



Chelmsford City Council

Chelmsford Local Plan

Integrated Impact Assessment (IIA): Focused
Consultation Additional Sites (Regulation 19)
Addendum



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Integrated Impact Assessment (IIA): Focused Consultation
Additional Sites (Regulation 19) Addendum

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Non-Technical Summary

Introduction

This Addendum to the Pre-Submission IIA¹ has been produced to accompany the Focused Consultation Additional Sites (Regulation 19) Document² produced by Chelmsford City Council. In light of changed circumstances for preparation of the Local Plan, the City Council is undertaking a focused consultation seeking representations on additional site allocations for inclusion within the review of the Local Plan to ensure that sufficient land is identified. The additional sites comprise 11 new housing sites, three expanded housing sites and one expanded employment site.

Table NTS1 summaries the matters considered in this Addendum.

Table NTS1 – Summary of Issues Considered in this Addendum

Issue	Change from Pre-Submission Document	Location
Consideration of preferred and reasonable alternative spatial approach in light of contextual changes to plan preparation	Appraisal of approaches to incorporating new and expanded sites in response to changing plan-making context	Section 2.3 and Appendix A and Appendix B
Proposed additional and expanded sites to meet the housing and employment land shortfall	New and expanded sites	Section 3 and Appendix C and Appendix D
GIS Analysis of additional SHELAA sites	Analysis of recently received SHELAA Sites	Appendix D
Habitats Regulations Assessment	Screens additional and expanded sites	Appendix F

Changes to the Context of the Local Plan Review

Following the conclusion of the Regulation 19 Local Plan consultation in February-March 2025, several significant events have taken place, these being:

¹ WSP (2025) Integrated Impact Assessment of the Pre-Submission Chelmsford Local Plan

² Chelmsford City Council (2025) Focused Consultation Additional Sites (Regulation 19) Document

- Three strategic sites in the Pre-Submission Local Plan, which were expected to contribute to housing delivery in the next five years, have either stalled or have been significantly delayed
- The reassessment and re-profiling of the Council's housing land supply (August 2025) shows that other development sites will not be built as quickly as originally envisaged in the next five years
- As the adopted Local Plan became more than five years old on 27 May 2025 the housing need figure is out of date which means for decision making on current planning applications the Council currently does not have 5 years of deliverable housing supply
- The Government announced the cancellation of the A12 Chelmsford to A120 Widening Scheme which had planning permission through a Development Consent Order (DCO).

Consequently, the Council is not currently able to demonstrate a 5 Year Housing Land Supply (5YHLS) for decision-making. Taking into account the changes above, the reassessment and re-profiling of the Council's housing land supply indicates that for decision making on current planning applications there is a projected 3.88 years of housing supply.

Consideration of Reasonable Alternatives

To demonstrate a 5YHLS, the key choices to address the residual need are:

- **Option 1:** Allocate a number of additional small sites and increase capacity at some existing small allocations that are able to deliver the required number of homes early in the plan period. Note: For the purposes of this IIA Addendum, small sites are considered to be less than 500 dwellings.
- **Option 2:** Allocate an additional large strategic site or sites (assume a maximum of two) that is/ are able to deliver the required number of homes early in the plan period. Note: the Local Plan defines a strategic site as comprising 100 dwellings or more; these allocations would need to be in order of 500 to 1,000 dwellings.

The Options have been assessed against IIA Criteria. Option 1 is considered to demonstrate higher performance than Option 2, specifically:

Option 1 is selected as the preferred approach because:

- It complies well with the Local Plan's Strategic Priorities, Vision, Spatial Principles.
- It is in accordance with the settlement hierarchy.
- It performs well in respect of housing and economy and employment, and relatively well in respect of sustainable living and revitalisation, health and wellbeing, and transport.
- It makes the best use of existing and proposed infrastructure capacity.
- It includes employment sites.
- Sites are expected to be delivered within the first five years of the Plan.

Option 2 is rejected because:

- It deviates from the Local Plan's Strategic Priorities, Vision, Spatial Principles.
- It is not in accordance with the settlement hierarchy
- It performs relatively poorly in respect of economy, sustainable living, health & wellbeing and transport.
- Transport and other infrastructure requirements are unproven.
- Deliverability cannot be relied upon within the first five years of the Plan, due to being part of larger development areas.

Assessment of Option Performance

As set out in **Chapter 2 Table 2.2**, and **Appendix B**, the assessment of the proposed strategy and its reasonable alternative concludes that the proposed strategy is preferable, reflecting a logical extension of the existing spatial strategy, deliverability of the proposed sites with best use made of existing infrastructure.

