to accommodate 35 DSA/Rapid Response vehicles and appropriate staff parking.	Essential	Mid and South Essex ICB (EEAST)	S106 contributions, NHS England funding and/or CIL.	£8-10,000,000 (indicative estimate) (Mid and South Essex ICB)	£8-10,000,000	All sites
Health and social wellbeing	Police Services	Administrative area-wide	Administrative area-wide	Accommodation costs required in relation to the 61 additional officers generated by the population growth.	Important	Essex Police	S106 / CIL	£2,520,000 (Essex Police)	£2,520,000	All sites
Health and social wellbeing	Police Services	Administrative area-wide	Administrative area-wide	Three additional vehicles required due to the 61 additional officers generated by the population growth.	Important	Essex Police	S106 / CIL	£158,955 (Essex Police)	£158,955	All sites
Green infrastructure, recreation and leisure	Indoor sports facilities	Administrative area-wide	Administrative area-wide	Investment required to fix the roof of Swallows Gymnastics Club as leakage was found at the facility.	Important	CCC	CIL/S106	Dependent on scope and scale	TBC	TBC
Green infrastructure, recreation and leisure	Indoor sports facilities	Administrative area-wide	Administrative area-wide	Requirement for an indoor tennis facility within Chelmsford. There are currently no facilities within Chelmsford and the Lawn Tennis Association has identified the authority as an investment priority for an indoor venue. No work has been undertaken to date in order to identify a potential site.	Important	CCC, Lawn Tennis Association	CIL/S106	Dependent on scope and scale	TBC	All sites - potential to be funded through CIL.
Green infrastructure, recreation and leisure	Outdoor sports facilities	Administrative area-wide	Administrative area-wide	Additional provision of youth 11v11 and youth 9v9 football pitches to respond to existing deficit and needs associated with growth (further details to be confirmed as part of the next stage of the PPOSS).	Important	CCC	CIL/S106	TBC (further detail to be confirmed as part of the next stage of the PPOSS).	TBC	TBC
Green infrastructure, recreation and leisure	Outdoor sports facilities	Administrative area-wide	Administrative area-wide	Additional provision of 3G pitches to respond to existing deficit and needs associated with growth (further details to be confirmed as part of the next stage of the PPOSS).	Important	CCC	CIL/S106	TBC (further detail to be confirmed as part of the next stage of the PPOSS).	TBC	TBC
Green infrastructure, recreation and leisure	Outdoor sports facilities	Administrative area-wide	Administrative area-wide	Quality improvements required on existing hockey pitches (further details to be confirmed as part of the next stage of the PPOSS).	Important	CCC	CIL/S106	TBC (further detail to be confirmed as part of the next stage of the PPOSS).	TBC	TBC



Infrastructure Category	Infrastructure Type	Location	Site	Intervention Description	Prioritisation (critical / essential / important)	Responsibility for Delivery	Anticipated Delivery Mechanism (S106 / S278 / CIL / Government funding)	Estimated Cost	Funding Gap	Contributing Sites
Green infrastructure, recreation and leisure	Outdoor sports facilities	Administrative area-wide	Administrative area-wide	Quality improvements required on existing netball courts (further details to be confirmed as part of the next stage of the PPOSS).	Important	CCC	CIL/S106	TBC (further detail to be confirmed as part of the next stage of the PPOSS).	TBC	TBC
Social and community facilities	Cemeteries	Administrative area-wide	Administrative area-wide	Provision of a new cemetery and modern crematorium to serve the district	Important	CCC	CIL	£10,800,000 (CCC)	£0	N/A - funding already secured and allocated via CIL.
Flood protection and water management	Flood and water management	Administrative area-wide	Administrative area-wide	Flood resilience interventions along the main rivers, within the city centre and wider river catchment area to safeguard Chelmsford City Centre. The precise locations of interventions are not yet determined.	Critical	CCC and Environment Agency (Flood Resilience Partnership)	S106, Environment Agency funding	£7-10m (CCC and Environment Agency (Flood Resilience Partnership))	TBC	All sites
Health and social wellbeing	Primary Healthcare	All locations in Growth Area 1	All sites in Growth Area 1	Provision of a new build primary healthcare facility to serve new growth.	Essential	Mid and South Essex ICB	S106	£4,000,000 (Mid and South Essex ICB) (this is based on a full size 1000m2 new primary care surgery serving around 15,000 patients. This is an indicative figure as the actual figure will vary from site to site).	£4,000,000	All sites in Growth Area 1
Highways, access and transport	Highways, Active travel and cycling provision	Location 3a - East of Chelmsford - Manor Farm	SGS3a	New vehicular access road to the Country Park with a new 3.6m wide shared pedestrian and cycle route providing access to the Country Park and Sandford Mill. Approx. 226m in length.	Essential	ECC, developer	S278	£850,000 (Arup) (subject to design development and more detailed costings - assumed a 3.6m wide vehicular access road and 3.6m wide shared pedestrian and cycle path).	Nil (costs to be met by developer)	SGS3a
Social and Community Facilities	Community halls	Location 3a - East of Chelmsford - Manor Farm	SGS3a	Financial contributions towards a new Visitor Centre at Sandford Mill	Important	TBC	S106	£2,300,000 (Arup)	£1,200,000 (£1,100,00 to be met by developer)	SGS3a
Public realm and public art	Public realm and public art	Location 3a - East of Chelmsford - Manor Farm	SGS3a	Heritage interpretation, including information boards and public art	Important	CCC	CIL/S106	£100,000 (CCC)	Nil (costs to be met by developer)	SGS3a
Highways, access and transport	Highways, Active travel and cycling provision	Location 3a - East of Chelmsford - Manor Farm	SGS3a	New pedestrian and cycle bridge from Country Park to Sandford Mill. Approx. length 25m.	Essential	CCC, developer	S106	£1,000,000 (Arup) (subject to design development and more detailed costings)	Nil (costs to be met by developer)	SGS3a
Highways, access and transport	Highways, Active travel and cycling provision	Location 3a - East of Chelmsford - Manor Farm	SGS3a	Country Park car park providing space for approx. 50-60 spaces including bus parking. Surface grasscrete or similar.	Essential	CCC, developer	S106	£250,000 (Arup) (subject to design development and more detailed costings)	Nil (costs to be met by developer)	SGS3a
Highways, access and transport	Highways, Active travel	Location 3a - East of	SGS3a	Signalised crossing west of Site 3a.	Essential	ECC, developer	S278	£170,000 (Arup) (subject to design development and more detailed costings)	Nil (costs to be met by developer)	SGS3a



Infrastructure Category	Infrastructure Type	Location	Site	Intervention Description	Prioritisation (critical / essential / important)	Responsibility for Delivery	Anticipated Delivery Mechanism (S106 / S278 / CIL / Government funding)	Estimated Cost	Funding Gap	Contributing Sites
	and cycling provision	Chelmsford - Manor Farm								
Highways, access and transport	Highways, Active travel and cycling provision	Location 3a - East of Chelmsford - Manor Farm	SGS3a	Connections across the A1114 to Longmead Avenue.	Essential	ECC, developer	S278	£200,000 (Arup) (subject to design development and detailed costings)	Nil (costs to be met by developer)	SGS3a
Highways, access and transport	Highways, Active travel and cycling provision	Location 3a - East of Chelmsford - Manor Farm	SGS3a	Connections to Sandon School. Upgrade central refuge east of Baddow Hall Crescent which may include a road alignment north of Maldon Road to maintain a carriage width of 3.25m. Upgrade footway either side of Maldon Road to shared footway/cycleway.	Essential	ECC, developer	S278	£300,000 (Arup) (subject to design development and more detailed costings)	Nil (costs to be met by developer)	SGS3a
Highways, access and transport	Active travel and cycling provision	Location 3a - East of Chelmsford - Manor Farm	SGS3a	Provision of a new northwest pedestrian/cycle link through the Country Park to provide a connection to future off-site cycle links	Essential	CCC, developer	S106	£100,000 (Arup) (subject to design development and more detailed costings)	Nil (costs to be met by developer)	SGS3a
Highways, access and transport	Highways	Location 3a, 3d, 3c - East of Chelmsford	SGS3a, 3d, 3c	Replacement of existing Maldon Road/ Sandford Mill Lane priority junction with a five-arm roundabout.	Essential	ECC, developer	S278	£2,300,000 (Arup) (based on benchmark for a five-arm roundabout)	Nil (costs to be met by developer)	SGS3a, 3d, 3c
Highways, access and transport	Highways	Location 3a, 3d, 3c - East of Chelmsford	SGS3a, 3d, 3c	Realignment of Sandford Mill Lane to enable future access to Redrow Homes Site 3d.	Essential	ECC, developer	S278	£300,000 (Arup) (subject to design development and more detailed costings).	Nil (costs to be met by developer)	SGS3a, 3d, 3c
Highways, access and transport	Highways	Location 3a, 3d, 3c - East of Chelmsford	SGS3a, 3d, 3c	New accesses for Hopkins Homes Site 3a (north-west of the roundabout) and Redrow Homes Site 3c (south of the roundabout).	Essential	ECC, developer	S278	£500,000 (Arup) (subject to design development and more detailed costings).	Nil (costs to be met by developer)	SGS3a, 3d, 3c
Highways, access and transport	Highways	Location 3a, 3d, 3c - East of Chelmsford	SGS3a, 3d, 3c	Parallel crossings on Sandford Mill Lane and the Site 3a access arm. Uncontrolled crossing on access to Site 3c.	Essential	ECC, developer	S278	£250,000 (Arup) (subject to design development and more detailed costings - assumed to consist of a Zebra crossing and a signalised pedestrian crossing).	Nil (costs to be met by developer)	SGS3a, 3d, 3c
Highways, access and transport	Highways	Location 3a, 3d, 3c - East of Chelmsford	SGS3a, 3d, 3c	Toucan crossing on the Maldon Road East arm	Essential	ECC, developer	S278	£130,000 (Arup) (subject to design development and more detailed costings)	Nil (costs to be met by developer)	SGS3a, 3d, 3c
Highways, access and transport	Bus Services	Location 3a, 3d, 3c - East of Chelmsford	SGS3a, 3d, 3c	New eastbound bus stop on Maldon Road East arm and relocation westbound bus stop	Essential	ECC, developer	S278	£40,000 (Arup) (subject to design development and more detailed costings)	Nil (costs to be met by developer)	SGS3a, 3d, 3c
Highways, access and transport	Highways	Location 3a, 3d, 3c - East of Chelmsford	SGS3a, 3d, 3c	Changes to the Maldon Road/ Molrams Lane junction, including: Closure of the east-west link between Molrams Lane and Maldon Road, with vehicle access retained for properties, Relocated bus stop on	Essential	ECC, developer	S278	£300,000 (Arup) (subject to design development and more detailed costings)	Nil (costs to be met by developer)	SGS3a, 3d, 3c

Infrastructure Category	Infrastructure Type	Location	Site	Intervention Description	Prioritisation (critical / essential / important)	Responsibility for Delivery	Anticipated Delivery Mechanism (S106 / S278 / CIL / Government funding)	Estimated Cost	Funding Gap	Contributing Sites
				Maldon Road, Toucan crossing on Maldon Road, and Parallel Crossing on Molrams Lane.						
Green infrastructure, recreation and leisure	Parks and gardens	Location 3a - East of Chelmsford - Manor Farm	SGS3a	Provide a new 63.83ha Country Park with delivery mechanism to provide for its long-term management and maintenance	Important	CCC	Direct delivery / S106	£7,400,000 (Arup)	Direct delivery (maintenance cost of £995,899.98 to be met by developer)	SGS3a
Green infrastructure, recreation and leisure	Green infrastructure	Location 3a - East of Chelmsford - Manor Farm	SGS3a	Provision of 7,920sqm of accessible local open space (worst case) (alongside requirement for new country park). Exact quantity and type of open space to be determined through planning process.	Essential	CCC	S106/CIL	£1,400,000 (Arup)	Nil (costs to be met by developer)	SGS3a
Green infrastructure, recreation and leisure	Green infrastructure	Location 3a - East of Chelmsford - Manor Farm	SGS3a	Provision of 15,480sqm of natural and semi-natural greenspace (worst case) (alongside requirement for new country park). Exact quantity and type of open space to be determined through planning process.	Essential	CCC	S106/CIL	£500,000 (Arup)	Nil (costs to be met by developer)	SGS3a
Green infrastructure, recreation and leisure	Green infrastructure	Location 3a - East of Chelmsford - Manor Farm	SGS3a	SSSI mitigation contribution £3000 per dwelling	Essential	CCC	S106	£1,080,000 (CCC)	Nil (costs to be met by developer)	SGS3a
Green infrastructure, recreation and leisure	Indoor sports facilities	Location 3a - East of Chelmsford - Manor Farm	SGS3a	Financial contribution for 0.18 badminton courts to meet identified need for additional indoor badminton courts up to 2041.	Important	CCC	S106	£176,830 (CCC)	Nil (costs to be met by developer)	SGS3a
Green infrastructure, recreation and leisure	Indoor sports facilities	Location 3a - East of Chelmsford - Manor Farm	SGS3a	Financial contribution for 0.01 indoor bowling rinks to meet identified need for additional indoor bowls facilities up to 2041.	Important	CCC	S106	£6,245 (CCC)	Nil (costs to be met by developer)	SGS3a
Early years, childcare and education	Early years	Location 3a - East of Chelmsford - Manor Farm	SGS3a	The early years and childcare places generated will be accommodated at the new facility at Site 3b and a financial contribution towards this will be sought. Financial contribution for 27.36 places.	Essential	ECC	S106	£472,452 (ECC)	N/A	SGS3a
Early years, childcare and education	Primary education	Location 3a - East of Chelmsford - Manor Farm	SGS3a	Financial contributions towards expansion of existing primary school facilities (this will need to be reviewed at commencement and 50% completion of development as there is currently sufficient primary school capacity however this may change depending on when the development is built out).	Essential	ECC	S106	£1,574,841.60 (ECC)	N/A	SGS3a

Infrastructure Category	Infrastructure Type	Location	Site	Intervention Description	Prioritisation (critical / essential / important)	Responsibility for Delivery	Anticipated Delivery Mechanism (S106 / S278 / CIL / Government funding)	Estimated Cost	Funding Gap	Contributing Sites
Early years, childcare and education	Secondary education	Location 3a - East of Chelmsford - Manor Farm	SGS3a	Financial contributions towards expansion of existing secondary school facilities (this will need to be reviewed at commencement and 50% completion of development as there is currently sufficient secondary school capacity however this may change depending on when the development is built out).	Essential	ECC	S106	£1,445,520 (ECC)	N/A	SGS3a
Total Location 3a costs								£16,574,592		
Number of dwellings in Location 3a								360		
Cost per dwelling for Location 3a								£46,041		
Total cost to the developer								£14,923,481		
Developer cost per dwelling								£41,454		

B.4    Location 3b - East of Chelmsford – Land North of Maldon Road

Infrastructure Category	Infrastructure Type	Location	Site	Intervention Description	Prioritisation (critical / essential / important)	Responsibility for Delivery	Anticipated Delivery Mechanism (S106 / S278 / CIL / Government funding)	Estimated Cost	Funding Gap	Contributing Sites
Early years, childcare and education	Early years	Location 3b - East of Chelmsford - Land North of Maldon Road (Employment)	SGS3b	New 56 place stand-alone early years and childcare nursery (Use Class E(f)) on 0.13 hectares of suitable land allocated for education and childcare use.	Essential	ECC	S106	£1,336,440 (ECC)	N/A	SGS3a, SGS3c, SGS3d

B.5 Location 3c - East of Chelmsford – Land South of Maldon Road

Infrastructure Category	Infrastructure Type	Location	Site	Intervention Description	Prioritisation (critical / essential / important)	Responsibility for Delivery	Anticipated Delivery Mechanism (S106 / S278 / CIL / Government funding)	Estimated Cost	Funding Gap	Contributing Sites
Minerals and Waste Management	Waste Management	Administrative area-wide	Administrative area-wide	The construction of a new Depot and Waste Transfer Station	Essential	CCC	Direct delivery / S106	£500,000 (Arup)	£500,000	All sites
Health and social wellbeing	Ambulance services	Administrative area-wide	Administrative area-wide	Provision of a new purpose-built ambulance Hub in Chelmsford before 2040. This requires circa 1ha of land for new build or an existing building of 2,300sqm close to Broomfield Hospital and major road links with sufficient space to accommodate 35 DSA/Rapid Response vehicles and appropriate staff parking.	Essential	Mid and South Essex ICB (EEAST)	S106 contributions, NHS England funding and/or CIL.	£8-10,000,000 (indicative estimate) (Mid and South Essex ICB)	£8-10,000,000	All sites
Health and social wellbeing	Police Services	Administrative area-wide	Administrative area-wide	Accommodation costs required in relation to the 61 additional officers generated by the population growth.	Important	Essex Police	S106 / CIL	£2,520,000 (Essex Police)	£2,520,000	All sites
Health and social wellbeing	Police Services	Administrative area-wide	Administrative area-wide	Three additional vehicles required due to the 61 additional officers generated by the population growth.	Important	Essex Police	S106 / CIL	£158,955 (Essex Police)	£158,955	All sites
Green infrastructure, recreation and leisure	Indoor sports facilities	Administrative area-wide	Administrative area-wide	Investment required to fix the roof of Swallows Gymnastics Club as leakage was found at the facility.	Important	CCC	CIL/S106	Dependent on scope and scale	TBC	TBC
Green infrastructure, recreation and leisure	Indoor sports facilities	Administrative area-wide	Administrative area-wide	Requirement for an indoor tennis facility within Chelmsford. There are currently no facilities within Chelmsford and the Lawn Tennis Association has identified the authority as an investment priority for an indoor venue. No work has been undertaken to date in order to identify a potential site.	Important	CCC, Lawn Tennis Association	CIL/S106	Dependent on scope and scale	TBC	All sites - potential to be funded through CIL.
Green infrastructure, recreation and leisure	Outdoor sports facilities	Administrative area-wide	Administrative area-wide	Additional provision of youth 11v11 and youth 9v9 football pitches to respond to existing deficit and needs associated with growth (further details to be confirmed as part of the next stage of the PPOSS).	Important	CCC	CIL/S106	TBC (further detail to be confirmed as part of the next stage of the PPOSS).	TBC	TBC
Green infrastructure, recreation and leisure	Outdoor sports facilities	Administrative area-wide	Administrative area-wide	Additional provision of 3G pitches to respond to existing deficit and needs associated with growth (further details to be confirmed as part of the next stage of the PPOSS).	Important	CCC	CIL/S106	TBC (further detail to be confirmed as part of the next stage of the PPOSS).	TBC	TBC
Green infrastructure, recreation and leisure	Outdoor sports facilities	Administrative area-wide	Administrative area-wide	Quality improvements required on existing hockey pitches (further details to be confirmed as part of the next stage of the PPOSS).	Important	CCC	CIL/S106	TBC (further detail to be confirmed as part of the next stage of the PPOSS).	TBC	TBC
Green infrastructure, recreation and leisure	Outdoor sports facilities	Administrative area-wide	Administrative area-wide	Quality improvements required on existing netball courts (further details to be confirmed as part of the next stage of the PPOSS).	Important	CCC	CIL/S106	TBC (further detail to be confirmed as part of the next stage of the PPOSS).	TBC	TBC