By contrast, the reasonable alternative of identifying a single large site or sites would not comply with the existing spatial strategy, has unproven delivery in the timeframe required, is judged to perform relatively poorly in respect of economy, sustainable living, health & wellbeing and transport.

In light of the above, the proposed strategy of allocating new and expanded sites across the plan area is considered to be the most reasonable means of addressing the emerging issues confronted as part of the preparation and delivery of the Local Plan.

Assessment of additional sites

The proposed additional sites have been assessed through the IIA and the findings are presented in **Appendix C** and informed by the RAG scores for the sites presented in **Appendix D** and the RAG scores presented in **Appendix M** of the Pre-Submission IIA.

The assessment of individual sites (summarised in **Table 3.1**) demonstrates a range of potential sustainability effects which whilst identifying issues such as greenfield land-take and to a lesser extent biodiversity, landscape and cultural heritage issues to be addressed through detailed site investigation and potential mitigation, nevertheless present a broadly positive or neutral assessment of performance.

Conclusions

The Addendum assesses the options associated with the delivery of the additional sites and concludes that the preferred approach the proposed strategy is preferable, reflecting a logical extension of the existing spatial strategy, deliverability of the proposed sites with best use made of existing infrastructure. By contrast, the reasonable alternative of identifying a single large site or sites would not comply with the existing spatial strategy, has unproven delivery in the timeframe required,

performs relatively poorly in respect of economy, sustainable living, health & wellbeing and transport.

The Addendum assesses the sustainability performance of the sites proposed to deliver the preferred spatial strategy approach. Overall, the sustainability performance of the proposed sites, in light of their contribution to the Local Plan spatial strategy and mitigation proposed through specific Site Policies associated with each of them, is as good as or better than the rejected sites in the Pre-Submission IIA.

In light of the contents of the Council's Additional Sites (Regulation 19) Document, no changes to the HIA or EqIA are considered to be required, nor wider changes to the policy assessment.

Implications for the Existing IIA Assessment, including HIA, EqIA and Cumulative Effects

No changes to HIA, EqIA and assessment of cumulative effects were considered necessary reflecting the proposed approach conforming with the existing spatial strategy and additional site allocations individually being of a proportionately minor scale.

Minor Corrections to the IIA Report

In light of representations made on the Pre-Submission IIA Report a number of minor corrections and clarifications have been made concerning scoring of site performance (two sites), clarity of figures in the evidence base, and amendment to a summary table.

Habitats Regulations Assessment

An HRA Addendum has been produced providing an assessment of the potential implications of the additional sites for European Habitats. This is presented in Appendix F of this Addendum and found that the proposed changes to the Local Plan do not affect the findings of the HRA. The Local Plan will not have adverse effects on any European sites either alone or in combination.

This Consultation: How to Give Us Your Views

We would welcome your views on any aspect of the IIA Report. In particular, we would like to hear your views as to whether the effects which are predicted are likely and whether there are any significant effects which have not been considered.

Please provide your comments by 4pm on 8th January 2026. The Council encourages people to submit comments via its consultation portal at: www.chelmsford.gov.uk/planningpolicyconsult

Alternatively, comments can be sent:

- By email – planning.policy@chelmsford.gov.uk



- By post – Spatial Planning Services, Chelmsford City Council, Civic Centre, Duke Street, Chelmsford, CM1 1JE
- You can comment on as much or as little as you wish but please ensure you clearly mark which paragraph/table/appendix your comments relate to.
- Please note we are unable to accept anonymous representations and any comments received after the closing date cannot be accepted.

Full details of how to make comments can be found in the Consultation Statement available at: www.chelmsford.gov.uk/as-sor

Next Steps

Following the consultation, the Additional Sites (Regulation 19) consultation and Pre-Submission Local Plan will be submitted alongside all the representations received to the February to March 2025 consultation and the current focused consultation, to the Secretary of State for examination by an independent Planning Inspector.

1 Introduction

1.1.1. This document is an Addendum to the Pre-Submission IIA³ and has been produced to accompany the Focused Consultation Additional Sites (Regulation 19) Document⁴ produced by Chelmsford City Council. In light of changed circumstances for preparation of the Local Plan⁵, the City Council is undertaking a focused consultation seeking representations on additional site allocations for inclusion within the review of the Local Plan to ensure that sufficient land is identified. The additional sites comprise 11 new housing sites, three expanded housing expanded sites and one expanded employment site. This Addendum will form part of that consultation.

1.1.2. The document contains the following sections:

Section 2: Identification and assessment of Reasonable Alternatives in respect of the proposed development approach. This includes Assessment of the Sites which comprise the proposed approach.

Section 3: Assessment of the Local Plan Additional Sites (Regulation 19) consultation.

Section 4: Corrections and clarifications to the Pre-Submission IIA identified as part of the public consultation undertaken in February-March 2025.

Section 5: Conclusions and Next Steps.

1.1.3. **Table 1-1** summaries the matters considered in this Addendum.

Table 1-1 – Summary of Issues Considered in this Addendum

Issue	Change from Pre-Submission Document	Location
Consideration of preferred and reasonable alternative spatial	Appraisal of approaches to incorporating new and expanded	Section 2.3 and Appendix A and Appendix B

³ WSP (2025) Integrated Impact Assessment of the Pre-Submission Chelmsford Local Plan

⁴ Chelmsford City Council (2025) Additional Sites (Regulation 19) Document

⁵ The changed circumstances are:

- Three strategic sites in the Pre-Submission Local Plan, which were expected to contribute to housing delivery in the next five years, have either stalled or have been significantly delayed
- The reassessment and re-profiling of the Council's housing land supply (August 2025) shows that other development sites will not be built as quickly as originally envisaged in the next five years
- As the adopted Local Plan became more than five years old on 27 May 2025 the housing need figure is out of date which means for decision making on current planning applications the Council does not have 5 years of deliverable housing supply
- The Government announced the cancellation of the A12 Chelmsford to A120 Widening Scheme which had planning permission through a Development Consent Order (DCO).

approach in light of contextual changes to plan preparation	sites in response to changing plan-making context	
Proposed additional and expanded sites to meet the housing and employment land shortfall	New and expanded sites	Section 3 and Appendix C and Appendix D
Minor Corrections to the Pre-Submission IIA	Minor corrections and clarifications concerning scoring of site performance (two sites), clarity of figures in the evidence base, and amendment to a summary table.	Section 4 and Appendix E
GIS Analysis of additional SHELAA sites	Analysis of recently received SHELAA Sites	Appendix D
Habitats Regulations Assessment	Screens additional and expanded sites	Appendix F

2 Assessment of Alternatives for the Additional Sites (Regulation 19) Document

2.1 Introduction

- 2.1.1. This section explains how alternatives have been identified for the Focused Consultation Additional Sites (Regulation 19) Document, specifically in respect of the response to the need to identify a revised approach to delivering the 5YHLS.
- 2.1.2. The analysis sets out the findings of the alternatives assessment and outlines reasons for their selection or rejection. A brief summary is provided on the work carried out at previous stages in plan-making to identify and assess alternatives, followed by the identification and assessment of alternatives for meeting additional growth requirements.

2.2 Summary of the Consideration of Alternatives at Previous Stages in Plan-Making Issues and Options (2022)

- 2.2.1. At the Issues and Options stage, five spatial approaches relating to the distribution of the proposed housing and employment growth were identified and assessed through the IIA. These are set out in the following table.

	Approach A: Growing Existing Strategy	Approach B: Growth in Urban Areas	Approach C: Wider Strategy	Approach D: Growth Along Transport Corridors	Approach E: New Settlement
Brownfield sites in Chelmsford Urban Area	1,000	2,500	1,000	1,000	1,000
Edge of Chelmsford extension ((West Chelmsford, East Chelmsford)	1,500	1,500	1,500	500	
North of South Woodham Ferrers	500	500	500	500	
North East Chelmsford	3,500*	3,500*	3,500*	4,500*	3,000*
Key Service Settlements (Bicknacre, Boreham, Broomfield, Danbury, Great Leighs)	1,500**		1,000**		
Service Settlements (East Hanningfield, Ford End, Great Waltham, Little Waltham, Rettendon Place, Woodham Ferrers)			500**		
Settlements with good proximity to transport corridors (Chatham Green, Howe Green, Rettendon Common)				1,500**	
New Strategic Settlement/ Garden Community (Hammonds Farm)					4,000

* 2,500 is already within the existing allocation area but not allocated for development within the current Plan period up to 2036