Infrastructure Category	Infrastructure Type	Location	Site	Intervention Description	Prioritisation (critical / essential / important)	Responsibility for Delivery	Anticipated Delivery Mechanism (S106 / S278 / CIL / Government funding)	Estimated Cost	Funding Gap	Contributing Sites
Social and community facilities	Cemeteries	Administrative area-wide	Administrative area-wide	Provision of a new cemetery and modern crematorium to serve the district	Important	CCC	CIL	£10,800,000 (CCC)	£0	N/A - funding already secured and allocated via CIL.
Flood protection and water management	Flood and water management	Administrative area-wide	Administrative area-wide	Flood resilience interventions along the main rivers, within the city centre and wider river catchment area to safeguard Chelmsford City Centre. The precise locations of interventions are not yet determined.	Critical	CCC and Environment Agency (Flood Resilience Partnership)	S106, Environment Agency funding	£7-10m (CCC and Environment Agency (Flood Resilience Partnership))	TBC	All sites
Health and social wellbeing	Primary Healthcare	All locations in Growth Area 1	All sites in Growth Area 1	Provision of a new build primary healthcare facility to serve new growth.	Essential	Mid and South Essex ICB	S106	£4,000,000 (Mid and South Essex ICB) (this is based on a full size 1000m2 new primary care surgery serving around 15,000 patients. This is an indicative figure as the actual figure will vary from site to site).	£4,000,000	All sites in Growth Area 1
Highways, access and transport	Highways	Location 3c - East of Chelmsford - Land South of Maldon Road	SGS3c	Provide a Pegasus Crossing along Maldon Road.	Essential	ECC, developer	S278	£720,000 (Arup) (subject to design development and detailed costings)	Nil (costs to be met by developer)	SGS3c
Highways, access and transport	Highways	Location 3c - East of Chelmsford - Land South of Maldon Road	SGS3c	Connection to Sandon School along Molrams Lane.	Essential	ECC, developer	S278	£100,000 (Arup) (subject to design development and more detailed costings)	Nil (costs to be met by developer)	SGS3c
Highways, access and transport	Highways	Location 3c - East of Chelmsford - Land South of Maldon Road	SGS3c	Provide a Pegasus Crossing along Maldon Road.	Essential	ECC, developer	S278	£720,000 (Arup) (subject to design development and detailed costings)	Nil (costs to be met by developer)	SGS3c
Highways, access and transport	Highways	Location 3c - East of Chelmsford - Land South of Maldon Road	SGS3c	Connection to Sandon School along Molrams Lane.	Essential	ECC, developer	S278	£100,000 (Arup) (subject to design development and more detailed costings)	Nil (costs to be met by developer)	SGS3c
Early years, childcare and education	Early years	Location 3c - East of Chelmsford - Land South of Maldon Road	SGS3c	The early years and childcare places generated will be accommodated at the new facility at Site 3b and a contribution towards this will be sought. This is based on the assumption that all are qualifying dwellings.	Essential	ECC	S106	£234,116 (ECC)	N/A	SGS3c
Early years, childcare and education	Primary education	Location 3c - East of Chelmsford - Land South of Maldon Road	SGS3c	To be determined through Policy S10 however based on the assumption that expansion of existing facilities is required, and all homes are qualifying dwellings (houses), a financial contribution could be required.	Essential	ECC	S106	£643,640 (Arup)	N/A	SGS3c
Early years, childcare and education	Secondary education	Location 3c - East of Chelmsford - Land South of Maldon Road	SGS3c	To be determined through Policy S10 however based on the assumption that expansion of existing facilities is required, and all homes are qualifying dwellings	Essential	ECC	S106	£599,325 (Arup)	N/A	SGS3c



Infrastructure Category	Infrastructure Type	Location	Site	Intervention Description	Prioritisation (critical / essential / important)	Responsibility for Delivery	Anticipated Delivery Mechanism (S106 / S278 / CIL / Government funding)	Estimated Cost	Funding Gap	Contributing Sites
				(houses), a financial contribution could be required.						
Highways, access and transport	Highways	Location 3a, 3d, 3c - East of Chelmsford	SGS3a, 3d, 3c	Replacement of existing Maldon Road/ Sandford Mill Lane priority junction with a five-arm roundabout.	Essential	ECC, developer	S278	£2,300,000 (Arup) (based on benchmark for a five-arm roundabout)	Nil (costs to be met by developer)	SGS3a, 3d, 3c
Highways, access and transport	Highways	Location 3a, 3d, 3c - East of Chelmsford	SGS3a, 3d, 3c	Realignment of Sandford Mill Lane to enable future access to Redrow Homes Site 3d.	Essential	ECC, developer	S278	£300,000 (Arup) (subject to design development and more detailed costings).	Nil (costs to be met by developer)	SGS3a, 3d, 3c
Highways, access and transport	Highways	Location 3a, 3d, 3c - East of Chelmsford	SGS3a, 3d, 3c	New accesses for Hopkins Homes Site 3a (north-west of the roundabout) and Redrow Homes Site 3c (south of the roundabout).	Essential	ECC, developer	S278	£500,000 (Arup) (subject to design development and more detailed costings).	Nil (costs to be met by developer)	SGS3a, 3d, 3c
Highways, access and transport	Highways	Location 3a, 3d, 3c - East of Chelmsford	SGS3a, 3d, 3c	Parallel crossings on Sandford Mill Lane and the Site 3a access arm. Uncontrolled crossing on access to Site 3c.	Essential	ECC, developer	S278	£250,000 (Arup) (subject to design development and more detailed costings - assumed to consist of a Zebra crossing and a signalised pedestrian crossing).	Nil (costs to be met by developer)	SGS3a, 3d, 3c
Highways, access and transport	Highways	Location 3a, 3d, 3c - East of Chelmsford	SGS3a, 3d, 3c	Toucan crossing on the Maldon Road East arm	Essential	ECC, developer	S278	£130,000 (Arup) (subject to design development and more detailed costings)	Nil (costs to be met by developer)	SGS3a, 3d, 3c
Highways, access and transport	Bus Services	Location 3a, 3d, 3c - East of Chelmsford	SGS3a, 3d, 3c	New eastbound bus stop on Maldon Road East arm and relocation westbound bus stop	Essential	ECC, developer	S278	£40,000 (Arup) (subject to design development and more detailed costings)	Nil (costs to be met by developer)	SGS3a, 3d, 3c
Highways, access and transport	Highways	Location 3a, 3d, 3c - East of Chelmsford	SGS3a, 3d, 3c	Changes to the Maldon Road/ Molrams Lane junction, including: Closure of the east-west link between Molrams Lane and Maldon Road, with vehicle access retained for properties, Relocated bus stop on Maldon Road, Toucan crossing on Maldon Road, and Parallel Crossing on Molrams Lane.	Essential	ECC, developer	S278	£300,000 (Arup) (subject to design development and more detailed costings)	Nil (costs to be met by developer)	SGS3a, 3d, 3c
Green infrastructure, recreation and leisure	Green infrastructure	Location 3c - East of Chelmsford - Land South of Maldon Road	SGS3c	Provision of 2,398sqm of accessible local open space (worst case). Exact quantity and type of open space to be determined through planning process.	Essential	CCC	S106/CIL	£146,971 (Arup)	Nil (costs to be met by developer)	SGS3c
Green infrastructure, recreation and leisure	Green infrastructure	Location 3c - East of Chelmsford - Land South of Maldon Road	SGS3c	Provision of 3,161sqm of strategic open space (worst case). Exact quantity and type of open space to be determined through planning process.	Essential	CCC	S106/CIL	£38,000 (Arup)	Nil (costs to be met by developer)	SGS3c
Green infrastructure, recreation and leisure	Green infrastructure	Location 3c - East of Chelmsford - Land South of Maldon Road	SGS3c	Provision of 4,687sqm of natural and semi-natural greenspace (worst case). Exact quantity and type of open space to be determined through planning process.	Essential	CCC	S106/CIL	£152,000 (Arup)	Nil (costs to be met by developer)	SGS3c
Green infrastructure, recreation and leisure	Green infrastructure	Location 3c - East of Chelmsford - Land South of Maldon Road	SGS3c	SSSI mitigation contribution £3000 per dwelling	Essential	CCC	S106	£327,000 (CCC)	Nil (costs to be met by developer)	SGS3c

Infrastructure Category	Infrastructure Type	Location	Site	Intervention Description	Prioritisation (critical / essential / important)	Responsibility for Delivery	Anticipated Delivery Mechanism (S106 / S278 / CIL / Government funding)	Estimated Cost	Funding Gap	Contributing Sites
Green infrastructure, recreation and leisure	Indoor sports facilities	Location 3c - East of Chelmsford - Land South of Maldon Road	SGS3c	Financial contribution for 0.07 badminton courts to meet identified need for additional indoor badminton courts up to 2041.	Important	CCC	S106	£53,622 (CCC)	Nil (costs to be met by developer)	SGS3c
Green infrastructure, recreation and leisure	Indoor sports facilities	Location 3c - East of Chelmsford - Land South of Maldon Road	SGS3c	Financial contribution towards indoor bowling rinks to meet identified need for additional indoor bowls facilities up to 2041.	Important	CCC	S106	£1,894 (CCC)	Nil (costs to be met by developer)	SGS3c
Early years, childcare and education	Early years	Location 3c - East of Chelmsford - Land South of Maldon Road	SGS3c	The early years and childcare places generated will be accommodated at the new facility at Site 3b and a contribution towards this will be sought. This is based on the assumption that all are qualifying dwellings.	Essential	ECC	S106	£234,116 (ECC)	N/A	SGS3c
Early years, childcare and education	Primary education	Location 3c - East of Chelmsford - Land South of Maldon Road	SGS3c	To be determined through Policy S10 however based on the assumption that expansion of existing facilities is required, and all homes are qualifying dwellings (houses), a financial contribution could be required.	Essential	ECC	S106	£643,640 (Arup)	N/A	SGS3c
Early years, childcare and education	Secondary education	Location 3c - East of Chelmsford - Land South of Maldon Road	SGS3c	To be determined through Policy S10 however based on the assumption that expansion of existing facilities is required, and all homes are qualifying dwellings (houses), a financial contribution could be required.	Essential	ECC	S106	£599,325 (Arup)	N/A	SGS3c
Public realm and public art	Public realm and public art	Location 3c - East of Chelmsford - Land South of Maldon Road	SGS3c	Heritage interpretation, including information boards and public art	Important	CCC	CIL/S106	£30,000 (CCC)	Nil (costs to be met by developer)	SGS3c
Total Location 3c costs								£4,386,672		
Number of dwellings in Location 3c								109		
Cost per dwelling for Location 3c								£40,245		
Total cost to the developer								£4,250,085		
Developer cost per dwelling								£38,992		

B.6 Location 3d - East of Chelmsford – Land North of Maldon Road

Infrastructure Category	Infrastructure Type	Location	Site	Intervention Description	Prioritisation (critical / essential / important)	Responsibility for Delivery	Anticipated Delivery Mechanism (S106 / S278 / CIL / Government funding)	Estimated Cost	Funding Gap	Contributing Sites
Minerals and Waste Management	Waste Management	Administrative area-wide	Administrative area-wide	The construction of a new Depot and Waste Transfer Station	Essential	CCC	Direct delivery / S106	£500,000 (Arup)	£500,000	All sites
Health and social wellbeing	Ambulance services	Administrative area-wide	Administrative area-wide	Provision of a new purpose-built ambulance Hub in Chelmsford before 2040. This requires circa 1ha of land for new build or an existing building of 2,300sqm close to Broomfield Hospital and major road links with sufficient space to accommodate 35 DSA/Rapid Response vehicles and appropriate staff parking.	Essential	Mid and South Essex ICB (EEAST)	S106 contributions, NHS England funding and/or CIL.	£8-10,000,000 (indicative estimate) (Mid and South Essex ICB)	£8-10,000,000	All sites
Health and social wellbeing	Police Services	Administrative area-wide	Administrative area-wide	Accommodation costs required in relation to the 61 additional officers generated by the population growth.	Important	Essex Police	S106 / CIL	£2,520,000 (Essex Police)	£2,520,000	All sites
Health and social wellbeing	Police Services	Administrative area-wide	Administrative area-wide	Three additional vehicles required due to the 61 additional officers generated by the population growth.	Important	Essex Police	S106 / CIL	£158,955 (Essex Police)	£158,955	All sites
Green infrastructure, recreation and leisure	Indoor sports facilities	Administrative area-wide	Administrative area-wide	Investment required to fix the roof of Swallows Gymnastics Club as leakage was found at the facility.	Important	CCC	CIL/S106	Dependent on scope and scale	TBC	TBC
Green infrastructure, recreation and leisure	Indoor sports facilities	Administrative area-wide	Administrative area-wide	Requirement for an indoor tennis facility within Chelmsford. There are currently no facilities within Chelmsford and the Lawn Tennis Association has identified the authority as an investment priority for an indoor venue. No work has been undertaken to date in order to identify a potential site.	Important	CCC, Lawn Tennis Association	CIL/S106	Dependent on scope and scale	TBC	All sites - potential to be funded through CIL.
Green infrastructure, recreation and leisure	Outdoor sports facilities	Administrative area-wide	Administrative area-wide	Additional provision of youth 11v11 and youth 9v9 football pitches to respond to existing deficit and needs associated with growth (further details to be confirmed as part of the next stage of the PPOSS).	Important	CCC	CIL/S106	TBC (further detail to be confirmed as part of the next stage of the PPOSS).	TBC	TBC
Green infrastructure, recreation and leisure	Outdoor sports facilities	Administrative area-wide	Administrative area-wide	Additional provision of 3G pitches to respond to existing deficit and needs associated with growth (further details to be confirmed as part of the next stage of the PPOSS).	Important	CCC	CIL/S106	TBC (further detail to be confirmed as part of the next stage of the PPOSS).	TBC	TBC
Green infrastructure, recreation and leisure	Outdoor sports facilities	Administrative area-wide	Administrative area-wide	Quality improvements required on existing hockey pitches (further details to be confirmed as part of the next stage of the PPOSS).	Important	CCC	CIL/S106	TBC (further detail to be confirmed as part of the next stage of the PPOSS).	TBC	TBC
Green infrastructure, recreation and leisure	Outdoor sports facilities	Administrative area-wide	Administrative area-wide	Quality improvements required on existing netball courts (further details to be confirmed as part of the next stage of the PPOSS).	Important	CCC	CIL/S106	TBC (further detail to be confirmed as part of the next stage of the PPOSS).	TBC	TBC

Infrastructure Category	Infrastructure Type	Location	Site	Intervention Description	Prioritisation (critical / essential / important)	Responsibility for Delivery	Anticipated Delivery Mechanism (S106 / S278 / CIL / Government funding)	Estimated Cost	Funding Gap	Contributing Sites
Social and community facilities	Cemeteries	Administrative area-wide	Administrative area-wide	Provision of a new cemetery and modern crematorium to serve the district	Important	CCC	CIL	£10,800,000 (CCC)	£0	N/A - funding already secured and allocated via CIL.
Flood protection and water management	Flood and water management	Administrative area-wide	Administrative area-wide	Flood resilience interventions along the main rivers, within the city centre and wider river catchment area to safeguard Chelmsford City Centre. The precise locations of interventions are not yet determined.	Critical	CCC and Environment Agency (Flood Resilience Partnership)	S106, Environment Agency funding	£7-10m (CCC and Environment Agency (Flood Resilience Partnership))	TBC	All sites
Health and social wellbeing	Primary Healthcare	All locations in Growth Area 1	All sites in Growth Area 1	Provision of a new build primary healthcare facility to serve new growth.	Essential	Mid and South Essex ICB	S106	£4,000,000 (Mid and South Essex ICB) (this is based on a full size 1000m2 new primary care surgery serving around 15,000 patients. This is an indicative figure as the actual figure will vary from site to site).	£4,000,000	All sites in Growth Area 1
Highways, access and transport	Highways	Location 3d - East of Chelmsford – Land North of Maldon Road	SGS3d	Employment site access and works - New roundabout - New internal footway - Bridleway - Parallel crossing Footway/cycle connections east to Sandon Park and Ride	Essential	ECC, developer	S278	£2,000,000 (Arup) (subject to design development and more detailed costings)	Nil (costs to be met by developer)	SGS3d
Highways, access and transport	Highways	Location 3a, 3d, 3c - East of Chelmsford	SGS3a, 3d, 3c	Replacement of existing Maldon Road/ Sandford Mill Lane priority junction with a five-arm roundabout.	Essential	ECC, developer	S278	£2,300,000 (Arup) (based on benchmark for a five-arm roundabout)	Nil (costs to be met by developer)	SGS3a, 3d, 3c
Highways, access and transport	Highways	Location 3a, 3d, 3c - East of Chelmsford	SGS3a, 3d, 3c	Realignment of Sandford Mill Lane to enable future access to Redrow Homes Site 3d.	Essential	ECC, developer	S278	£300,000 (Arup) (subject to design development and more detailed costings).	Nil (costs to be met by developer)	SGS3a, 3d, 3c
Highways, access and transport	Highways	Location 3a, 3d, 3c - East of Chelmsford	SGS3a, 3d, 3c	New accesses for Hopkins Homes Site 3a (north-west of the roundabout) and Redrow Homes Site 3c (south of the roundabout).	Essential	ECC, developer	S278	£500,000 (Arup) (subject to design development and more detailed costings).	Nil (costs to be met by developer)	SGS3a, 3d, 3c
Highways, access and transport	Highways	Location 3a, 3d, 3c - East of Chelmsford	SGS3a, 3d, 3c	Parallel crossings on Sandford Mill Lane and the Site 3a access arm. Uncontrolled crossing on access to Site 3c.	Essential	ECC, developer	S278	£250,000 (Arup) (subject to design development and more detailed costings - assumed to consist of a Zebra crossing and a signalised pedestrian crossing).	Nil (costs to be met by developer)	SGS3a, 3d, 3c
Highways, access and transport	Highways	Location 3a, 3d, 3c - East of Chelmsford	SGS3a, 3d, 3c	Toucan crossing on the Maldon Road East arm	Essential	ECC, developer	S278	£130,000 (Arup) (subject to design development and more detailed costings)	Nil (costs to be met by developer)	SGS3a, 3d, 3c
Highways, access and transport	Bus Services	Location 3a, 3d, 3c - East of Chelmsford	SGS3a, 3d, 3c	New eastbound bus stop on Maldon Road East arm and relocation westbound bus stop	Essential	ECC, developer	S278	£40,000 (Arup) (subject to design development and more detailed costings)	Nil (costs to be met by developer)	SGS3a, 3d, 3c
Highways, access and transport	Highways	Location 3a, 3d, 3c - East of Chelmsford	SGS3a, 3d, 3c	Changes to the Maldon Road/ Molrams Lane junction, including: Closure of the east-west link between Molrams Lane and	Essential	ECC, developer	S278	£300,000 (Arup) (subject to design development and more detailed costings)	Nil (costs to be met by developer)	SGS3a, 3d, 3c



Infrastructure Category	Infrastructure Type	Location	Site	Intervention Description	Prioritisation (critical / essential / important)	Responsibility for Delivery	Anticipated Delivery Mechanism (S106 / S278 / CIL / Government funding)	Estimated Cost	Funding Gap	Contributing Sites
				Maldon Road, with vehicle access retained for properties, Relocated bus stop on Maldon Road, Toucan crossing on Maldon Road, and Parallel Crossing on Molrams Lane.						
Green infrastructure, recreation and leisure	Green infrastructure	Location 3d - East of Chelmsford - Land North of Maldon Road	SGS3d	Provision of 1,430sqm of accessible local open space (worst case). Exact quantity and type of open space to be determined through planning process.	Essential	CCC	S106/CIL	£120,000 (Arup)	Nil (costs to be met by developer)	SGS3d
Green infrastructure, recreation and leisure	Green infrastructure	Location 3d - East of Chelmsford - Land North of Maldon Road	SGS3d	Provision of 1,885sqm of strategic open space (worst case). Exact quantity and type of open space to be determined through planning process.	Essential	CCC	S106/CIL	£23,000 (Arup)	Nil (costs to be met by developer)	SGS3d
Green infrastructure, recreation and leisure	Green infrastructure	Location 3d - East of Chelmsford - Land North of Maldon Road	SGS3d	Provision of 2,795sqm of natural and semi-natural greenspace (worst case). Exact quantity and type of open space to be determined through planning process.	Essential	CCC	S106/CIL	£91,000 (Arup)	Nil (costs to be met by developer)	SGS3d
Green infrastructure, recreation and leisure	Green infrastructure	Location 3d - East of Chelmsford - Land North of Maldon Road	SGS3d	SSSI mitigation contribution £3000 per dwelling	Essential	CCC	S106	£195,000 (CCC)	Nil (costs to be met by developer)	SGS3d
Green infrastructure, recreation and leisure	Indoor sports facilities	Location 3d - East of Chelmsford - Land North of Maldon Road	SGS3d	Financial contribution for 0.04 badminton courts to meet identified need for additional indoor badminton courts up to 2041.	Important	CCC	S106	£31,928 (CCC)	Nil (costs to be met by developer)	SGS3d
Green infrastructure, recreation and leisure	Indoor sports facilities	Location 3d - East of Chelmsford - Land North of Maldon Road	SGS3d	Financial contribution for towards indoor bowling rinks to meet identified need for additional indoor bowls facilities up to 2041.	Important	CCC	S106	£1,128 (CCC)	Nil (costs to be met by developer)	SGS3d
Early years, childcare and education	Early years	Location 3d - East of Chelmsford - Land North of Maldon Road	SGS3d	The early years and childcare places generated will be accommodated at the new facility at Site 3b and a contribution towards this will be sought. This is based on the assumption that all are qualifying dwellings.	Essential	ECC	S106	£139,610 (ECC)	N/A	SGS3d
Early years, childcare and education	Primary education	Location 3d - East of Chelmsford - Land North of Maldon Road	SGS3d	To be determined through Policy S10 however based on the assumption that expansion of existing facilities is required, and all homes are qualifying dwellings (houses), a financial contribution could be required.	Essential	ECC	S106	£259,857 (Arup)	N/A	SGS3d
Early years, childcare and education	Secondary education	Location 3d - East of Chelmsford - Land North of Maldon Road	SGS3d	To be determined through Policy S10 however based on the assumption that expansion of existing facilities is required, and all homes are qualifying dwellings (houses), a financial contribution could be required.	Essential	ECC	S106	£357,396 (Arup)	N/A	SGS3d
Public realm and public art	Public realm and public art	Location 3d - East of Chelmsford -	SGS3d	Heritage interpretation, including information boards and public art	Important	CCC	CIL/S106	£1,800 (CCC)	Nil (costs to be met by developer)	SGS3d