** Split across one or more settlement

- 2.2.2. All approaches were found to be capable of delivering housing and employment land requirements over the plan period, resulting in positive sustainability effects. There are broadly similar likely effects (mixed positive and negative) across all approaches in respect of biodiversity, cultural heritage, flood risk, land use and resource use. Potential uncertainty was shown in respect of sustainable living and revitalisation, air quality and climate change associated with Approach D which is an untested approach. For all approaches, water resource use is an issue, reflecting regional local supply deficits.
- 2.2.3. The main issues raised in the consultation responses to the Issues and Options Consultation Document are summarised in feedback reports published in Autumn 2024. These showed both support and opposition to the proposed Spatial Approaches. Respondents commented on the types of location, with many focused on one of the five Spatial Approaches – with a mixed reception overall.
- Growth in urban areas is supported as a sustainable approach.
 - Expanding allocated sites raised concerns about the ability of infrastructure to cope, although is supported for sustainability.
 - Growth along transport corridors received a mixed response: the A12 should be included, it can provide good access, but it may direct growth away from the city.
 - Development at larger villages is not supported due to impact on Danbury and South Woodham Ferrers, although sustainability is seen as more important than village size.
 - Development at smaller villages is not supported due to impact on small community character, access and services, although it could support local vitality.
 - A new large settlement is generally opposed for a wide number of reasons including landscape, environment, loss of agricultural land, impact on services and roads, lack of flexibility, potential delays in delivery although limited support was shown for a sensitive approach.

Preferred Options (2024)

- 2.2.4. At the Preferred Options stage, the number and locations for houses, employment and businesses were identified, along with site allocation policies for future development, and development management policies. Further details on the findings of the IIA on the Preferred Options including identified alternatives, and reasons for the selection or rejection of alternatives are presented in Chapter 5 the Preferred Options IIA Report (2024).
- 2.2.5. The overall preferred approach (summarised in section 5.5.44 & 5.5.45 of the Preferred Options Report) was to *focus new housing and employment growth to the most sustainable locations by making the best use of previously developed land in Chelmsford Urban Area; new garden communities to the north east and east of Chelmsford; sustainable urban extensions around Chelmsford; expansion of existing*

employment sites; and development around Key Service and Service Settlements outside the Green Belt in accordance with the Settlement Hierarchy. Development will be focused in three broad growth areas: Growth Area 1 - Central and Urban Chelmsford; Growth Area 2 - North Chelmsford; Growth Area 3 - South and East Chelmsford.

Pre-Submission (2025)

- 2.2.6. The Pre-Submission stage was consulted on as the final version of the Local Plan. Through the IIA further consideration was given to reasonable alternatives, in light of updated national planning policy and guidance, local plan evidence and representations made on the Preferred Options consultation.
- 2.2.7. Six spatial strategy options were identified and assessed to explore different amounts and distributions for residential and employment growth based on available evidence at the time. It was identified that the key choices for meeting the remaining residual needs essentially related to the selection of individual, or combinations of, five large-scale site options. At this stage, it was not considered appropriate to try and meet the remaining residual needs through a selection of smaller sites and the reasons for this are explained in Chapter 6, Paragraphs 6.4.42 and 6.4.43, in the Pre-Submission IIA Report (2025).

Option	Total number of dwellings ¹²⁴	Total employment floorspace
Option 1: Lower Growth includes existing adopted Local Plan allocations and no further new allocations.	11,867	67,146 sqm
Option 2a: Transitional growth includes existing adopted Local Plan allocations, new brownfield and small site options, East Chelmsford Garden Community (Hammonds Farm) (CFS83) and Land adjacent to A12 Junction 18 Employment Area (21SHELAA5).	16,100	162,646 sqm
Option 2b: Transitional growth includes existing adopted Local Plan allocations, new brownfield and small site options, Chatham Green (21SHELAA65; 21SHELAA66) and Land East and West of the A12, North and North West of Howe Green Sandon (CFS55).	16,100	162,646 sqm
Option 2c: Transitional growth includes existing adopted Local Plan allocations, new brownfield and small site options, West and North West Chelmsford (21SHELAA41; CFS165; CFS182 (Part); CFS82; CFS80; 21SHELAA100; 21SHELAA17; CFS183) and Land East and West of the A12, North and North West of Howe Green Sandon (CFS55).	16,100	162,646 sqm
Option 2d: Transitional growth includes existing adopted Local Plan allocations, new brownfield and small site options, Howe Green and Rettendon Common/ Place (CFS131; CFS132) and Land East and West of the A12, North and North West of Howe Green Sandon (CFS55).	16,100	162,646 sqm
Option 3: Higher growth includes the sites outlined under Option 2a and Option 2c. Also includes an increased number of dwellings on East Chelmsford Garden Community (Hammonds Farm) (CFS83) and West and North West Chelmsford (21SHELAA41; CFS165; CFS182 (Part); CFS82; CFS80; 21SHELAA100; 21SHELAA17; CFS183).	19,488	248,946 sqm

- 2.2.8. Further details on the identified alternatives, findings of the IIA and reasons for the selection or rejection of alternatives are presented in Chapter 6 of the Pre-Submission IIA Report (2025).