Infrastructure Category	Infrastructure Type	Location	Site	Intervention Description	Prioritisation (critical / essential / important)	Responsibility for Delivery	Anticipated Delivery Mechanism (S106 / S278 / CIL / Government funding)	Estimated Cost	Funding Gap	Contributing Sites
		Land North of Maldon Road								
Total Location 3d costs								£1,880,253		
Number of dwellings in Location 3d								65		
Cost per dwelling for Location 3d								£28,927		
Total cost to the developer								£1,798,802		
Developer cost per dwelling								£27,674		



B.7 Location 4 – Galleywood - Land North of Galleywood Reservoir

Infrastructure Category	Infrastructure Type	Location	Site	Intervention Description	Prioritisation (critical / essential / important)	Responsibility for Delivery	Anticipated Delivery Mechanism (S106 / S278 / CIL / Government funding)	Estimated Cost	Funding Gap	Contributing Sites
Minerals and Waste Management	Waste Management	Administrative area-wide	Administrative area-wide	The construction of a new Depot and Waste Transfer Station	Essential	CCC	Direct delivery / S106	£500,000 (Arup)	£500,000	All sites
Health and social wellbeing	Ambulance services	Administrative area-wide	Administrative area-wide	Provision of a new purpose-built ambulance Hub in Chelmsford before 2040. This requires circa 1ha of land for new build or an existing building of 2,300sqm close to Broomfield Hospital and major road links with sufficient space to accommodate 35 DSA/Rapid Response vehicles and appropriate staff parking.	Essential	Mid and South Essex ICB (EEAST)	S106 contributions, NHS England funding and/or CIL.	£8-10,000,000 (indicative estimate) (Mid and South Essex ICB)	£8-10,000,000	All sites
Health and social wellbeing	Police Services	Administrative area-wide	Administrative area-wide	Accommodation costs required in relation to the 61 additional officers generated by the population growth.	Important	Essex Police	S106 / CIL	£2,520,000 (Essex Police)	£2,520,000	All sites
Health and social wellbeing	Police Services	Administrative area-wide	Administrative area-wide	Three additional vehicles required due to the 61 additional officers generated by the population growth.	Important	Essex Police	S106 / CIL	£158,955 (Essex Police)	£158,955	All sites
Green infrastructure, recreation and leisure	Indoor sports facilities	Administrative area-wide	Administrative area-wide	Investment required to fix the roof of Swallows Gymnastics Club as leakage was found at the facility.	Important	CCC	CIL/S106	Dependent on scope and scale	TBC	TBC
Green infrastructure, recreation and leisure	Indoor sports facilities	Administrative area-wide	Administrative area-wide	Requirement for an indoor tennis facility within Chelmsford. There are currently no facilities within Chelmsford and the Lawn Tennis Association has identified the authority as an investment priority for an indoor venue. No work has been undertaken to date in order to identify a potential site.	Important	CCC, Lawn Tennis Association	CIL/S106	Dependent on scope and scale	TBC	All sites - potential to be funded through CIL.
Green infrastructure, recreation and leisure	Outdoor sports facilities	Administrative area-wide	Administrative area-wide	Additional provision of youth 11v11 and youth 9v9 football pitches to respond to existing deficit and needs associated with growth (further details to be confirmed as part of the next stage of the PPOSS).	Important	CCC	CIL/S106	TBC (further detail to be confirmed as part of the next stage of the PPOSS).	TBC	TBC
Green infrastructure, recreation and leisure	Outdoor sports facilities	Administrative area-wide	Administrative area-wide	Additional provision of 3G pitches to respond to existing deficit and needs associated with growth (further details to be confirmed as part of the next stage of the PPOSS).	Important	CCC	CIL/S106	TBC (further detail to be confirmed as part of the next stage of the PPOSS).	TBC	TBC
Green infrastructure, recreation and leisure	Outdoor sports facilities	Administrative area-wide	Administrative area-wide	Quality improvements required on existing hockey pitches (further details to be confirmed as part of the next stage of the PPOSS).	Important	CCC	CIL/S106	TBC (further detail to be confirmed as part of the next stage of the PPOSS).	TBC	TBC
Green infrastructure,	Outdoor sports facilities	Administrative area-wide	Administrative area-wide	Quality improvements required on existing netball courts (further details to	Important	CCC	CIL/S106	TBC (further detail to be confirmed as part of the next stage of the PPOSS).	TBC	TBC

Infrastructure Category	Infrastructure Type	Location	Site	Intervention Description	Prioritisation (critical / essential / important)	Responsibility for Delivery	Anticipated Delivery Mechanism (S106 / S278 / CIL / Government funding)	Estimated Cost	Funding Gap	Contributing Sites
recreation and leisure				be confirmed as part of the next stage of the PPOSS).						
Social and community facilities	Cemeteries	Administrative area-wide	Administrative area-wide	Provision of a new cemetery and modern crematorium to serve the district	Important	CCC	CIL	£10,800,000 (CCC)	£0	N/A - funding already secured and allocated via CIL.
Flood protection and water management	Flood and water management	Administrative area-wide	Administrative area-wide	Flood resilience interventions along the main rivers, within the city centre and wider river catchment area to safeguard Chelmsford City Centre. The precise locations of interventions are not yet determined.	Critical	CCC and Environment Agency (Flood Resilience Partnership)	S106, Environment Agency funding	£7-10m (CCC and Environment Agency (Flood Resilience Partnership))	TBC	All sites
Health and social wellbeing	Primary Healthcare	All locations in Growth Area 1	All sites in Growth Area 1	Provision of a new build primary healthcare facility to serve new growth.	Essential	Mid and South Essex ICB	S106	£4,000,000 (Mid and South Essex ICB) (this is based on a full size 1000m2 new primary care surgery serving around 15,000 patients. This is an indicative figure as the actual figure will vary from site to site).	£4,000,000	All sites in Growth Area 1
Green infrastructure, recreation and leisure	Green infrastructure	Location 4 - Land North of Galleywood Reservoir	SGS4	Financial contribution towards the provision of local park facilities in Chelmer Park (in lieu of on-site provision) (as per S106 agreement) (Ref: 22/0397/OUT).	Essential	CCC	S106	£42,500 (Ref: 22/0397/OUT)	Nil (costs to be met by developer)	SGS4
Total Location 4 costs								£114,335		
Number of dwellings in Location 4								24		
Cost per dwelling for Location 4								£4,764		
Total cost to the developer								£84,261		
Developer cost per dwelling								£3,511		

B.8 Location 5 – Writtle - Land surrounding Telephone Exchange, Ongar Road, Writtle

Infrastructure Category	Infrastructure Type	Location	Site	Intervention Description	Prioritisation (critical / essential / important)	Responsibility for Delivery	Anticipated Delivery Mechanism (S106 / S278 / CIL / Government funding)	Estimated Cost	Funding Gap	Contributing Sites
Minerals and Waste Management	Waste Management	Administrative area-wide	Administrative area-wide	The construction of a new Depot and Waste Transfer Station	Essential	CCC	Direct delivery / S106	£500,000 (Arup)	£500,000	All sites
Health and social wellbeing	Ambulance services	Administrative area-wide	Administrative area-wide	Provision of a new purpose-built ambulance Hub in Chelmsford before 2040. This requires circa 1ha of land for new build or an existing building of 2,300sqm close to Broomfield Hospital and major road links with sufficient space to accommodate 35 DSA/Rapid Response vehicles and appropriate staff parking.	Essential	Mid and South Essex ICB (EEAST)	S106 contributions, NHS England funding and/or CIL.	£8-10,000,000 (indicative estimate) (Mid and South Essex ICB)	£8-10,000,000	All sites
Health and social wellbeing	Police Services	Administrative area-wide	Administrative area-wide	Accommodation costs required in relation to the 61 additional officers generated by the population growth.	Important	Essex Police	S106 / CIL	£2,520,000 (Essex Police)	£2,520,000	All sites
Health and social wellbeing	Police Services	Administrative area-wide	Administrative area-wide	Three additional vehicles required due to the 61 additional officers generated by the population growth.	Important	Essex Police	S106 / CIL	£158,955 (Essex Police)	£158,955	All sites
Green infrastructure, recreation and leisure	Indoor sports facilities	Administrative area-wide	Administrative area-wide	Investment required to fix the roof of Swallows Gymnastics Club as leakage was found at the facility.	Important	CCC	CIL/S106	Dependent on scope and scale	TBC	TBC
Green infrastructure, recreation and leisure	Indoor sports facilities	Administrative area-wide	Administrative area-wide	Requirement for an indoor tennis facility within Chelmsford. There are currently no facilities within Chelmsford and the Lawn Tennis Association has identified the authority as an investment priority for an indoor venue. No work has been undertaken to date in order to identify a potential site.	Important	CCC, Lawn Tennis Association	CIL/S106	Dependent on scope and scale	TBC	All sites - potential to be funded through CIL.
Green infrastructure, recreation and leisure	Outdoor sports facilities	Administrative area-wide	Administrative area-wide	Additional provision of youth 11v11 and youth 9v9 football pitches to respond to existing deficit and needs associated with growth (further details to be confirmed as part of the next stage of the PPOSS).	Important	CCC	CIL/S106	TBC (further detail to be confirmed as part of the next stage of the PPOSS).	TBC	TBC
Green infrastructure, recreation and leisure	Outdoor sports facilities	Administrative area-wide	Administrative area-wide	Additional provision of 3G pitches to respond to existing deficit and needs associated with growth (further details to be confirmed as part of the next stage of the PPOSS).	Important	CCC	CIL/S106	TBC (further detail to be confirmed as part of the next stage of the PPOSS).	TBC	TBC
Green infrastructure, recreation and leisure	Outdoor sports facilities	Administrative area-wide	Administrative area-wide	Quality improvements required on existing hockey pitches (further details to be confirmed as part of the next stage of the PPOSS).	Important	CCC	CIL/S106	TBC (further detail to be confirmed as part of the next stage of the PPOSS).	TBC	TBC
Green infrastructure, recreation and leisure	Outdoor sports facilities	Administrative area-wide	Administrative area-wide	Quality improvements required on existing netball courts (further details to be confirmed as part of the next stage of the PPOSS).	Important	CCC	CIL/S106	TBC (further detail to be confirmed as part of the next stage of the PPOSS).	TBC	TBC

Infrastructure Category	Infrastructure Type	Location	Site	Intervention Description	Prioritisation (critical / essential / important)	Responsibility for Delivery	Anticipated Delivery Mechanism (S106 / S278 / CIL / Government funding)	Estimated Cost	Funding Gap	Contributing Sites
Social and community facilities	Cemeteries	Administrative area-wide	Administrative area-wide	Provision of a new cemetery and modern crematorium to serve the district	Important	CCC	CIL	£10,800,000 (CCC)	£0	N/A - funding already secured and allocated via CIL.
Flood protection and water management	Flood and water management	Administrative area-wide	Administrative area-wide	Flood resilience interventions along the main rivers, within the city centre and wider river catchment area to safeguard Chelmsford City Centre. The precise locations of interventions are not yet determined.	Critical	CCC and Environment Agency (Flood Resilience Partnership)	S106, Environment Agency funding	£7-10m (CCC and Environment Agency (Flood Resilience Partnership))	TBC	All sites
Health and social wellbeing	Primary Healthcare	All locations in Growth Area 1	All sites in Growth Area 1	Provision of a new build primary healthcare facility to serve new growth.	Essential	Mid and South Essex ICB	S106	£4,000,000 (Mid and South Essex ICB) (this is based on a full size 1000m2 new primary care surgery serving around 15,000 patients. This is an indicative figure as the actual figure will vary from site to site).	£4,000,000	All sites in Growth Area 1
Green infrastructure, recreation and leisure	Green infrastructure	Location 5 - Land Surrounding Telephone Exchange, Ongar Road, Writtle	SGS5	Provision of 550sqm of accessible local open space, (worst case). Exact quantity and type of open space to be determined through planning process.	Essential	CCC	S106/CIL	£55,000 (Arup)	Nil (costs to be met by developer)	SGS5
Green infrastructure, recreation and leisure	Indoor sports facilities	Location 5 - Land Surrounding Telephone Exchange, Ongar Road, Writtle	SGS5	Financial contribution for 0.02 badminton courts to meet identified need for additional indoor badminton courts up to 2041.	Important	CCC	S106	£12,280 (CCC)	Nil (costs to be met by developer)	SGS5
Green infrastructure, recreation and leisure	Indoor sports facilities	Location 5 - Land Surrounding Telephone Exchange, Ongar Road, Writtle	SGS5	Financial contribution towards indoor bowling rinks to meet identified need for additional indoor bowls facilities up to 2041.	Important	CCC	S106	£434 (CCC)	Nil (costs to be met by developer)	SGS5
Public realm and public art	Public art	Location 5 - Land Surrounding Telephone Exchange, Ongar Road, Writtle	SGS5	Financial contribution towards public art which contributes towards place creation	Important	CCC	S106	£6,000 (CCC)	Nil (costs to be met by developer)	SGS5
Total Location 5 costs								£148,542		
Number of dwellings in Location 5								25		
Cost per dwelling for Location 5								£5,942		
Total cost to the developer								£117,215		
Developer cost per dwelling								£4,689		

B.9 Location 7a - Great Leighs – Land at Moulsham Hall

Infrastructure Category	Infrastructure Type	Location	Site	Intervention Description	Prioritisation (critical / essential / important)	Responsibility for Delivery	Anticipated Delivery Mechanism (S106 / S278 / CIL / Government funding)	Estimated Cost	Funding Gap	Contributing Sites
Minerals and Waste Management	Waste Management	Administrative area-wide	Administrative area-wide	The construction of a new Depot and Waste Transfer Station	Essential	CCC	Direct delivery / S106	£500,000 (Arup)	£500,000	All sites
Health and social wellbeing	Ambulance services	Administrative area-wide	Administrative area-wide	Provision of a new purpose-built ambulance Hub in Chelmsford before 2040. This requires circa 1ha of land for new build or an existing building of 2,300sqm close to Broomfield Hospital and major road links with sufficient space to accommodate 35 DSA/Rapid Response vehicles and appropriate staff parking.	Essential	Mid and South Essex ICB (EEAST)	S106 contributions, NHS England funding and/or CIL.	£8-10,000,000 (indicative estimate) (Mid and South Essex ICB)	£8-10,000,000	All sites
Health and social wellbeing	Police Services	Administrative area-wide	Administrative area-wide	Accommodation costs required in relation to the 61 additional officers generated by the population growth.	Important	Essex Police	S106 / CIL	£2,520,000 (Essex Police)	£2,520,000	All sites
Health and social wellbeing	Police Services	Administrative area-wide	Administrative area-wide	Three additional vehicles required due to the 61 additional officers generated by the population growth.	Important	Essex Police	S106 / CIL	£158,955 (Essex Police)	£158,955	All sites
Green infrastructure, recreation and leisure	Indoor sports facilities	Administrative area-wide	Administrative area-wide	Investment required to fix the roof of Swallows Gymnastics Club as leakage was found at the facility.	Important	CCC	CIL/S106	Dependent on scope and scale	TBC	TBC
Green infrastructure, recreation and leisure	Indoor sports facilities	Administrative area-wide	Administrative area-wide	Requirement for an indoor tennis facility within Chelmsford. There are currently no facilities within Chelmsford and the Lawn Tennis Association has identified the authority as an investment priority for an indoor venue. No work has been undertaken to date in order to identify a potential site.	Important	CCC, Lawn Tennis Association	CIL/S106	Dependent on scope and scale	TBC	All sites - potential to be funded through CIL.
Green infrastructure, recreation and leisure	Outdoor sports facilities	Administrative area-wide	Administrative area-wide	Additional provision of youth 11v11 and youth 9v9 football pitches to respond to existing deficit and needs associated with growth (further details to be confirmed as part of the next stage of the PPOSS).	Important	CCC	CIL/S106	TBC (further detail to be confirmed as part of the next stage of the PPOSS).	TBC	TBC
Green infrastructure, recreation and leisure	Outdoor sports facilities	Administrative area-wide	Administrative area-wide	Additional provision of 3G pitches to respond to existing deficit and needs associated with growth (further details to be confirmed as part of the next stage of the PPOSS).	Important	CCC	CIL/S106	TBC (further detail to be confirmed as part of the next stage of the PPOSS).	TBC	TBC
Green infrastructure, recreation and leisure	Outdoor sports facilities	Administrative area-wide	Administrative area-wide	Quality improvements required on existing hockey pitches (further details to be confirmed as part of the next stage of the PPOSS).	Important	CCC	CIL/S106	TBC (further detail to be confirmed as part of the next stage of the PPOSS).	TBC	TBC



Infrastructure Category	Infrastructure Type	Location	Site	Intervention Description	Prioritisation (critical / essential / important)	Responsibility for Delivery	Anticipated Delivery Mechanism (S106 / S278 / CIL / Government funding)	Estimated Cost	Funding Gap	Contributing Sites
Green infrastructure, recreation and leisure	Outdoor sports facilities	Administrative area-wide	Administrative area-wide	Quality improvements required on existing netball courts (further details to be confirmed as part of the next stage of the PPOSS).	Important	CCC	CIL/S106	TBC (further detail to be confirmed as part of the next stage of the PPOSS).	TBC	TBC
Social and community facilities	Cemeteries	Administrative area-wide	Administrative area-wide	Provision of a new cemetery and modern crematorium to serve the district	Important	CCC	CIL	£10,800,000 (CCC)	£0	N/A - funding already secured and allocated via CIL.
Flood protection and water management	Flood and water management	Administrative area-wide	Administrative area-wide	Flood resilience interventions along the main rivers, within the city centre and wider river catchment area to safeguard Chelmsford City Centre. The precise locations of interventions are not yet determined.	Critical	CCC and Environment Agency (Flood Resilience Partnership)	S106, Environment Agency funding	£7-10m (CCC and Environment Agency (Flood Resilience Partnership))	TBC	All sites
Health and social wellbeing	Fire Services	All sites in Growth Area 2	All sites in Growth Area 2	Redevelopment of Braintree Fire Station to convert it from an on-call fire station to a wholetime fire station.	Important	Essex County Fire and Rescue Service	S106	Dependent on scope and scale	TBC	All sites in Growth Area 2
Highways, access and transport	Bus Services	Location 7 - Great Leighs	SGS7a, SGS7b, SGS7c	Provision of a bus service (this will either be an entirely new service serving the developments or an extension of an existing service) - details to be resolved through S106 negotiations.	Important	ECC, bus operators	S106	Private and Confidential	Nil (costs to be met by developers)	SGS7a, SGS7b, SGS7c
Highways, access and transport	Highways	Location 7a - Great Leighs - Land at Moulsham Hall	SGS7a	Financial contribution to deliver Phase 1a CNEB - HIF recycling monies at £5,600 per dwelling.	Critical	CCC, ECC, developer	HIF/S106	£4,200,000 (CCC)	Nil (costs to be met by developer)	SGS7a
Highways, access and transport	Highways, Active travel and cycling provision	Location 7a - Great Leighs - Land at Moulsham Hall	SGS7a	Road and footpath infrastructure (A131 At-Grade Crossing, A131 Underpass Improvement, Chase Side Bridge Approach Improvements, School Lane Improvements, London Road Cycle Improvements, Main Road Crossing Improvements).	Essential	ECC, developer	S106/S278	Private and Confidential	Nil (costs to be met by developer)	SGS7a
Highways, access and transport	Active travel and cycling provision	Location 7a - Great Leighs - Land at Moulsham Hall	SGS7a	Financial contributions towards walking and cycling infrastructure	Essential	ECC, CCC	S106	Private and Confidential	Nil (costs to be met by developer)	SGS7a
Green infrastructure, recreation and leisure	Green infrastructure	Location 7a - Great Leighs - Land at Moulsham Hall	SGS7a	Provision of 16,500sqm of accessible local open space (worst case). Exact quantity and type of open space to be determined through planning process.	Essential	CCC	S106/CIL	£1,454,000 (Arup)	Nil (costs to be met by developer)	SGS7a
Green infrastructure, recreation and leisure	Green infrastructure	Location 7a - Great Leighs - Land at Moulsham Hall	SGS7a	Provision of 21,750sqm of strategic open space (worst case). Exact quantity and type of open space to be determined through planning process.	Essential	CCC	S106/CIL	£260,000 (Arup)	Nil (costs to be met by developer)	SGS7a
Green infrastructure, recreation and leisure	Green infrastructure	Location 7a - Great Leighs - Land at Moulsham Hall	SGS7a	Provision of 32,250qm of natural and semi-natural greenspace (worst case). Exact quantity and type of open space to	Essential	CCC	S106/CIL	£1,000,000 (Arup)	Nil (costs to be met by developer)	SGS7a



Infrastructure Category	Infrastructure Type	Location	Site	Intervention Description	Prioritisation (critical / essential / important)	Responsibility for Delivery	Anticipated Delivery Mechanism (S106 / S278 / CIL / Government funding)	Estimated Cost	Funding Gap	Contributing Sites
				be determined through planning process.						
Green infrastructure, recreation and leisure	Indoor sports facilities	Location 7a - Great Leighs - Land at Moulsham Hall	SGS7a	Financial contribution for 0.51 badminton courts to meet identified need for additional indoor badminton courts up to 2041.	Important	CCC	S106	£368,397 (CCC)	Nil (costs to be met by developer)	SGS7a
Green infrastructure, recreation and leisure	Indoor sports facilities	Location 7a - Great Leighs - Land at Moulsham Hall	SGS7a	Financial contribution for 0.03 indoor bowling rinks to meet identified need for additional indoor bowls facilities up to 2041.	Important	CCC	S106	£13,010 (CCC)	Nil (costs to be met by developer)	SGS7a
Early years, childcare and education	Early years, primary education	Location 7a - Great Leighs - Land at Moulsham Hall	SGS7a and SGS7c	A new primary school (Use Class F1(a)) with co-located 56 place early years and childcare nursery (Use Class E(f)) on 2.1 hectares of suitable land allocated for education and childcare use.	Essential	ECC	S106	£1,298,752 (EYCC – 56 places) £5,218,200 (Primary – 225 pupils) (ECC)	N/A	SGS7a (contributing £5,750,250) and SGS7c (contributing £152,794 towards early years and childcare facility and £613,905 towards proposed primary school)
Early years, childcare and education	Early years	Location 7a - Great Leighs - Land at Moulsham Hall	SGS7a	Financial contribution towards additional early years and childcare facilities - 11.5 places.	Essential	ECC	S106	£223,387.5 (ECC)	N/A	SGS7a
Early years, childcare and education	Secondary education	Location 7a - Great Leighs - Land at Moulsham Hall	SGS7a	Financial contribution towards expansion of existing secondary school facilities to accommodate 150 pupils.	Essential	ECC	S106	£4,007,550 (ECC)	N/A	SGS7a
Early years, childcare and education	Secondary education	Location 7a - Great Leighs - Land at Moulsham Hall	SGS7a	Financial contribution towards secondary school transport for 150 pupils.	Essential	ECC	S106	£892,000 (ECC)	N/A	SGS7a
Early years, childcare and education	Special educational needs	Location 7a - Great Leighs - Land at Moulsham Hall	SGS7a	Financial contribution for 5.25 SEN pupils.	Essential	ECC	S106	£578,245.5 (ECC)	N/A	SGS7a
Health and social wellbeing	Primary healthcare, secondary healthcare	Location 7a - Great Leighs - Land at Moulsham Hall	SGS7a	Provision of a new build primary healthcare facility to serve new growth (there is a hybrid planning application pending on the site which includes a medical centre (up to 1000m2)) (Ref: 23/01583/OUT and 23/01583/FUL).	Essential	Mid and South Essex ICB	S106	Private and Confidential	N/A	SGS7a, SGS7c
Public realm and public art	Public art	Location 7a - Great Leighs - Land at Moulsham Hall	SGS7a	Financial contribution towards public art which contributes towards place creation	Important	CCC	S106	£187,500 (CCC)	Nil (costs to be met by developer)	SGS7a
Total Location 7a costs								£ 33,451,507		

Infrastructure Category	Infrastructure Type	Location	Site	Intervention Description	Prioritisation (critical / essential / important)	Responsibility for Delivery	Anticipated Delivery Mechanism (S106 / S278 / CIL / Government funding)	Estimated Cost	Funding Gap	Contributing Sites
Number of dwellings in Location 7a								750		
Cost per dwelling for Location 7a								£44,602		
Total cost to the developer								£32,511,691		
Developer cost per dwelling								£43,349		

B.10 Location 7b - Great Leighs – Land East of London Road

Infrastructure Category	Infrastructure Type	Location	Site	Intervention Description	Prioritisation (critical / essential / important)	Responsibility for Delivery	Anticipated Delivery Mechanism (S106 / S278 / CIL / Government funding)	Estimated Cost	Funding Gap	Contributing Sites
Minerals and Waste Management	Waste Management	Administrative area-wide	Administrative area-wide	The construction of a new Depot and Waste Transfer Station	Essential	CCC	Direct delivery / S106	£500,000 (Arup)	£500,000	All sites
Health and social wellbeing	Ambulance services	Administrative area-wide	Administrative area-wide	Provision of a new purpose-built ambulance Hub in Chelmsford before 2040. This requires circa 1ha of land for new build or an existing building of 2,300sqm close to Broomfield Hospital and major road links with sufficient space to accommodate 35 DSA/Rapid Response vehicles and appropriate staff parking.	Essential	Mid and South Essex ICB (EEAST)	S106 contributions, NHS England funding and/or CIL.	£8-10,000,000 (indicative estimate) (Mid and South Essex ICB)	£8-10,000,000	All sites
Health and social wellbeing	Police Services	Administrative area-wide	Administrative area-wide	Accommodation costs required in relation to the 61 additional officers generated by the population growth.	Important	Essex Police	S106 / CIL	£2,520,000 (Essex Police)	£2,520,000	All sites
Health and social wellbeing	Police Services	Administrative area-wide	Administrative area-wide	Three additional vehicles required due to the 61 additional officers generated by the population growth.	Important	Essex Police	S106 / CIL	£158,955 (Essex Police)	£158,955	All sites
Green infrastructure, recreation and leisure	Indoor sports facilities	Administrative area-wide	Administrative area-wide	Investment required to fix the roof of Swallows Gymnastics Club as leakage was found at the facility.	Important	CCC	CIL/S106	Dependent on scope and scale	TBC	TBC
Green infrastructure, recreation and leisure	Indoor sports facilities	Administrative area-wide	Administrative area-wide	Requirement for an indoor tennis facility within Chelmsford. There are currently no facilities within Chelmsford and the Lawn Tennis Association has identified the authority as an investment priority for an indoor venue. No work has been undertaken to date in order to identify a potential site.	Important	CCC, Lawn Tennis Association	CIL/S106	Dependent on scope and scale	TBC	All sites - potential to be funded through CIL.
Green infrastructure, recreation and leisure	Outdoor sports facilities	Administrative area-wide	Administrative area-wide	Additional provision of youth 11v11 and youth 9v9 football pitches to respond to existing deficit and needs associated with growth (further details to be confirmed as part of the next stage of the PPOSS).	Important	CCC	CIL/S106	TBC (further detail to be confirmed as part of the next stage of the PPOSS).	TBC	TBC
Green infrastructure, recreation and leisure	Outdoor sports facilities	Administrative area-wide	Administrative area-wide	Additional provision of 3G pitches to respond to existing deficit and needs associated with growth (further details to be confirmed as part of the next stage of the PPOSS).	Important	CCC	CIL/S106	TBC (further detail to be confirmed as part of the next stage of the PPOSS).	TBC	TBC
Green infrastructure, recreation and leisure	Outdoor sports facilities	Administrative area-wide	Administrative area-wide	Quality improvements required on existing hockey pitches (further details to be confirmed as part of the next stage of the PPOSS).	Important	CCC	CIL/S106	TBC (further detail to be confirmed as part of the next stage of the PPOSS).	TBC	TBC

Infrastructure Category	Infrastructure Type	Location	Site	Intervention Description	Prioritisation (critical / essential / important)	Responsibility for Delivery	Anticipated Delivery Mechanism (S106 / S278 / CIL / Government funding)	Estimated Cost	Funding Gap	Contributing Sites
Green infrastructure, recreation and leisure	Outdoor sports facilities	Administrative area-wide	Administrative area-wide	Quality improvements required on existing netball courts (further details to be confirmed as part of the next stage of the PPOSS).	Important	CCC	CIL/S106	TBC (further detail to be confirmed as part of the next stage of the PPOSS).	TBC	TBC
Social and community facilities	Cemeteries	Administrative area-wide	Administrative area-wide	Provision of a new cemetery and modern crematorium to serve the district	Important	CCC	CIL	£10,800,000 (CCC)	£0	N/A - funding already secured and allocated via CIL.
Flood protection and water management	Flood and water management	Administrative area-wide	Administrative area-wide	Flood resilience interventions along the main rivers, within the city centre and wider river catchment area to safeguard Chelmsford City Centre. The precise locations of interventions are not yet determined.	Critical	CCC and Environment Agency (Flood Resilience Partnership)	S106, Environment Agency funding	£7-10m (CCC and Environment Agency (Flood Resilience Partnership))	TBC	All sites
Health and social wellbeing	Fire Services	All sites in Growth Area 2	All sites in Growth Area 2	Redevelopment of Braintree Fire Station to convert it from an on-call fire station to a wholetime fire station.	Important	Essex County Fire and Rescue Service	S106	Dependent on scope and scale	TBC	All sites in Growth Area 2
Highways, access and transport	Bus Services	Location 7 - Great Leighs	SGS7a, SGS7b, SGS7c	Provision of a bus service (this will either be an entirely new service serving the developments or an extension of an existing service) - details to be resolved through S106 negotiations.	Important	ECC, bus operators	S106	Private and Confidential	Nil (costs to be met by developers)	SGS7a, SGS7b, SGS7c
Highways, access and transport	Highways	Location 7b - Great Leighs - Land East of London Road	SGS7b	Financial contribution to deliver Phase 1a CNEB - HIF recycling monies at £5,600 per dwelling.	Critical	CCC, ECC, developer	HIF/S106	£1,400,000 (CCC)	Nil (costs to be met by developer)	SGS7b
Green infrastructure, recreation and leisure	Green infrastructure	Location 7b - Great Leighs - Land East of London Road	SGS7b	Provision of 5,500sqm of accessible local open space (worst case). Exact quantity and type of open space to be determined through planning process.	Essential	CCC	S106/CIL	£1,320,000 (Arup)	Nil (costs to be met by developer)	SGS7b
Green infrastructure, recreation and leisure	Green infrastructure	Location 7b - Great Leighs - Land East of London Road	SGS7b	Provision of 7,250sqm of strategic open space (worst case). Exact quantity and type of open space to be determined through planning process.	Essential	CCC	S106/CIL	£70,000 (Arup)	Nil (costs to be met by developer)	SGS7b
Green infrastructure, recreation and leisure	Green infrastructure	Location 7b - Great Leighs - Land East of London Road	SGS7b	Provision of 10,750sqm of natural and semi-natural greenspace (worst case). Exact quantity and type of open space to be determined through planning process.	Essential	CCC	S106/CIL	£270,000 (Arup)	Nil (costs to be met by developer)	SGS7b
Green infrastructure, recreation and leisure	Indoor sports facilities	Location 7b - Great Leighs - Land East of London Road	SGS7b	Financial contribution for 0.13 badminton courts to meet identified need for additional indoor badminton courts up to 2041.	Important	CCC	S106	£93,327 (CCC)	Nil (costs to be met by developer)	SGS7b
Green infrastructure, recreation and leisure	Indoor sports facilities	Location 7b - Great Leighs - Land East of London Road	SGS7b	Financial contribution for 0.01 indoor bowling rinks to meet identified need for additional indoor bowls facilities up to 2041.	Important	CCC	S106	£3,296 (CCC)	Nil (costs to be met by developer)	SGS7b
Public realm and public art	Public art	Location 7b - Great Leighs -	SGS7b	Financial contribution towards public art which contributes towards place creation	Important	CCC	S106	£47,500 (CCC)	Nil (costs to be met by developer)	SGS7b

Infrastructure Category	Infrastructure Type	Location	Site	Intervention Description	Prioritisation (critical / essential / important)	Responsibility for Delivery	Anticipated Delivery Mechanism (S106 / S278 / CIL / Government funding)	Estimated Cost	Funding Gap	Contributing Sites
		Land East of London Road								
Total Location 7b costs								£4,420,430		
Number of dwellings in Location 7b								250		
Cost per dwelling for Location 7b								£17,682		
Total cost to the developer								£4,107,158		
Developer cost per dwelling								£16,429		

B.11 Location 7c - Great Leighs – Land North and South of Banters Lane

Infrastructure Category	Infrastructure Type	Location	Site	Intervention Description	Prioritisation (critical / essential / important)	Responsibility for Delivery	Anticipated Delivery Mechanism (S106 / S278 / CIL / Government funding)	Estimated Cost	Funding Gap	Contributing Sites
Minerals and Waste Management	Waste Management	Administrative area-wide	Administrative area-wide	The construction of a new Depot and Waste Transfer Station	Essential	CCC	Direct delivery / S106	£500,000 (Arup)	£500,000	All sites
Health and social wellbeing	Ambulance services	Administrative area-wide	Administrative area-wide	Provision of a new purpose-built ambulance Hub in Chelmsford before 2040. This requires circa 1ha of land for new build or an existing building of 2,300sqm close to Broomfield Hospital and major road links with sufficient space to accommodate 35 DSA/Rapid Response vehicles and appropriate staff parking.	Essential	Mid and South Essex ICB (EEAST)	S106 contributions, NHS England funding and/or CIL.	£8-10,000,000 (indicative estimate) (Mid and South Essex ICB)	£8-10,000,000	All sites
Health and social wellbeing	Police Services	Administrative area-wide	Administrative area-wide	Accommodation costs required in relation to the 61 additional officers generated by the population growth.	Important	Essex Police	S106 / CIL	£2,520,000 (Essex Police)	£2,520,000	All sites
Health and social wellbeing	Police Services	Administrative area-wide	Administrative area-wide	Three additional vehicles required due to the 61 additional officers generated by the population growth.	Important	Essex Police	S106 / CIL	£158,955 (Essex Police)	£158,955	All sites
Green infrastructure, recreation and leisure	Indoor sports facilities	Administrative area-wide	Administrative area-wide	Investment required to fix the roof of Swallows Gymnastics Club as leakage was found at the facility.	Important	CCC	CIL/S106	Dependent on scope and scale	TBC	TBC
Green infrastructure, recreation and leisure	Indoor sports facilities	Administrative area-wide	Administrative area-wide	Requirement for an indoor tennis facility within Chelmsford. There are currently no facilities within Chelmsford and the Lawn Tennis Association has identified the authority as an investment priority for an indoor venue. No work has been undertaken to date in order to identify a potential site.	Important	CCC, Lawn Tennis Association	CIL/S106	Dependent on scope and scale	TBC	All sites - potential to be funded through CIL.
Green infrastructure, recreation and leisure	Outdoor sports facilities	Administrative area-wide	Administrative area-wide	Additional provision of youth 11v11 and youth 9v9 football pitches to respond to existing deficit and needs associated with growth (further details to be confirmed as part of the next stage of the PPOSS).	Important	CCC	CIL/S106	TBC (further detail to be confirmed as part of the next stage of the PPOSS).	TBC	TBC
Green infrastructure, recreation and leisure	Outdoor sports facilities	Administrative area-wide	Administrative area-wide	Additional provision of 3G pitches to respond to existing deficit and needs associated with growth (further details to be confirmed as part of the next stage of the PPOSS).	Important	CCC	CIL/S106	TBC (further detail to be confirmed as part of the next stage of the PPOSS).	TBC	TBC
Green infrastructure, recreation and leisure	Outdoor sports facilities	Administrative area-wide	Administrative area-wide	Quality improvements required on existing hockey pitches (further details to be confirmed as part of the next stage of the PPOSS).	Important	CCC	CIL/S106	TBC (further detail to be confirmed as part of the next stage of the PPOSS).	TBC	TBC



Infrastructure Category	Infrastructure Type	Location	Site	Intervention Description	Prioritisation (critical / essential / important)	Responsibility for Delivery	Anticipated Delivery Mechanism (S106 / S278 / CIL / Government funding)	Estimated Cost	Funding Gap	Contributing Sites
Green infrastructure, recreation and leisure	Outdoor sports facilities	Administrative area-wide	Administrative area-wide	Quality improvements required on existing netball courts (further details to be confirmed as part of the next stage of the PPOSS).	Important	CCC	CIL/S106	TBC (further detail to be confirmed as part of the next stage of the PPOSS).	TBC	TBC
Social and community facilities	Cemeteries	Administrative area-wide	Administrative area-wide	Provision of a new cemetery and modern crematorium to serve the district	Important	CCC	CIL	£10,800,000 (CCC)	£0	N/A - funding already secured and allocated via CIL.
Flood protection and water management	Flood and water management	Administrative area-wide	Administrative area-wide	Flood resilience interventions along the main rivers, within the city centre and wider river catchment area to safeguard Chelmsford City Centre. The precise locations of interventions are not yet determined.	Critical	CCC and Environment Agency (Flood Resilience Partnership)	S106, Environment Agency funding	£7-10m (CCC and Environment Agency (Flood Resilience Partnership))	TBC	All sites
Health and social wellbeing	Fire Services	All sites in Growth Area 2	All sites in Growth Area 2	Redevelopment of Braintree Fire Station to convert it from an on-call fire station to a wholetime fire station.	Important	Essex County Fire and Rescue Service	S106	Dependent on scope and scale	TBC	All sites in Growth Area 2
Highways, access and transport	Bus Services	Location 7 - Great Leighs	SGS7a, SGS7b, SGS7c	Provision of a bus service (this will either be an entirely new service serving the developments or an extension of an existing service) - details to be resolved through S106 negotiations.	Important	ECC, bus operators	S106	Private and Confidential	Nil (costs to be met by developers)	SGS7a, SGS7b, SGS7c
Highways, access and transport	Highways	Location 7c - Great Leighs - Land North and South of Banters Lane	SGS7c	Financial contribution to deliver Phase 1a CNEB - HIF recycling monies at £5,600 per dwelling.	Critical	CCC, ECC, developer	HIF/S106	£560,000 (CCC)	Nil (costs to be met by developer)	SGS7c
Green infrastructure, recreation and leisure	Green infrastructure	Location 7c - Great Leighs - Land North and South of Banters Lane	SGS7c	Provision of 2,200sqm of accessible local open space (worst case). Exact quantity and type of open space to be determined through planning process.	Essential	CCC	S106/CIL	£141,000 (Arup)	Nil (costs to be met by developer)	SGS7c
Green infrastructure, recreation and leisure	Green infrastructure	Location 7c - Great Leighs - Land North and South of Banters Lane	SGS7c	Provision of 2,900sqm of strategic open space (worst case). Exact quantity and type of open space to be determined through planning process.	Essential	CCC	S106/CIL	£35,000 (Arup)	Nil (costs to be met by developer)	SGS7c
Green infrastructure, recreation and leisure	Green infrastructure	Location 7c - Great Leighs - Land North and South of Banters Lane	SGS7c	Provision of 4,300sqm of natural and semi-natural greenspace (worst case). Exact quantity and type of open space to be determined through planning process.	Essential	CCC	S106/CIL	£140,000 (Arup)	Nil (costs to be met by developer)	SGS7c
Green infrastructure, recreation and leisure	Indoor sports facilities	Location 7c - Great Leighs - Land North and South of Banters Lane	SGS7c	Financial contribution for 0.07 badminton courts to meet identified need for additional indoor badminton courts up to 2041.	Important	CCC	S106	£49,120 (CCC)	Nil (costs to be met by developer)	SGS7c

Infrastructure Category	Infrastructure Type	Location	Site	Intervention Description	Prioritisation (critical / essential / important)	Responsibility for Delivery	Anticipated Delivery Mechanism (S106 / S278 / CIL / Government funding)	Estimated Cost	Funding Gap	Contributing Sites
Green infrastructure, recreation and leisure	Indoor sports facilities	Location 7c - Great Leighs - Land North and South of Banters Lane	SGS7c	Financial contribution towards indoor bowling rinks to meet identified need for additional indoor bowls facilities up to 2041.	Important	CCC	S106	£1,735 (CCC)	Nil (costs to be met by developer)	SGS7c
Early years, childcare and education	Early years	Location 7c - Great Leighs - Land North and South of Banters Lane	SGS7c	Financial contribution towards early years and childcare facility on Location 7a.	Essential	ECC	S106	£152,794 (ECC)	N/A	SGS7c
Early years, childcare and education	Primary education	Location 7c - Great Leighs - Land North and South of Banters Lane	SGS7c	Financial contribution towards cost of proposed primary school land at Location 7a.	Essential	ECC	S106	£613,905 (ECC)	N/A	SGS7c
Early years, childcare and education	Secondary education	Location 7c - Great Leighs - Land North and South of Banters Lane	SGS7c	Financial contribution towards expansion of existing secondary school facilities.	Essential	ECC	S106	£376,710 (ECC)	N/A	SGS7c
Early years, childcare and education	Secondary education	Location 7c - Great Leighs - Land North and South of Banters Lane	SGS7c	Financial contribution towards secondary school transport.	Essential	ECC	S106	£83,852.7 (ECC)	N/A	SGS7c
Early years, childcare and education	Special educational needs	Location 7c - Great Leighs - Land North and South of Banters Lane	SGS7c	Financial contribution for 0.8 SEN pupils	Essential	ECC	S106	£88,113.6 (ECC)	N/A	SGS7c
Health and social wellbeing	Primary healthcare	Location 7c - Great Leighs - Land North and South of Banters Lane	SGS7c	Financial contribution towards new build primary healthcare facility on Location 7a.	Essential	Mid and South Essex ICB	S106	Contribution amount TBC.	N/A	SGS7c
Public realm and public art	Public art	Location 7c - Great Leighs - Land North and South of Banters Lane	SGS7c	Financial contribution towards public art which contributes towards place creation	Important	CCC	S106	£25,000 (CCC)	Nil (costs to be met by developer)	SGS7c
Total Location 7c costs								£2,753,753		
Number of dwellings in Location 7c								100		
Cost per dwelling for Location 7c								£27,538		
Total cost to the developer								£2,628,444		

Infrastructure Category	Infrastructure Type	Location	Site	Intervention Description	Prioritisation (critical / essential / important)	Responsibility for Delivery	Anticipated Delivery Mechanism (S106 / S278 / CIL / Government funding)	Estimated Cost	Funding Gap	Contributing Sites
Developer cost per dwelling								£26,284		

B.12 Location 8 - North of Broomfield

Infrastructure Category	Infrastructure Type	Location	Site	Intervention Description	Prioritisation (critical / essential / important)	Responsibility for Delivery	Anticipated Delivery Mechanism (S106 / S278 / CIL / Government funding)	Estimated Cost	Funding Gap	Contributing Sites
Minerals and Waste Management	Waste Management	Administrative area-wide	Administrative area-wide	The construction of a new Depot and Waste Transfer Station	Essential	CCC	Direct delivery / S106	£500,000 (Arup)	£500,000	All sites
Health and social wellbeing	Ambulance services	Administrative area-wide	Administrative area-wide	Provision of a new purpose-built ambulance Hub in Chelmsford before 2040. This requires circa 1ha of land for new build or an existing building of 2,300sqm close to Broomfield Hospital and major road links with sufficient space to accommodate 35 DSA/Rapid Response vehicles and appropriate staff parking.	Essential	Mid and South Essex ICB (EEAST)	S106 contributions, NHS England funding and/or CIL.	£8-10,000,000 (indicative estimate) (Mid and South Essex ICB)	£8-10,000,000	All sites
Health and social wellbeing	Police Services	Administrative area-wide	Administrative area-wide	Accommodation costs required in relation to the 61 additional officers generated by the population growth.	Important	Essex Police	S106 / CIL	£2,520,000 (Essex Police)	£2,520,000	All sites
Health and social wellbeing	Police Services	Administrative area-wide	Administrative area-wide	Three additional vehicles required due to the 61 additional officers generated by the population growth.	Important	Essex Police	S106 / CIL	£158,955 (Essex Police)	£158,955	All sites
Green infrastructure, recreation and leisure	Indoor sports facilities	Administrative area-wide	Administrative area-wide	Investment required to fix the roof of Swallows Gymnastics Club as leakage was found at the facility.	Important	CCC	CIL/S106	Dependent on scope and scale	TBC	TBC
Green infrastructure, recreation and leisure	Indoor sports facilities	Administrative area-wide	Administrative area-wide	Requirement for an indoor tennis facility within Chelmsford. There are currently no facilities within Chelmsford and the Lawn Tennis Association has identified the authority as an investment priority for an indoor venue. No work has been undertaken to date in order to identify a potential site.	Important	CCC, Lawn Tennis Association	CIL/S106	Dependent on scope and scale	TBC	All sites - potential to be funded through CIL.
Green infrastructure, recreation and leisure	Outdoor sports facilities	Administrative area-wide	Administrative area-wide	Additional provision of youth 11v11 and youth 9v9 football pitches to respond to existing deficit and needs associated with growth (further details to be confirmed as part of the next stage of the PPOSS).	Important	CCC	CIL/S106	TBC (further detail to be confirmed as part of the next stage of the PPOSS).	TBC	TBC
Green infrastructure, recreation and leisure	Outdoor sports facilities	Administrative area-wide	Administrative area-wide	Additional provision of 3G pitches to respond to existing deficit and needs associated with growth (further details to be confirmed as part of the next stage of the PPOSS).	Important	CCC	CIL/S106	TBC (further detail to be confirmed as part of the next stage of the PPOSS).	TBC	TBC
Green infrastructure, recreation and leisure	Outdoor sports facilities	Administrative area-wide	Administrative area-wide	Quality improvements required on existing hockey pitches (further details to be confirmed as part of the next stage of the PPOSS).	Important	CCC	CIL/S106	TBC (further detail to be confirmed as part of the next stage of the PPOSS).	TBC	TBC
Green infrastructure, recreation and leisure	Outdoor sports facilities	Administrative area-wide	Administrative area-wide	Quality improvements required on existing netball courts (further details to be confirmed as part of the next stage of the PPOSS).	Important	CCC	CIL/S106	TBC (further detail to be confirmed as part of the next stage of the PPOSS).	TBC	TBC

Infrastructure Category	Infrastructure Type	Location	Site	Intervention Description	Prioritisation (critical / essential / important)	Responsibility for Delivery	Anticipated Delivery Mechanism (S106 / S278 / CIL / Government funding)	Estimated Cost	Funding Gap	Contributing Sites
Social and community facilities	Cemeteries	Administrative area-wide	Administrative area-wide	Provision of a new cemetery and modern crematorium to serve the district	Important	CCC	CIL	£10,800,000 (CCC)	£0	N/A - funding already secured and allocated via CIL.
Flood protection and water management	Flood and water management	Administrative area-wide	Administrative area-wide	Flood resilience interventions along the main rivers, within the city centre and wider river catchment area to safeguard Chelmsford City Centre. The precise locations of interventions are not yet determined.	Critical	CCC and Environment Agency (Flood Resilience Partnership)	S106, Environment Agency funding	£7-10m (CCC and Environment Agency (Flood Resilience Partnership))	TBC	All sites
Health and social wellbeing	Fire Services	All sites in Growth Area 2	All sites in Growth Area 2	Redevelopment of Braintree Fire Station to convert it from an on-call fire station to a wholetime fire station.	Important	Essex County Fire and Rescue Service	S106	Dependent on scope and scale	TBC	All sites in Growth Area 2
Highways, access and transport	Highways	Location 8 - North of Broomfield	SGS8	Financial contribution to deliver Phase 1a CNEB - HIF recycling monies at £5,600 per dwelling.	Critical	CCC, ECC, developer	HIF/S106	£2,867,200 (CCC)	Nil (costs to be met by developer)	SGS8
Highways, access and transport	Highways	Location 8 - North of Broomfield	SGS8	Financial contribution to deliver a shuttle bus service between Broomfield Hospital and the Chelmer Valley Park and Ride. Shuttle bus to be secured through S106 contributions.	Essential	CCC, ECC, developer	S106	£1,352,400 (CCC)	Nil (costs to be met by developer)	SGS8
Green infrastructure, recreation and leisure	Green infrastructure	Location 8 - North of Broomfield	SGS8	Provision of 11,264sqm of accessible local open space (worst case). Exact quantity and type of open space to be determined through planning process.	Essential	CCC	S106/CIL	£1,400,000 (Arup)	Nil (costs to be met by developer)	SGS8
Green infrastructure, recreation and leisure	Green infrastructure	Location 8 - North of Broomfield	SGS8	Provision of 14,848sqm of strategic open space (worst case). Exact quantity and type of open space to be determined through planning process.	Essential	CCC	S106/CIL	£180,000 (Arup)	Nil (costs to be met by developer)	SGS8
Green infrastructure, recreation and leisure	Green infrastructure	Location 8 - North of Broomfield	SGS8	Provision of 22,016sqm of natural and semi-natural greenspace (worst case). Exact quantity and type of open space to be determined through planning process.	Essential	CCC	S106/CIL	£700,000 (Arup)	Nil (costs to be met by developer)	SGS8
Early years, childcare and education	Early years	Location 8 - North of Broomfield	SGS8	New 56 place stand-alone early years and childcare nursery (Use Class E(f)) on 0.13 hectares of suitable land allocated for education and childcare use.	Essential	ECC	S106	£1,491,287 (ECC)	N/A	SGS8
Green infrastructure, recreation and leisure	Indoor sports facilities	Location 8 - North of Broomfield	SGS8	Financial contribution for 0.35 badminton courts to meet identified need for additional indoor badminton courts up to 2041.	Important	CCC	S106	£215,533 (CCC)	Nil (costs to be met by developer)	SGS8
Green infrastructure, recreation and leisure	Indoor sports facilities	Location 8 - North of Broomfield	SGS8	Financial contribution for 0.02 indoor bowling rinks to meet identified need for additional indoor bowls facilities up to 2041.	Important	CCC	S106	£8,883 (CCC)	Nil (costs to be met by developer)	SGS8
Early years, childcare and education	Primary education	Location 8 - North of Broomfield	SGS8	Financial contribution towards expansion of existing primary school facilities.	Essential	ECC	S106	£2,585,000 (ECC)	N/A	SGS8

Infrastructure Category	Infrastructure Type	Location	Site	Intervention Description	Prioritisation (critical / essential / important)	Responsibility for Delivery	Anticipated Delivery Mechanism (S106 / S278 / CIL / Government funding)	Estimated Cost	Funding Gap	Contributing Sites
Early years, childcare and education	Secondary education	Location 8 - North of Broomfield	SGS8	Financial contribution towards expansion of existing secondary school facilities.	Essential	ECC	S106	£2,094,036 (ECC)	N/A	SGS8
Public realm and public art	Public art	Location 8 - North of Broomfield	SGS8	Financial contribution towards public art which contributes towards place creation	Important	CCC	S106	£128,000 (CCC)	Nil (costs to be met by developer)	SGS8
Total Location 8 costs								£14,070,428		
Number of dwellings in Location 8								512		
Cost per dwelling for Location 8								£27,481		
Total cost to the developer								£13,428,847		
Developer cost per dwelling								£26,228		



B.13 Location 14a – Ford End - Land west of Back Lane, Ford End

Infrastructure Category	Infrastructure Type	Location	Site	Intervention Description	Prioritisation (critical / essential / important)	Responsibility for Delivery	Anticipated Delivery Mechanism (S106 / S278 / CIL / Government funding)	Estimated Cost	Funding Gap	Contributing Sites
Minerals and Waste Management	Waste Management	Administrative area-wide	Administrative area-wide	The construction of a new Depot and Waste Transfer Station	Essential	CCC	Direct delivery / S106	£500,000 (Arup)	£500,000	All sites
Health and social wellbeing	Ambulance services	Administrative area-wide	Administrative area-wide	Provision of a new purpose-built ambulance Hub in Chelmsford before 2040. This requires circa 1ha of land for new build or an existing building of 2,300sqm close to Broomfield Hospital and major road links with sufficient space to accommodate 35 DSA/Rapid Response vehicles and appropriate staff parking.	Essential	Mid and South Essex ICB (EEAST)	S106 contributions, NHS England funding and/or CIL.	£8-10,000,000 (indicative estimate) (Mid and South Essex ICB)	£8-10,000,000	All sites
Health and social wellbeing	Police Services	Administrative area-wide	Administrative area-wide	Accommodation costs required in relation to the 61 additional officers generated by the population growth.	Important	Essex Police	S106 / CIL	£2,520,000 (Essex Police)	£2,520,000	All sites
Health and social wellbeing	Police Services	Administrative area-wide	Administrative area-wide	Three additional vehicles required due to the 61 additional officers generated by the population growth.	Important	Essex Police	S106 / CIL	£158,955 (Essex Police)	£158,955	All sites
Green infrastructure, recreation and leisure	Indoor sports facilities	Administrative area-wide	Administrative area-wide	Investment required to fix the roof of Swallows Gymnastics Club as leakage was found at the facility.	Important	CCC	CIL/S106	Dependent on scope and scale	TBC	TBC
Green infrastructure, recreation and leisure	Indoor sports facilities	Administrative area-wide	Administrative area-wide	Requirement for an indoor tennis facility within Chelmsford. There are currently no facilities within Chelmsford and the Lawn Tennis Association has identified the authority as an investment priority for an indoor venue. No work has been undertaken to date in order to identify a potential site.	Important	CCC, Lawn Tennis Association	CIL/S106	Dependent on scope and scale	TBC	All sites - potential to be funded through CIL.
Green infrastructure, recreation and leisure	Outdoor sports facilities	Administrative area-wide	Administrative area-wide	Additional provision of youth 11v11 and youth 9v9 football pitches to respond to existing deficit and needs associated with growth (further details to be confirmed as part of the next stage of the PPOSS).	Important	CCC	CIL/S106	TBC (further detail to be confirmed as part of the next stage of the PPOSS).	TBC	TBC
Green infrastructure, recreation and leisure	Outdoor sports facilities	Administrative area-wide	Administrative area-wide	Additional provision of 3G pitches to respond to existing deficit and needs associated with growth (further details to be confirmed as part of the next stage of the PPOSS).	Important	CCC	CIL/S106	TBC (further detail to be confirmed as part of the next stage of the PPOSS).	TBC	TBC
Green infrastructure, recreation and leisure	Outdoor sports facilities	Administrative area-wide	Administrative area-wide	Quality improvements required on existing hockey pitches (further details to be confirmed as part of the next stage of the PPOSS).	Important	CCC	CIL/S106	TBC (further detail to be confirmed as part of the next stage of the PPOSS).	TBC	TBC
Green infrastructure, recreation and leisure	Outdoor sports facilities	Administrative area-wide	Administrative area-wide	Quality improvements required on existing netball courts (further details to be confirmed as part of the next stage of the PPOSS).	Important	CCC	CIL/S106	TBC (further detail to be confirmed as part of the next stage of the PPOSS).	TBC	TBC

Infrastructure Category	Infrastructure Type	Location	Site	Intervention Description	Prioritisation (critical / essential / important)	Responsibility for Delivery	Anticipated Delivery Mechanism (S106 / S278 / CIL / Government funding)	Estimated Cost	Funding Gap	Contributing Sites
Social and community facilities	Cemeteries	Administrative area-wide	Administrative area-wide	Provision of a new cemetery and modern crematorium to serve the district	Important	CCC	CIL	£10,800,000 (CCC)	£0	N/A - funding already secured and allocated via CIL.
Flood protection and water management	Flood and water management	Administrative area-wide	Administrative area-wide	Flood resilience interventions along the main rivers, within the city centre and wider river catchment area to safeguard Chelmsford City Centre. The precise locations of interventions are not yet determined.	Critical	CCC and Environment Agency (Flood Resilience Partnership)	S106, Environment Agency funding	£7-10m (CCC and Environment Agency (Flood Resilience Partnership))	TBC	All sites
Health and social wellbeing	Fire Services	All sites in Growth Area 2	All sites in Growth Area 2	Redevelopment of Braintree Fire Station to convert it from an on-call fire station to a wholetime fire station.	Important	Essex County Fire and Rescue Service	S106	Dependent on scope and scale	TBC	All sites in Growth Area 2
Green infrastructure, recreation and leisure	Green infrastructure	Location 14a - Land West of Back Lane, Ford End	SGS14a	Provision of 440sqm of accessible local open space (worst case). Exact quantity and type of open space to be determined through planning process.	Essential	CCC	S106/CIL	£44,000 (Arup)	Nil (costs to be met by developer)	SGS14a
Green infrastructure, recreation and leisure	Indoor sports facilities	Location 14a - Land West of Back Lane, Ford End	SGS14a	Financial contribution for 0.01 badminton courts to meet identified need for additional indoor badminton courts up to 2041.	Important	CCC	S106	£9,824 (CCC)	Nil (costs to be met by developer)	SGS14a
Green infrastructure, recreation and leisure	Indoor sports facilities	Location 14a - Land West of Back Lane, Ford End	SGS14a	Financial contribution towards indoor bowling rinks to meet identified need for additional indoor bowls facilities up to 2041.	Important	CCC	S106	£347 (CCC)	Nil (costs to be met by developer)	SGS14a
Early years, childcare and education	Early years	Location 14a - Land West of Back Lane, Ford End	SGS14a	To be determined through Policy S10 however based on the assumption that expansion of existing facilities is required, and all houses are qualifying dwellings, a financial contribution could be required.	Essential	ECC	S106	£35,980 (Arup)	N/A	SGS14a
Early years, childcare and education	Primary education	Location 14a - Land West of Back Lane, Ford End	SGS14a	To be determined through Policy S10 however based on the assumption that expansion of existing facilities is required, and all homes are qualifying dwellings (houses), a financial contribution could be required.	Essential	ECC	S106	£119,934 (Arup)	N/A	SGS14a
Early years, childcare and education	Secondary education	Location 14a - Land West of Back Lane, Ford End	SGS14a	To be determined through Policy S10 however based on the assumption that expansion of existing facilities is required, and all homes are qualifying dwellings (houses), a financial contribution could be required.	Essential	ECC	S106	£109,968 (Arup)	N/A	SGS14a
Public realm and public art	Public art	Location 14a - Land West of Back Lane, Ford End	SGS14a	Financial contribution towards public art which contributes towards place creation	Important	CCC	S106	£5,000 (CCC)	Nil (costs to be met by developer)	SGS14a
Total Location 14a costs								£365,994		

Infrastructure Category	Infrastructure Type	Location	Site	Intervention Description	Prioritisation (critical / essential / important)	Responsibility for Delivery	Anticipated Delivery Mechanism (S106 / S278 / CIL / Government funding)	Estimated Cost	Funding Gap	Contributing Sites
Number of dwellings in Location 14a								20		
Cost per dwelling for Location 14a								£18,300		
Total cost to the developer								£340,932		
Developer cost per dwelling								£17,047		

B.14 Location 14b – Ford End - Land south of Ford End Primary School - Ford End

Infrastructure Category	Infrastructure Type	Location	Site	Intervention Description	Prioritisation (critical / essential / important)	Responsibility for Delivery	Anticipated Delivery Mechanism (S106 / S278 / CIL / Government funding)	Estimated Cost	Funding Gap	Contributing Sites
Minerals and Waste Management	Waste Management	Administrative area-wide	Administrative area-wide	The construction of a new Depot and Waste Transfer Station	Essential	CCC	Direct delivery / S106	£500,000 (Arup)	£500,000	All sites
Health and social wellbeing	Ambulance services	Administrative area-wide	Administrative area-wide	Provision of a new purpose-built ambulance Hub in Chelmsford before 2040. This requires circa 1ha of land for new build or an existing building of 2,300sqm close to Broomfield Hospital and major road links with sufficient space to accommodate 35 DSA/Rapid Response vehicles and appropriate staff parking.	Essential	Mid and South Essex ICB (EEAST)	S106 contributions, NHS England funding and/or CIL.	£8-10,000,000 (indicative estimate) (Mid and South Essex ICB)	£8-10,000,000	All sites
Health and social wellbeing	Police Services	Administrative area-wide	Administrative area-wide	Accommodation costs required in relation to the 61 additional officers generated by the population growth.	Important	Essex Police	S106 / CIL	£2,520,000 (Essex Police)	£2,520,000	All sites
Health and social wellbeing	Police Services	Administrative area-wide	Administrative area-wide	Three additional vehicles required due to the 61 additional officers generated by the population growth.	Important	Essex Police	S106 / CIL	£158,955 (Essex Police)	£158,955	All sites
Green infrastructure, recreation and leisure	Indoor sports facilities	Administrative area-wide	Administrative area-wide	Investment required to fix the roof of Swallows Gymnastics Club as leakage was found at the facility.	Important	CCC	CIL/S106	Dependent on scope and scale	TBC	TBC
Green infrastructure, recreation and leisure	Indoor sports facilities	Administrative area-wide	Administrative area-wide	Requirement for an indoor tennis facility within Chelmsford. There are currently no facilities within Chelmsford and the Lawn Tennis Association has identified the authority as an investment priority for an indoor venue. No work has been undertaken to date in order to identify a potential site.	Important	CCC, Lawn Tennis Association	CIL/S106	Dependent on scope and scale	TBC	All sites - potential to be funded through CIL.
Green infrastructure, recreation and leisure	Outdoor sports facilities	Administrative area-wide	Administrative area-wide	Additional provision of youth 11v11 and youth 9v9 football pitches to respond to existing deficit and needs associated with growth (further details to be confirmed as part of the next stage of the PPOSS).	Important	CCC	CIL/S106	TBC (further detail to be confirmed as part of the next stage of the PPOSS).	TBC	TBC
Green infrastructure, recreation and leisure	Outdoor sports facilities	Administrative area-wide	Administrative area-wide	Additional provision of 3G pitches to respond to existing deficit and needs associated with growth (further details to be confirmed as part of the next stage of the PPOSS).	Important	CCC	CIL/S106	TBC (further detail to be confirmed as part of the next stage of the PPOSS).	TBC	TBC
Green infrastructure, recreation and leisure	Outdoor sports facilities	Administrative area-wide	Administrative area-wide	Quality improvements required on existing hockey pitches (further details to be confirmed as part of the next stage of the PPOSS).	Important	CCC	CIL/S106	TBC (further detail to be confirmed as part of the next stage of the PPOSS).	TBC	TBC
Green infrastructure, recreation and leisure	Outdoor sports facilities	Administrative area-wide	Administrative area-wide	Quality improvements required on existing netball courts (further details to be confirmed as part of the next stage of the PPOSS).	Important	CCC	CIL/S106	TBC (further detail to be confirmed as part of the next stage of the PPOSS).	TBC	TBC

Infrastructure Category	Infrastructure Type	Location	Site	Intervention Description	Prioritisation (critical / essential / important)	Responsibility for Delivery	Anticipated Delivery Mechanism (S106 / S278 / CIL / Government funding)	Estimated Cost	Funding Gap	Contributing Sites
Social and community facilities	Cemeteries	Administrative area-wide	Administrative area-wide	Provision of a new cemetery and modern crematorium to serve the district	Important	CCC	CIL	£10,800,000 (CCC)	£0	N/A - funding already secured and allocated via CIL.
Flood protection and water management	Flood and water management	Administrative area-wide	Administrative area-wide	Flood resilience interventions along the main rivers, within the city centre and wider river catchment area to safeguard Chelmsford City Centre. The precise locations of interventions are not yet determined.	Critical	CCC and Environment Agency (Flood Resilience Partnership)	S106, Environment Agency funding	£7-10m (CCC and Environment Agency (Flood Resilience Partnership))	TBC	All sites
Health and social wellbeing	Fire Services	All sites in Growth Area 2	All sites in Growth Area 2	Redevelopment of Braintree Fire Station to convert it from an on-call fire station to a wholetime fire station.	Important	Essex County Fire and Rescue Service	S106	Dependent on scope and scale	TBC	All sites in Growth Area 2
Green infrastructure, recreation and leisure	Green infrastructure	Location 14b - Land South of Ford End Primary School	SGS14b	Provision of 440sqm of accessible local open space (worst case). Exact quantity and type of open space to be determined through planning process.	Essential	CCC	S106/CIL	£44,000 (Arup)	Nil (costs to be met by developer)	SGS14b
Green infrastructure, recreation and leisure	Indoor sports facilities	Location 14b - Land South of Ford End Primary School	SGS14b	Financial contribution for 0.01 badminton courts to meet identified need for additional indoor badminton courts up to 2041.	Important	CCC	S106	£9,824 (CCC)	Nil (costs to be met by developer)	SGS14b
Green infrastructure, recreation and leisure	Indoor sports facilities	Location 14b - Land South of Ford End Primary School	SGS14b	Financial contribution towards indoor bowling rinks to meet identified need for additional indoor bowls facilities up to 2041.	Important	CCC	S106	£347 (CCC)	Nil (costs to be met by developer)	SGS14b
Early years, childcare and education	Early years	Location 14b - Land South of Ford End Primary School	SGS14b	To be determined through Policy S10 however based on the assumption that expansion of existing facilities is required, and all houses are qualifying dwellings, a financial contribution could be required.	Essential	ECC	S106	£35,980 (Arup)	N/A	SGS14b
Early years, childcare and education	Primary education	Location 14b - Land South of Ford End Primary School	SGS14b	To be determined through Policy S10 however based on the assumption that expansion of existing facilities is required, and all homes are qualifying dwellings (houses), a financial contribution could be required.	Essential	ECC	S106	£119,934 (Arup)	N/A	SGS14b
Early years, childcare and education	Secondary education	Location 14b - Land South of Ford End Primary School	SGS14b	To be determined through Policy S10 however based on the assumption that expansion of existing facilities is required, and all homes are qualifying dwellings (houses), a financial contribution could be required.	Essential	ECC	S106	£109,968 (Arup)	N/A	SGS14b
Public realm and public art	Public art	Location 14b - Land South of Ford End Primary School	SGS14b	Financial contribution towards public art which contributes towards place creation	Important	CCC	S106	£5,000 (CCC)	Nil (costs to be met by developer)	SGS14b
Total Location 14b costs								£365,994		

Infrastructure Category	Infrastructure Type	Location	Site	Intervention Description	Prioritisation (critical / essential / important)	Responsibility for Delivery	Anticipated Delivery Mechanism (S106 / S278 / CIL / Government funding)	Estimated Cost	Funding Gap	Contributing Sites
Number of dwellings in Location 14b								20		
Cost per dwelling for Location 14b								£18,300		
Total cost to the developer								£340,932		
Developer cost per dwelling								£17,047		



B.15 Location 10 - North of South Woodham Ferrers

Infrastructure Category	Infrastructure Type	Location	Site	Intervention Description	Prioritisation (critical / essential / important)	Responsibility for Delivery	Anticipated Delivery Mechanism (S106 / S278 / CIL / Government funding)	Estimated Cost	Funding Gap	Contributing Sites
Minerals and Waste Management	Waste Management	Administrative area-wide	Administrative area-wide	The construction of a new Depot and Waste Transfer Station	Essential	CCC	Direct delivery / S106	£500,000 (Arup)	£500,000	All sites
Health and social wellbeing	Ambulance services	Administrative area-wide	Administrative area-wide	Provision of a new purpose-built ambulance Hub in Chelmsford before 2040. This requires circa 1ha of land for new build or an existing building of 2,300sqm close to Broomfield Hospital and major road links with sufficient space to accommodate 35 DSA/Rapid Response vehicles and appropriate staff parking.	Essential	Mid and South Essex ICB (EEAST)	S106 contributions, NHS England funding and/or CIL.	£8-10,000,000 (indicative estimate) (Mid and South Essex ICB)	£8-10,000,000	All sites
Health and social wellbeing	Police Services	Administrative area-wide	Administrative area-wide	Accommodation costs required in relation to the 61 additional officers generated by the population growth.	Important	Essex Police	S106 / CIL	£2,520,000 (Essex Police)	£2,520,000	All sites
Health and social wellbeing	Police Services	Administrative area-wide	Administrative area-wide	Three additional vehicles required due to the 61 additional officers generated by the population growth.	Important	Essex Police	S106 / CIL	£158,955 (Essex Police)	£158,955	All sites
Green infrastructure, recreation and leisure	Indoor sports facilities	Administrative area-wide	Administrative area-wide	Investment required to fix the roof of Swallows Gymnastics Club as leakage was found at the facility.	Important	CCC	CIL/S106	Dependent on scope and scale	TBC	TBC
Green infrastructure, recreation and leisure	Indoor sports facilities	Administrative area-wide	Administrative area-wide	Requirement for an indoor tennis facility within Chelmsford. There are currently no facilities within Chelmsford and the Lawn Tennis Association has identified the authority as an investment priority for an indoor venue. No work has been undertaken to date in order to identify a potential site.	Important	CCC, Lawn Tennis Association	CIL/S106	Dependent on scope and scale	TBC	All sites - potential to be funded through CIL.
Green infrastructure, recreation and leisure	Outdoor sports facilities	Administrative area-wide	Administrative area-wide	Additional provision of youth 11v11 and youth 9v9 football pitches to respond to existing deficit and needs associated with growth (further details to be confirmed as part of the next stage of the PPOSS).	Important	CCC	CIL/S106	TBC (further detail to be confirmed as part of the next stage of the PPOSS).	TBC	TBC
Green infrastructure, recreation and leisure	Outdoor sports facilities	Administrative area-wide	Administrative area-wide	Additional provision of 3G pitches to respond to existing deficit and needs associated with growth (further details to be confirmed as part of the next stage of the PPOSS).	Important	CCC	CIL/S106	TBC (further detail to be confirmed as part of the next stage of the PPOSS).	TBC	TBC
Green infrastructure, recreation and leisure	Outdoor sports facilities	Administrative area-wide	Administrative area-wide	Quality improvements required on existing hockey pitches (further details to be confirmed as part of the next stage of the PPOSS).	Important	CCC	CIL/S106	TBC (further detail to be confirmed as part of the next stage of the PPOSS).	TBC	TBC
Green infrastructure, recreation and leisure	Outdoor sports facilities	Administrative area-wide	Administrative area-wide	Quality improvements required on existing netball courts (further details to be confirmed as part of the next stage of the PPOSS).	Important	CCC	CIL/S106	TBC (further detail to be confirmed as part of the next stage of the PPOSS).	TBC	TBC

Infrastructure Category	Infrastructure Type	Location	Site	Intervention Description	Prioritisation (critical / essential / important)	Responsibility for Delivery	Anticipated Delivery Mechanism (S106 / S278 / CIL / Government funding)	Estimated Cost	Funding Gap	Contributing Sites
Social and community facilities	Cemeteries	Administrative area-wide	Administrative area-wide	Provision of a new cemetery and modern crematorium to serve the district	Important	CCC	CIL	£10,800,000 (CCC)	£0	N/A - funding already secured and allocated via CIL.
Flood protection and water management	Flood and water management	Administrative area-wide	Administrative area-wide	Flood resilience interventions along the main rivers, within the city centre and wider river catchment area to safeguard Chelmsford City Centre. The precise locations of interventions are not yet determined.	Critical	CCC and Environment Agency (Flood Resilience Partnership)	S106, Environment Agency funding	£7-10m (CCC and Environment Agency (Flood Resilience Partnership))	TBC	All sites
Health and social wellbeing	Primary healthcare	All locations in Growth Area 3	All sites in Growth Area 3	Provision of a new build primary healthcare facility to serve new growth.	Essential	Mid and South Essex ICB	S106	£4,000,000 (Mid and South Essex ICB) (this is based on a full size 1000m2 new primary care surgery serving around 15,000 patients. This is an indicative figure as the actual figure will vary from site to site).	£4,000,000	All sites in Growth Area 3
Highways, access and transport	Highways	Location 10 - North of South Woodham Ferrers	SGS10	S278 Junction Works (including improvements to A132 Burnham Road/Ferrers Road/Willow Grove junction; junction upgrade of Burnham Road/Old Wickford/B1418 junction to enlarged roundabout; Rettendon Turnpike junction - Widening of the A1245 Northbound approach and widening the entry arm and increasing the flare length of the Main Road approach; Burnham Road/Hullbridge Road junction - upstream improvements at B1418 junction; Hawk Hill Roundabout - signalisation of the A130 off slip PM peak period only; provision of crossings on Burnham Road and B1418. Provision of segregated cycle routes alongside the B1418 and sections of Burnham Road; and provide multi-user crossings of the B1012 in South Woodham Ferrers)	Essential	National Highways, ECC, developer	S106/S278	Private and Confidential	Nil (costs to be met by developer)	SGS10
Highways, access and transport	Highways	Location 10 - North of South Woodham Ferrers	SGS10	Annual Travel Plan mitigation contribution	Essential	ECC	S106	£500,000 (ECC)	Nil (costs to be met by developer)	SGS10
Highways, access and transport	Highways	Location 10 - North of South Woodham Ferrers	SGS10	Highways improvement bond	Essential	ECC	S106	£400,000 (Highways)	Nil (costs to be met by developer)	SGS10
Highways, access and transport	Highways	Location 10 - North of South Woodham Ferrers	SGS10	Annual Travel Plan monitoring contribution	Essential	ECC	S106	£40,000 (ECC)	Nil (costs to be met by developer)	SGS10
Highways, access and transport	Highways	Location 10 - North of South Woodham Ferrers	SGS10	Annual Smarter Choices monitoring contribution	Essential	ECC	S106	£50,000 (ECC)	Nil (costs to be met by developer)	SGS10

Infrastructure Category	Infrastructure Type	Location	Site	Intervention Description	Prioritisation (critical / essential / important)	Responsibility for Delivery	Anticipated Delivery Mechanism (S106 / S278 / CIL / Government funding)	Estimated Cost	Funding Gap	Contributing Sites
Highways, access and transport	Highways	Location 10 - North of South Woodham Ferrers	SGS10	Workplace Travel Plan monitoring contribution	Essential	ECC	S106	£6,383 (ECC)	Nil (costs to be met by developer)	SGS10
Highways, access and transport	Highways	Location 10 - North of South Woodham Ferrers	SGS10	Bus provision	Essential	First Quotations	S106	£2,018,984.31	Nil (costs to be met by developer)	SGS10
Green infrastructure, recreation and leisure	Green infrastructure	Location 10 - North of South Woodham Ferrers	SGS10	Provision of 26,840qm of accessible local open space (worst case). Exact quantity and type of open space to be determined through planning process.	Essential	CCC	S106/CIL	£1,600,000 (Arup)	Nil (costs to be met by developer)	SGS10
Green infrastructure, recreation and leisure	Green infrastructure	Location 10 - North of South Woodham Ferrers	SGS10	Provision of 35,380sqm of strategic open space (worst case). Exact quantity and type of open space to be determined through planning process.	Essential	CCC	S106/CIL	£420,000 (Arup)	Nil (costs to be met by developer)	SGS10
Green infrastructure, recreation and leisure	Green infrastructure	Location 10 - North of South Woodham Ferrers	SGS10	Provision of 52,460sqm of natural and semi-natural greenspace (worst case). Exact quantity and type of open space to be determined through planning process.	Essential	CCC	S106/CIL	£1,700,000 (Arup)	Nil (costs to be met by developer)	SGS10
Green infrastructure, recreation and leisure	Indoor sports facilities	Location 10 - North of South Woodham Ferrers	SGS10	Financial contribution for 0.83 badminton courts to meet identified need for additional indoor badminton courts up to 2041.	Important	CCC	S106	£599,258 (CCC)	Nil (costs to be met by developer)	SGS10
Green infrastructure, recreation and leisure	Indoor sports facilities	Location 10 - North of South Woodham Ferrers	SGS10	Financial contribution for 0.05 indoor bowling rinks to meet identified need for additional indoor bowls facilities up to 2041.	Important	CCC	S106	£21,163 (CCC)	Nil (costs to be met by developer)	SGS10
Green infrastructure, recreation and leisure	Outdoor sports facilities	Location 10 - North of South Woodham Ferrers	SGS10	Rugby pitch commuted sum maintenance contribution	Important	CCC	S106	£1,034,116.8 (CCC)	Nil (costs to be met by developer)	SGS10
Green infrastructure, recreation and leisure	Outdoor sports facilities	Location 10 - North of South Woodham Ferrers	SGS10	Outdoor sports pavilion	Important	CCC	S106	£1,260,518 (CCC)	Nil (costs to be met by developer)	SGS10
Green infrastructure, recreation and leisure	Green infrastructure	Location 10 - North of South Woodham Ferrers	SGS10	Off-site Skylark plots	Important	CCC	S106	£10,000 (CCC)	Nil (costs to be met by developer)	SGS10
Early years, childcare and education	Early years, primary education	Location 10 - North of South Woodham Ferrers	SGS10	Potential co-location of a new primary school (Use Class F1(a)) with an early years and childcare nursery (Use Class E(f)) on 2.1 ha of suitable land, and one stand-alone early years and childcare nursery (Use Class E(f)) on 0.13 hectares of suitable land; or two new stand-alone early years and childcare nurseries (Use Class E(f)) each on 0.13 hectares of suitable land allocated for education and childcare use. The developer(s) will be expected to provide the land and a	Essential	ECC	S106	£10,992,288 (land to deliver co-located primary school and 56 place nursery and financial contribution).  £1,148,448 (56 place stand-alone nursery) (ECC)	N/A	SGS10

Infrastructure Category	Infrastructure Type	Location	Site	Intervention Description	Prioritisation (critical / essential / important)	Responsibility for Delivery	Anticipated Delivery Mechanism (S106 / S278 / CIL / Government funding)	Estimated Cost	Funding Gap	Contributing Sites
				proportionate financial contribution to the physical scheme.						
Early years, childcare and education	Secondary education	Location 10 - North of South Woodham Ferrers	SGS10	Financial contribution towards expansion of existing secondary school facilities.	Essential	ECC	S106	£5,801,100 (ECC)	N/A	SGS10
Early years, childcare and education	Post 16 education	Location 10 - North of South Woodham Ferrers	SGS10	Post 16 contribution	Essential	ECC	S106	£1,022,089 (ECC)	N/A	SGS10
Social and community facilities	Community Halls	Location 10 - North of South Woodham Ferrers	SGS10	Community building WW cost assumption	Important	CCC	S106	£2,400,000 (CCC)	Nil (costs to be met by developer)	SGS10
Public realm and public art	Public art	Location 10 - North of South Woodham Ferrers	SGS10	Financial contribution towards public art which contributes towards place creation	Important	CCC	S106	£155,000 (CCC)	Nil (costs to be met by developer)	SGS10
Total Location 10 costs								£44,559,714		
Number of dwellings in Location 10								1,220		
Cost per dwelling for Location 10								£36,524		
Total cost to the developer								£43,030,941		
Developer cost per dwelling								£35,271		

B.16 Location 11a, 11b, 11c and 12 – Bicknacre

Infrastructure Category	Infrastructure Type	Location	Site	Intervention Description	Prioritisation (critical / essential / important)	Responsibility for Delivery	Anticipated Delivery Mechanism (S106 / S278 / CIL / Government funding)	Estimated Cost	Funding Gap	Contributing Sites
Minerals and Waste Management	Waste Management	Administrative area-wide	Administrative area-wide	The construction of a new Depot and Waste Transfer Station	Essential	CCC	Direct delivery / S106	£500,000 (Arup)	£500,000	All sites
Health and social wellbeing	Ambulance services	Administrative area-wide	Administrative area-wide	Provision of a new purpose-built ambulance Hub in Chelmsford before 2040. This requires circa 1ha of land for new build or an existing building of 2,300sqm close to Broomfield Hospital and major road links with sufficient space to accommodate 35 DSA/Rapid Response vehicles and appropriate staff parking.	Essential	Mid and South Essex ICB (EEAST)	S106 contributions, NHS England funding and/or CIL.	£8-10,000,000 (indicative estimate) (Mid and South Essex ICB)	£8-10,000,000	All sites
Health and social wellbeing	Police Services	Administrative area-wide	Administrative area-wide	Accommodation costs required in relation to the 61 additional officers generated by the population growth.	Important	Essex Police	S106 / CIL	£2,520,000 (Essex Police)	£2,520,000	All sites
Health and social wellbeing	Police Services	Administrative area-wide	Administrative area-wide	Three additional vehicles required due to the 61 additional officers generated by the population growth.	Important	Essex Police	S106 / CIL	£158,955 (Essex Police)	£158,955	All sites
Green infrastructure, recreation and leisure	Indoor sports facilities	Administrative area-wide	Administrative area-wide	Investment required to fix the roof of Swallows Gymnastics Club as leakage was found at the facility.	Important	CCC	CIL/S106	Dependent on scope and scale	TBC	TBC
Green infrastructure, recreation and leisure	Indoor sports facilities	Administrative area-wide	Administrative area-wide	Requirement for an indoor tennis facility within Chelmsford. There are currently no facilities within Chelmsford and the Lawn Tennis Association has identified the authority as an investment priority for an indoor venue. No work has been undertaken to date in order to identify a potential site.	Important	CCC, Lawn Tennis Association	CIL/S106	Dependent on scope and scale	TBC	All sites - potential to be funded through CIL.
Green infrastructure, recreation and leisure	Outdoor sports facilities	Administrative area-wide	Administrative area-wide	Additional provision of youth 11v11 and youth 9v9 football pitches to respond to existing deficit and needs associated with growth (further details to be confirmed as part of the next stage of the PPOSS).	Important	CCC	CIL/S106	TBC (further detail to be confirmed as part of the next stage of the PPOSS).	TBC	TBC
Green infrastructure, recreation and leisure	Outdoor sports facilities	Administrative area-wide	Administrative area-wide	Additional provision of 3G pitches to respond to existing deficit and needs associated with growth (further details to be confirmed as part of the next stage of the PPOSS).	Important	CCC	CIL/S106	TBC (further detail to be confirmed as part of the next stage of the PPOSS).	TBC	TBC
Green infrastructure, recreation and leisure	Outdoor sports facilities	Administrative area-wide	Administrative area-wide	Quality improvements required on existing hockey pitches (further details to be confirmed as part of the next stage of the PPOSS).	Important	CCC	CIL/S106	TBC (further detail to be confirmed as part of the next stage of the PPOSS).	TBC	TBC
Green infrastructure, recreation and leisure	Outdoor sports facilities	Administrative area-wide	Administrative area-wide	Quality improvements required on existing netball courts (further details to be confirmed as part of the next stage of the PPOSS).	Important	CCC	CIL/S106	TBC (further detail to be confirmed as part of the next stage of the PPOSS).	TBC	TBC



Infrastructure Category	Infrastructure Type	Location	Site	Intervention Description	Prioritisation (critical / essential / important)	Responsibility for Delivery	Anticipated Delivery Mechanism (S106 / S278 / CIL / Government funding)	Estimated Cost	Funding Gap	Contributing Sites
Social and community facilities	Cemeteries	Administrative area-wide	Administrative area-wide	Provision of a new cemetery and modern crematorium to serve the district	Important	CCC	CIL	£10,800,000 (CCC)	£0	N/A - funding already secured and allocated via CIL.
Flood protection and water management	Flood and water management	Administrative area-wide	Administrative area-wide	Flood resilience interventions along the main rivers, within the city centre and wider river catchment area to safeguard Chelmsford City Centre. The precise locations of interventions are not yet determined.	Critical	CCC and Environment Agency (Flood Resilience Partnership)	S106, Environment Agency funding	£7-10m (CCC and Environment Agency (Flood Resilience Partnership))	TBC	All sites
Health and social wellbeing	Primary healthcare	All locations in Growth Area 3	All sites in Growth Area 3	Provision of a new build primary healthcare facility to serve new growth.	Essential	Mid and South Essex ICB	S106	£4,000,000 (Mid and South Essex ICB) (this is based on a full size 1000m2 new primary care surgery serving around 15,000 patients. This is an indicative figure as the actual figure will vary from site to site).	£4,000,000	All sites in Growth Area 3
Green infrastructure, recreation and leisure	Green infrastructure	Location 11a, 11b and 11c - Bicknacre	SGS11a, SGS11b, SGS11c	SSSI mitigation at £3,000 per dwelling	Essential	CCC	S106	£246,000 (CCC)	Nil (costs to be met by developer)	SGS11a, SGS11b, SGS11c
Green infrastructure, recreation and leisure	Green infrastructure	Location 11a - South of Bicknacre	SGS11a	Financial contribution in lieu of on-site provision of local open space - to upgrade the play equipment on the Hooe playing field, Brockenhurst Way, Bicknacre (as per S106 agreement) (Ref: 20/01507/FUL).	Essential	CCC	S106	£44,646 (Ref: 20/01507/FUL)	Nil (costs to be met by developer)	SGS11a
Green infrastructure, recreation and leisure	Green infrastructure	Location 11a - South of Bicknacre	SGS11a	Financial contribution in lieu of on-site provision of strategic open space - for improvements to the strategic sports facilities at Saltcoats Park and Compass Gardens (as per S106 agreement) (Ref: 20/01507/FUL).	Essential	CCC	S106	£78,246 (Ref: 20/01507/FUL)	Nil (costs to be met by developer)	SGS11a
Green infrastructure, recreation and leisure	Green infrastructure	Location 11b - Land at Kingsgate, Bicknacre Road, Bicknacre	SGS11b	Provision of 440sqm of accessible local open space (worst case). Exact quantity and type of open space to be determined through planning process.	Essential	CCC	S106/CIL	£44,000 (Arup)	Nil (costs to be met by developer)	SGS11b
Green infrastructure, recreation and leisure	Indoor sports facilities	Location 11b - Land at Kingsgate, Bicknacre Road, Bicknacre	SGS11b	Financial contribution for 0.02 badminton courts to meet identified need for additional indoor badminton courts up to 2041.	Important	CCC	S106	£15,759 (CCC)	Nil (costs to be met by developer)	SGS11b
Green infrastructure, recreation and leisure	Indoor sports facilities	Location 11b - Land at Kingsgate, Bicknacre Road, Bicknacre	SGS11b	Financial contribution towards indoor bowling rinks to meet identified need for additional indoor bowls facilities up to 2041.	Important	CCC	S106	£557 (CCC)	Nil (costs to be met by developer)	SGS11b



Infrastructure Category	Infrastructure Type	Location	Site	Intervention Description	Prioritisation (critical / essential / important)	Responsibility for Delivery	Anticipated Delivery Mechanism (S106 / S278 / CIL / Government funding)	Estimated Cost	Funding Gap	Contributing Sites
Green infrastructure, recreation and leisure	Green infrastructure	Location 11c - Land West of Barbrook Way, Bicknacre	SGS11c	Provision of 440sqm of accessible local open space (worst case). Exact quantity and type of open space to be determined through planning process.	Essential	CCC	S106/CIL	£44,000 (Arup)	Nil (costs to be met by developer)	SGS11c
Green infrastructure, recreation and leisure	Indoor sports facilities	Location 11c - Land West of Barbrook Way, Bicknacre	SGS11c	Financial contribution for 0.01 badminton courts to meet identified need for additional indoor badminton courts up to 2041.	Important	CCC	S106	£9,824 (CCC)	Nil (costs to be met by developer)	SGS11c
Green infrastructure, recreation and leisure	Indoor sports facilities	Location 11c - Land West of Barbrook Way, Bicknacre	SGS11c	Financial contribution towards indoor bowling rinks to meet identified need for additional indoor bowls facilities up to 2041.	Important	CCC	S106	£347 (CCC)		
Green infrastructure, recreation and leisure	Green infrastructure	Location 12 - St Giles, Moor Hall Lane, Bicknacre	SGS12	Provision of 704sqm of accessible local open space (worst case). Exact quantity and type of open space to be determined through planning process.	Essential	CCC	S106/CIL	£80,000 (Arup)	Nil (costs to be met by developer)	SGS12
Green infrastructure, recreation and leisure	Green infrastructure	Location 12 - St Giles, Moor Hall Lane, Bicknacre	SGS12	Provision of 928sqm of strategic open space (worst case). Exact quantity and type of open space to be determined through planning process.	Essential	CCC	S106/CIL	£10,000 (Arup)	Nil (costs to be met by developer)	SGS12
Green infrastructure, recreation and leisure	Green infrastructure	Location 12 - St Giles, Moor Hall Lane, Bicknacre	SGS12	Provision of 1,376sqm of natural and semi-natural greenspace (worst case). Exact quantity and type of open space to be determined through planning process.	Essential	CCC	S106/CIL	£45,000 (Arup)	Nil (costs to be met by developer)	SGS12
Green infrastructure, recreation and leisure	Indoor sports facilities	Location 12 - St Giles, Moor Hall Lane, Bicknacre	SGS12	Financial contribution for 0.01 badminton courts to meet identified need for additional indoor badminton courts up to 2041.	Important	CCC	S106	£9,824 (CCC)	Nil (costs to be met by developer)	SGS12
Green infrastructure, recreation and leisure	Indoor sports facilities	Location 12 - St Giles, Moor Hall Lane, Bicknacre	SGS12	Financial contribution towards indoor bowling rinks to meet identified need for additional indoor bowls facilities up to 2041.	Important	CCC	S106	£347 (CCC)	Nil (costs to be met by developer)	SGS12
Public realm and public art	Public art	Location 11b - Land at Kingsgate, Bicknacre Road, Bicknacre	SGS11b	Financial contribution towards public art which contributes towards place creation	Important	CCC	S106	£5,000 (CCC)	Nil (costs to be met by developer)	SGS11b
Public realm and public art	Public art	Location 11c - Land West of Barbrook Way, Bicknacre	SGS11c	Financial contribution towards public art which contributes towards place creation	Important	CCC	S106	£5,000 (CCC)	Nil (costs to be met by developer)	SGS11c
Public realm and public art	Public art	Location 12 - St Giles, Moor Hall Lane, Bicknacre	SGS12	Financial contribution towards public art which contributes towards place creation	Important	CCC	S106	£8,000 (CCC)	Nil (costs to be met by developer)	SGS12
Total Location 11a, 11b, 11c and 12 costs								£981,950		
Number of dwellings in Location 11a, 11b, 11c and 12								114		
Cost per dwelling for Location 11a, 11b, 11c and 12								£8,614		

Infrastructure Category	Infrastructure Type	Location	Site	Intervention Description	Prioritisation (critical / essential / important)	Responsibility for Delivery	Anticipated Delivery Mechanism (S106 / S278 / CIL / Government funding)	Estimated Cost	Funding Gap	Contributing Sites
Total cost to the developer								£839,097		
Developer cost per dwelling								£7,361		

B.17 Location 13 – Danbury

Infrastructure Category	Infrastructure Type	Location	Site	Intervention Description	Prioritisation (critical / essential / important)	Responsibility for Delivery	Anticipated Delivery Mechanism (S106 / S278 / CIL / Government funding)	Estimated Cost	Funding Gap	Contributing Sites
Minerals and Waste Management	Waste Management	Administrative area-wide	Administrative area-wide	The construction of a new Depot and Waste Transfer Station	Essential	CCC	Direct delivery / S106	£500,000 (Arup)	£500,000	All sites
Health and social wellbeing	Ambulance services	Administrative area-wide	Administrative area-wide	Provision of a new purpose-built ambulance Hub in Chelmsford before 2040. This requires circa 1ha of land for new build or an existing building of 2,300sqm close to Broomfield Hospital and major road links with sufficient space to accommodate 35 DSA/Rapid Response vehicles and appropriate staff parking.	Essential	Mid and South Essex ICB (EEAST)	S106 contributions, NHS England funding and/or CIL.	£8-10,000,000 (indicative estimate) (Mid and South Essex ICB)	£8-10,000,000	All sites
Health and social wellbeing	Police Services	Administrative area-wide	Administrative area-wide	Accommodation costs required in relation to the 61 additional officers generated by the population growth.	Important	Essex Police	S106 / CIL	£2,520,000 (Essex Police)	£2,520,000	All sites
Health and social wellbeing	Police Services	Administrative area-wide	Administrative area-wide	Three additional vehicles required due to the 61 additional officers generated by the population growth.	Important	Essex Police	S106 / CIL	£158,955 (Essex Police)	£158,955	All sites
Green infrastructure, recreation and leisure	Indoor sports facilities	Administrative area-wide	Administrative area-wide	Investment required to fix the roof of Swallows Gymnastics Club as leakage was found at the facility.	Important	CCC	CIL/S106	Dependent on scope and scale	TBC	TBC
Green infrastructure, recreation and leisure	Indoor sports facilities	Administrative area-wide	Administrative area-wide	Requirement for an indoor tennis facility within Chelmsford. There are currently no facilities within Chelmsford and the Lawn Tennis Association has identified the authority as an investment priority for an indoor venue. No work has been undertaken to date in order to identify a potential site.	Important	CCC, Lawn Tennis Association	CIL/S106	Dependent on scope and scale	TBC	All sites - potential to be funded through CIL.
Green infrastructure, recreation and leisure	Outdoor sports facilities	Administrative area-wide	Administrative area-wide	Additional provision of youth 11v11 and youth 9v9 football pitches to respond to existing deficit and needs associated with growth (further details to be confirmed as part of the next stage of the PPOSS).	Important	CCC	CIL/S106	TBC (further detail to be confirmed as part of the next stage of the PPOSS).	TBC	TBC
Green infrastructure, recreation and leisure	Outdoor sports facilities	Administrative area-wide	Administrative area-wide	Additional provision of 3G pitches to respond to existing deficit and needs associated with growth (further details to be confirmed as part of the next stage of the PPOSS).	Important	CCC	CIL/S106	TBC (further detail to be confirmed as part of the next stage of the PPOSS).	TBC	TBC
Green infrastructure, recreation and leisure	Outdoor sports facilities	Administrative area-wide	Administrative area-wide	Quality improvements required on existing hockey pitches (further details to be confirmed as part of the next stage of the PPOSS).	Important	CCC	CIL/S106	TBC (further detail to be confirmed as part of the next stage of the PPOSS).	TBC	TBC
Green infrastructure, recreation and leisure	Outdoor sports facilities	Administrative area-wide	Administrative area-wide	Quality improvements required on existing netball courts (further details to be confirmed as part of the next stage of the PPOSS).	Important	CCC	CIL/S106	TBC (further detail to be confirmed as part of the next stage of the PPOSS).	TBC	TBC

Infrastructure Category	Infrastructure Type	Location	Site	Intervention Description	Prioritisation (critical / essential / important)	Responsibility for Delivery	Anticipated Delivery Mechanism (S106 / S278 / CIL / Government funding)	Estimated Cost	Funding Gap	Contributing Sites
Social and community facilities	Cemeteries	Administrative area-wide	Administrative area-wide	Provision of a new cemetery and modern crematorium to serve the district	Important	CCC	CIL	£10,800,000 (CCC)	£0	N/A - funding already secured and allocated via CIL.
Flood protection and water management	Flood and water management	Administrative area-wide	Administrative area-wide	Flood resilience interventions along the main rivers, within the city centre and wider river catchment area to safeguard Chelmsford City Centre. The precise locations of interventions are not yet determined.	Critical	CCC and Environment Agency (Flood Resilience Partnership)	S106, Environment Agency funding	£7-10m (CCC and Environment Agency (Flood Resilience Partnership))	TBC	All sites
Health and social wellbeing	Primary healthcare	All locations in Growth Area 3	All sites in Growth Area 3	Provision of a new build primary healthcare facility to serve new growth.	Essential	Mid and South Essex ICB	S106	£4,000,000 (Mid and South Essex ICB) (this is based on a full size 1000m2 new primary care surgery serving around 15,000 patients. This is an indicative figure as the actual figure will vary from site to site).	£4,000,000	All sites in Growth Area 3
Green infrastructure, recreation and leisure	Green infrastructure	Location 13 - Danbury	SGS13	Provision of 2,200sqm of accessible local open space (worst case). Exact quantity and type of open space to be determined through planning process.	Essential	CCC	S106/CIL	£141,000 (Arup)	Nil (costs to be met by developer)	SGS13
Green infrastructure, recreation and leisure	Green infrastructure	Location 13 - Danbury	SGS13	Provision of 2,900sqm of strategic open space (worst case). Exact quantity and type of open space to be determined through planning process.	Essential	CCC	S106/CIL	£30,000 (Arup)	Nil (costs to be met by developer)	SGS13
Green infrastructure, recreation and leisure	Green infrastructure	Location 13 - Danbury	SGS13	Provision of 4,300sqm of natural and semi-natural greenspace (worst case). Exact quantity and type of open space to be determined through planning process.	Essential	CCC	S106/CIL	£140,000 (Arup)	Nil (costs to be met by developer)	SGS13
Green infrastructure, recreation and leisure	Green infrastructure	Location 13 - Danbury	SGS13	SSSI mitigation contribution £3000 per dwelling	Essential	CCC	S106	£300,000 (CCC)	Nil (costs to be met by developer)	SGS13
Green infrastructure, recreation and leisure	Indoor sports facilities	Location 13 - Danbury	SGS13	Financial contribution for 0.07 badminton courts to meet identified need for additional indoor badminton courts up to 2041.	Important	CCC	S106	£49,120 (CCC)	Nil (costs to be met by developer)	SGS13
Green infrastructure, recreation and leisure	Indoor sports facilities	Location 13 - Danbury	SGS13	Financial contribution towards indoor bowling rinks to meet identified need for additional indoor bowls facilities up to 2041.	Important	CCC	S106	£1,735 (CCC)	Nil (costs to be met by developer)	SGS13
Public realm and public art	Public art	Location 13 - Danbury	SGS13	Financial contribution towards public art which contributes towards place creation	Important	CCC	S106	£25,000 (CCC)	Nil (costs to be met by developer)	SGS13
Total Location 13 costs								£981,065		
Number of dwellings in Location 13								100		

Infrastructure Category	Infrastructure Type	Location	Site	Intervention Description	Prioritisation (critical / essential / important)	Responsibility for Delivery	Anticipated Delivery Mechanism (S106 / S278 / CIL / Government funding)	Estimated Cost	Funding Gap	Contributing Sites
Cost per dwelling for Location 13								£9,811		
Total cost to the developer								£855,756		
Developer cost per dwelling								£8,558		

B.18 Location 16a – South East Chelmsford - East Chelmsford Garden Community (Hammonds Farm)

Infrastructure Category	Infrastructure Type	Location	Site	Intervention Description	Prioritisation (critical / essential / important)	Responsibility for Delivery	Anticipated Delivery Mechanism (S106 / S278 / CIL / Government funding)	Estimated Cost	Funding Gap	Contributing Sites
Minerals and Waste Management	Waste Management	Administrative area-wide	Administrative area-wide	The construction of a new Depot and Waste Transfer Station	Essential	CCC	Direct delivery / S106	£500,000 (Arup)	£500,000	All sites
Health and social wellbeing	Ambulance services	Administrative area-wide	Administrative area-wide	Provision of a new purpose-built ambulance Hub in Chelmsford before 2040. This requires circa 1ha of land for new build or an existing building of 2,300sqm close to Broomfield Hospital and major road links with sufficient space to accommodate 35 DSA/Rapid Response vehicles and appropriate staff parking.	Essential	Mid and South Essex ICB (EEAST)	S106 contributions, NHS England funding and/or CIL.	£8-10,000,000 (indicative estimate) (Mid and South Essex ICB)	£8-10,000,000	All sites
Health and social wellbeing	Police Services	Administrative area-wide	Administrative area-wide	Accommodation costs required in relation to the 61 additional officers generated by the population growth.	Important	Essex Police	S106 / CIL	£2,520,000 (Essex Police)	£2,520,000	All sites
Health and social wellbeing	Police Services	Administrative area-wide	Administrative area-wide	Three additional vehicles required due to the 61 additional officers generated by the population growth.	Important	Essex Police	S106 / CIL	£158,955 (Essex Police)	£158,955	All sites
Green infrastructure, recreation and leisure	Indoor sports facilities	Administrative area-wide	Administrative area-wide	Investment required to fix the roof of Swallows Gymnastics Club as leakage was found at the facility.	Important	CCC	CIL/S106	Dependent on scope and scale	TBC	TBC
Green infrastructure, recreation and leisure	Indoor sports facilities	Administrative area-wide	Administrative area-wide	Requirement for an indoor tennis facility within Chelmsford. There are currently no facilities within Chelmsford and the Lawn Tennis Association has identified the authority as an investment priority for an indoor venue. No work has been undertaken to date in order to identify a potential site.	Important	CCC, Lawn Tennis Association	CIL/S106	Dependent on scope and scale	TBC	All sites - potential to be funded through CIL.
Green infrastructure, recreation and leisure	Outdoor sports facilities	Administrative area-wide	Administrative area-wide	Additional provision of youth 11v11 and youth 9v9 football pitches to respond to existing deficit and needs associated with growth (further details to be confirmed as part of the next stage of the PPOSS).	Important	CCC	CIL/S106	TBC (further detail to be confirmed as part of the next stage of the PPOSS).	TBC	TBC
Green infrastructure, recreation and leisure	Outdoor sports facilities	Administrative area-wide	Administrative area-wide	Additional provision of 3G pitches to respond to existing deficit and needs associated with growth (further details to be confirmed as part of the next stage of the PPOSS).	Important	CCC	CIL/S106	TBC (further detail to be confirmed as part of the next stage of the PPOSS).	TBC	TBC
Green infrastructure, recreation and leisure	Outdoor sports facilities	Administrative area-wide	Administrative area-wide	Quality improvements required on existing hockey pitches (further details to be confirmed as part of the next stage of the PPOSS).	Important	CCC	CIL/S106	TBC (further detail to be confirmed as part of the next stage of the PPOSS).	TBC	TBC



Infrastructure Category	Infrastructure Type	Location	Site	Intervention Description	Prioritisation (critical / essential / important)	Responsibility for Delivery	Anticipated Delivery Mechanism (S106 / S278 / CIL / Government funding)	Estimated Cost	Funding Gap	Contributing Sites
Green infrastructure, recreation and leisure	Outdoor sports facilities	Administrative area-wide	Administrative area-wide	Quality improvements required on existing netball courts (further details to be confirmed as part of the next stage of the PPOSS).	Important	CCC	CIL/S106	TBC (further detail to be confirmed as part of the next stage of the PPOSS).	TBC	TBC
Social and community facilities	Cemeteries	Administrative area-wide	Administrative area-wide	Provision of a new cemetery and modern crematorium to serve the district	Important	CCC	CIL	£10,800,000 (CCC)	£0	N/A - funding already secured and allocated via CIL.
Flood protection and water management	Flood and water management	Administrative area-wide	Administrative area-wide	Flood resilience interventions along the main rivers, within the city centre and wider river catchment area to safeguard Chelmsford City Centre. The precise locations of interventions are not yet determined.	Critical	CCC and Environment Agency (Flood Resilience Partnership)	S106, Environment Agency funding	£7-10m (CCC and Environment Agency (Flood Resilience Partnership))	TBC	All sites
Health and social wellbeing	Primary healthcare	All locations in Growth Area 3	All sites in Growth Area 3	Provision of a new build primary healthcare facility to serve new growth.	Essential	Mid and South Essex ICB	S106	£4,000,000 (Mid and South Essex ICB) (this is based on a full size 1000m2 new primary care surgery serving around 15,000 patients. This is an indicative figure as the actual figure will vary from site to site).	£4,000,000	All sites in Growth Area 3
Highways, access and transport	Bus Services	Location 16a - East Chelmsford Garden Community (Hammonds Farm)	SGS16a	Provision of new and/or enhanced bus services	Important	ECC, bus operators	Direct delivery/S106	£15,600,000 (indicative estimate based on costings in GC IDP) (Arup)	Nil (costs to be met by developer)	SGS16a
Highways, access and transport	Bus services	Location 16a - East Chelmsford Garden Community (Hammonds Farm)	SGS16a	Provide Bus Based Rapid Transit infrastructure consisting of bus gate (bus services covered separately)	Essential	Developer	S106	£500,000 (Arup) (subject to design development and more detailed costings).	Nil (costs to be met by developer)	SGS16a
Highways, access and transport	Active travel and cycling provision	Location 16a - East Chelmsford Garden Community (Hammonds Farm)	SGS16a	Provide and enhance pedestrian, cycle and where appropriate bridleway connections within the site and to the wider area including the Chelmer East Green Wedge, existing education locations, Chelmsford City Centre, Danbury, Little Baddow and Sandon, Beaulieu Park Rail Station, and existing and proposed employment locations.	Essential	ECC, developer	S278	£1,250,000 (Arup) (subject to design development and more detailed costing - assuming 10 connections to the wider area).	Nil (costs to be met by developer)	SGS16a
Highways, access and transport	Highways	Location 16a - East Chelmsford Garden Community (Hammonds Farm)	SGS16a	Improvements to the local and strategic road network as required by the Local Highways and Transportation Authority and National Highways to include necessary improvements to Junctions 18 and 19 of the A12, A414 and route	Critical	National Highways, ECC, developer	S106/S278	TBC - National Highways has confirmed that modelling is still in progress therefore precise interventions required	TBC	SGS16a

Infrastructure Category	Infrastructure Type	Location	Site	Intervention Description	Prioritisation (critical / essential / important)	Responsibility for Delivery	Anticipated Delivery Mechanism (S106 / S278 / CIL / Government funding)	Estimated Cost	Funding Gap	Contributing Sites
				enhancements to A1060 (Maldon Road) and A1114 (Essex Yeomanry Way).				cannot be confirmed at this stage.		
Highways, access and transport	Highways	Location 16a - East Chelmsford Garden Community (Hammonds Farm)	SGS16a	Traffic calming measures and measures to deter traffic on local roads including Church Road, Hammonds Road, Plantation Road and Main Road Boreham.	Important	Developer	S106	£250,000 (Arup) (subject to design development and more detailed costings).	Nil (costs to be met by developer)	SGS16a
Highways, access and transport	Highways	Location 16a - East Chelmsford Garden Community (Hammonds Farm)	SGS16a	Provide safe multi-user access routes under and over the A12, and a new active and sustainable route and bridge over the A12 to connect to Sandon Park and Ride. This includes upgrades to the existing underpass under the A12, a new pedestrian/cycle bridge over the River Chelmer, and two new pedestrian/cycle bridges over the A12 (for active/sustainable travel only).	Essential	National Highways, ECC, developer	S106/S278	£12,000,000 (Arup) (subject to design development and more detailed costings).	Nil (costs to be met by developer)	SGS16a
Green infrastructure, recreation and leisure	Parks and gardens	Location 16a - East Chelmsford Garden Community (Hammonds Farm)	SGS16a	Provide a new Country Park (assumed 8.7ha based on strategic open space standards) with delivery mechanism to provide for its long-term management and maintenance	Important	CCC	Direct delivery / S106	£1,000,000 (Arup)	Direct delivery	SGS16a
Green infrastructure, recreation and leisure	Green infrastructure	Location 16a - East Chelmsford Garden Community (Hammonds Farm)	SGS16a	Provision of 66,000sqm of accessible local open space (worst case) (alongside requirement for new country park). Exact quantity and type of open space to be determined through planning process.	Essential	CCC	S106/CIL	£2,000,000 (Arup)	Nil (costs to be met by developer)	SGS16a
Green infrastructure, recreation and leisure	Green infrastructure	Location 16a - East Chelmsford Garden Community (Hammonds Farm)	SGS16a	Provision of 129,000sqm of natural and semi-natural greenspace (worst case) (alongside requirement for new country park). Exact quantity and type of open space to be determined through planning process.	Essential	CCC	S106/CIL	£4,200,000 (Arup)	Nil (costs to be met by developer)	SGS16a
Green infrastructure, recreation and leisure	Green infrastructure	Location 16a - East Chelmsford Garden Community (Hammonds Farm)	SGS16a	SSSI mitigation contribution £3000 per dwelling	Essential	CCC	S106	£9,000,000 (CCC)	Nil (costs to be met by developer)	SGS16a
Green infrastructure, recreation and leisure	Indoor sports facilities	Location 16a - East Chelmsford Garden Community (Hammonds Farm)	SGS16a	Financial contribution for 2.04 badminton courts to meet identified need for additional indoor badminton courts up to 2041.	Important	CCC	S106	£1,473,586 (CCC)	Nil (costs to be met by developer)	SGS16a

Infrastructure Category	Infrastructure Type	Location	Site	Intervention Description	Prioritisation (critical / essential / important)	Responsibility for Delivery	Anticipated Delivery Mechanism (S106 / S278 / CIL / Government funding)	Estimated Cost	Funding Gap	Contributing Sites
Green infrastructure, recreation and leisure	Indoor sports facilities	Location 16a - East Chelmsford Garden Community (Hammonds Farm)	SGS16a	Financial contribution for 0.12 indoor bowling rinks to meet identified need for additional indoor bowls facilities up to 2041.	Important	CCC	S106	£52,041 (CCC)	Nil (costs to be met by developer)	SGS16a
Early years, childcare and education	Early years	Location 16a - East Chelmsford Garden Community (Hammonds Farm)	SGS16a	Three new 56 place stand-alone early years and childcare nurseries (Use Class E(f)) each on 0.13 hectares of suitable land allocated for education and childcare use.	Essential	ECC	S106	£4,009,320 (ECC)	N/A	SGS16a
Early years, childcare and education	Early years, primary education	Location 16a - East Chelmsford Garden Community (Hammonds Farm)	SGS16a	Two new primary schools (Use Class F1(a)) with co-located early years and childcare nursery (Use Class E(f)) each on 2.1 hectares of suitable land allocated for education and childcare use.	Essential	ECC	S106	£22,719,480 (ECC)	N/A	SGS16a
Early years, childcare and education	Early years, primary education, secondary education	Location 16a - East Chelmsford Garden Community (Hammonds Farm)	SGS16a	A new secondary school (Use Class F1(a)) on 10.1 hectares co-located with primary school (Use Class F1(a)) and early years and childcare nursery (Use Class E(f)) on 2.1 hectares of suitable land allocated for education and early years and childcare use. (Note: this requirement is based on post-2041 total number of dwellings of 4,500).	Essential	ECC	S106	£28,389,800 (ECC) (Note: the total cost for a new secondary school is £42,584,700 however given that this requirement is based on the total number of dwellings on the site post-2041 (4,500 dwellings), this has been reduced so it is proportionate to the 3,000 dwellings which will be delivered within the plan period).	N/A	SGS16a
Early years, childcare and education	Special educational needs	Location 16a - East Chelmsford Garden Community (Hammonds Farm)	SGS16a	Financial contribution towards new provision within a mainstream school or the expansion of an existing SEN school based on 32 pupils (22 primary and 10 secondary).	Essential	ECC	S106	£3,256,600 (ECC)	N/A	SGS16a
Social and community facilities	Libraries	Location 16a - East Chelmsford Garden Community (Hammonds Farm)	SGS16a	Flexible library space (50sqm) for ‘satellite’ facility	Important	ECC, Developer	Direct delivery / CIL	£106,000 (ECC)	Potential to be funded via CIL	SGS16a
Public realm and public art	Public art	Location 16a - East Chelmsford Garden Community (Hammonds Farm)	SGS16a	Financial contribution towards public art which contributes towards place creation	Important	CCC	S106	£750,000 (CCC)	Nil (costs to be met by developer)	SGS16a

Infrastructure Category	Infrastructure Type	Location	Site	Intervention Description	Prioritisation (critical / essential / important)	Responsibility for Delivery	Anticipated Delivery Mechanism (S106 / S278 / CIL / Government funding)	Estimated Cost	Funding Gap	Contributing Sites
Total Location 16a costs								£115,383,136		
Number of dwellings in Location 16a								3,000		
Cost per dwelling for Location 16a								£38,461		
Total cost to the developer								£111,623,859		
Developer cost per dwelling								£37,208		

B.19 Location 16b - South East Chelmsford - Land adjacent to A12 Junction 18

Infrastructure Category	Infrastructure Type	Location	Site	Intervention Description	Prioritisation (critical / essential / important)	Responsibility for Delivery	Anticipated Delivery Mechanism (S106 / S278 / CIL / Government funding)	Estimated Cost	Funding Gap	Contributing Sites
Highways, access and transport	Active travel and cycling provision	Location 16b - Land Adjacent to A12 Junction 18 Employment Area	SGS16b	Provide safe multi-user crossings on the A414 (this includes pedestrian/cycle links and an at grade pedestrian crossing on the A414).	Essential	ECC, developer	S106/S278	£1,000,000 (Arup) (subject to design development and more detailed costings).	Nil (costs to be met by developer)	SGS16b

B.20 Location 17a and Location 17b – East Hanningfield

Infrastructure Category	Infrastructure Type	Location	Site	Intervention Description	Prioritisation (critical / essential / important)	Responsibility for Delivery	Anticipated Delivery Mechanism (S106 / S278 / CIL / Government funding)	Estimated Cost	Funding Gap	Contributing Sites
Minerals and Waste Management	Waste Management	Administrative area-wide	Administrative area-wide	The construction of a new Depot and Waste Transfer Station	Essential	CCC	Direct delivery / S106	£500,000 (Arup)	£500,000	All sites
Health and social wellbeing	Ambulance services	Administrative area-wide	Administrative area-wide	Provision of a new purpose-built ambulance Hub in Chelmsford before 2040. This requires circa 1ha of land for new build or an existing building of 2,300sqm close to Broomfield Hospital and major road links with sufficient space to accommodate 35 DSA/Rapid Response vehicles and appropriate staff parking.	Essential	Mid and South Essex ICB (EEAST)	S106 contributions, NHS England funding and/or CIL.	£8-10,000,000 (indicative estimate) (Mid and South Essex ICB)	£8-10,000,000	All sites
Health and social wellbeing	Police Services	Administrative area-wide	Administrative area-wide	Accommodation costs required in relation to the 61 additional officers generated by the population growth.	Important	Essex Police	S106 / CIL	£2,520,000 (Essex Police)	£2,520,000	All sites
Health and social wellbeing	Police Services	Administrative area-wide	Administrative area-wide	Three additional vehicles required due to the 61 additional officers generated by the population growth.	Important	Essex Police	S106 / CIL	£158,955 (Essex Police)	£158,955	All sites
Green infrastructure, recreation and leisure	Indoor sports facilities	Administrative area-wide	Administrative area-wide	Investment required to fix the roof of Swallows Gymnastics Club as leakage was found at the facility.	Important	CCC	CIL/S106	Dependent on scope and scale	TBC	TBC
Green infrastructure, recreation and leisure	Indoor sports facilities	Administrative area-wide	Administrative area-wide	Requirement for an indoor tennis facility within Chelmsford. There are currently no facilities within Chelmsford and the Lawn Tennis Association has identified the authority as an investment priority for an indoor venue. No work has been undertaken to date in order to identify a potential site.	Important	CCC, Lawn Tennis Association	CIL/S106	Dependent on scope and scale	TBC	All sites - potential to be funded through CIL.
Green infrastructure, recreation and leisure	Outdoor sports facilities	Administrative area-wide	Administrative area-wide	Additional provision of youth 11v11 and youth 9v9 football pitches to respond to existing deficit and needs associated with growth (further details to be confirmed as part of the next stage of the PPOSS).	Important	CCC	CIL/S106	TBC (further detail to be confirmed as part of the next stage of the PPOSS).	TBC	TBC
Green infrastructure, recreation and leisure	Outdoor sports facilities	Administrative area-wide	Administrative area-wide	Additional provision of 3G pitches to respond to existing deficit and needs associated with growth (further details to be confirmed as part of the next stage of the PPOSS).	Important	CCC	CIL/S106	TBC (further detail to be confirmed as part of the next stage of the PPOSS).	TBC	TBC
Green infrastructure, recreation and leisure	Outdoor sports facilities	Administrative area-wide	Administrative area-wide	Quality improvements required on existing hockey pitches (further details to be confirmed as part of the next stage of the PPOSS).	Important	CCC	CIL/S106	TBC (further detail to be confirmed as part of the next stage of the PPOSS).	TBC	TBC
Green infrastructure, recreation and leisure	Outdoor sports facilities	Administrative area-wide	Administrative area-wide	Quality improvements required on existing netball courts (further details to be confirmed as part of the next stage of the PPOSS).	Important	CCC	CIL/S106	TBC (further detail to be confirmed as part of the next stage of the PPOSS).	TBC	TBC



Infrastructure Category	Infrastructure Type	Location	Site	Intervention Description	Prioritisation (critical / essential / important)	Responsibility for Delivery	Anticipated Delivery Mechanism (S106 / S278 / CIL / Government funding)	Estimated Cost	Funding Gap	Contributing Sites
Social and community facilities	Cemeteries	Administrative area-wide	Administrative area-wide	Provision of a new cemetery and modern crematorium to serve the district	Important	CCC	CIL	£10,800,000 (CCC)	£0	N/A - funding already secured and allocated via CIL.
Flood protection and water management	Flood and water management	Administrative area-wide	Administrative area-wide	Flood resilience interventions along the main rivers, within the city centre and wider river catchment area to safeguard Chelmsford City Centre. The precise locations of interventions are not yet determined.	Critical	CCC and Environment Agency (Flood Resilience Partnership)	S106, Environment Agency funding	£7-10m (CCC and Environment Agency (Flood Resilience Partnership))	TBC	All sites
Health and social wellbeing	Primary healthcare	All locations in Growth Area 3	All sites in Growth Area 3	Provision of a new build primary healthcare facility to serve new growth.	Essential	Mid and South Essex ICB	S106	£4,000,000 (Mid and South Essex ICB) (this is based on a full size 1000m2 new primary care surgery serving around 15,000 patients. This is an indicative figure as the actual figure will vary from site to site).	£4,000,000	All sites in Growth Area 3
Green infrastructure, recreation and leisure	Green infrastructure	Location 17a - Land North of Abbey Fields, East Hanningfield	SGS17a	Provision of 330sqm of accessible local open space (worst case). Exact quantity and type of open space to be determined through planning process.	Essential	CCC	S106/CIL	£33,000 (Arup)	Nil (costs to be met by developer)	SGS17a
Green infrastructure, recreation and leisure	Green infrastructure	Location 17b - Land East of Highfields Mead, East Hanningfield	SGS17b	Provision of 440sqm of accessible local open space (worst case). Exact quantity and type of open space to be determined through planning process.	Essential	CCC	S106/CIL	£44,000 (Arup)	Nil (costs to be met by developer)	SGS17b
Public realm and public art	Public art	Location 17a - Land North of Abbey Fields, East Hanningfield	SGS17a	Financial contribution towards public art which contributes towards place creation	Important	CCC	S106	£3,750 (CCC)	Nil (costs to be met by developer)	SGS17a
Public realm and public art	Public art	Location 17b - Land East of Highfields Mead, East Hanningfield	SGS17b	Financial contribution towards public art which contributes towards place creation	Important	CCC	S106	£5,000 (CCC)	Nil (costs to be met by developer)	SGS17b
Total Location 17a and 17b costs								£188,724		
Number of dwellings in Location 17a and 17b								35		
Cost per dwelling for Location 17a and 17b								£5,392		
Total cost to the developer								£144,865		
Developer cost per dwelling								£4,139		