2.3 Consideration of reasonable alternatives for the Additional Sites (Regulation 19) Document

Identification of Reasonable Alternatives

- 2.3.1. Following the conclusion of the Pre-Submission Regulation 19 Local Plan consultation in February-March 2025, several significant events have taken place, these being:
- Three strategic sites in the Pre-Submission Local Plan, which were expected to contribute to housing delivery in the next five years, have either stalled or have been significantly delayed
 - The reassessment and re-profiling of the Council's housing land supply (August 2025) shows that other development sites will not be built as quickly as originally envisaged in the next five years
 - As the adopted Local Plan became more than five years old on 27 May 2025 the housing need figure is out of date which means for decision making on current planning applications the Council does not have 5 years of deliverable housing supply
 - The Government announced the cancellation of the A12 Chelmsford to A120 widening scheme which had planning permission through a Development Consent Order (DCO).
- 2.3.2. Consequently, the Council is not currently able to demonstrate a 5 Year Housing Land Supply (5YHLS) for decision-making. Taking into account the changes above, the reassessment and re-profiling of the Council's housing land supply indicates that for decision making on current planning applications there is a projected 3.88 years of housing supply.
- 2.3.3. In order to demonstrate a 5YHLS, the key choices to address the residual need are:
- **Option 1:** Allocate a number of additional small sites and increase capacity at some existing small allocations that are able to deliver the required number of homes early in the plan period. Note: For the purposes of this IIA Addendum, small sites are considered to be less than 500 dwellings.
 - **Option 2:** Allocate an additional large strategic site or sites (assume a maximum of two) that is/ are able to deliver the required number of homes early in the plan period. Note: the Local Plan defines a strategic site as comprising 100 dwellings or more; these allocations would need to be in order of 500 to 1,000 dwellings.
- 2.3.4. Each option is explored in further detail below.

Option 1: Allocate New Small Sites and Increase Capacity at Existing Sites

- 2.3.5. The Council has identified a number of new small sites and existing allocations that could deliver additional capacity and these are presented in **Table 2.1** below.

Table 2.1 Proposed Additional Site Allocations

Policy Reference	Settlement	Status	Site Location	Dwellings/ Employment Space
Strategic Growth Site Policy 1dd	1 City Centre (CC)/Chelmsford Urban Area (UA)	New site	Land at Former Kay-Metzeler Premises, Brook Street	100
Strategic Growth Site Policy 18a	18 North West Chelmsford	New site	Land North West of Chelmsford (North of Hollow Lane)	100
Strategic Growth Site Policy 19	19 Land West of Patching Hall Lane	New site	Land West of Patching Hall Lane	200
Strategic Growth Site Policy 7b	7 Great Leighs	Increased capacity	Land East of London Road	390 (of which 190 are specialist residential)
Strategic Growth Site Policy 9a	9 Boreham	Increased capacity	Waltham Road Employment Area	14,000sqm
Growth Site Policy 9b	9 Boreham	New site	Land to the East of 118 to 124 Plantation Road, Boreham	60 specialist residential
Growth Site Policy 9c	9 Boreham	New site	South of Main Road and Dukes Wood Close, Boreham	22 specialist residential
Growth Site Policy 14b	14 Ford End	Increased capacity	Land South of Ford End Primary School	75
Strategic Growth Site Policy 11c	11 Bicknacre	Increased capacity	Land West of Barbrook Way	250
Strategic Growth Site Policy 17c	17 East Hanningfield	New site	Land South of Rough Hill Complex, The Tye	115
Strategic Growth Site Policy 17d	17 East Hanningfield	New site	Land South and South East of East Hanningfield Village	150
Growth Site Policy 17e	17 East Hanningfield	New site	Land South Of Windmill Farm Back Lane	40
Strategic Growth Site Policy 20	20 Rettendon Place	New site	Land to East and North of Rettendon Place	350
Growth Site Policy 21a	21 Woodham Ferrers	New site	Land North of Old Rectory Lodge, Main Road	15
Growth Site Policy 21b	21 Woodham Ferrers	New site	Land North Of Congregational Church, Main Road	15

Option 2: Allocate an additional strategic site or sites

- 2.3.6. The Pre-Submission IIA Report identified in Chapter 6 the key choices for meeting the residual need at that stage, essentially related to the selection of individual or combinations of the following five larger-scale site options:
- East Chelmsford Garden Community (Hammonds Farm) (CFS83) has capacity to accommodate 3,000 dwellings and 43,000 sqm of floorspace.
 - Land adjacent to A12 Junction 18 Employment Area (21SHELAA5) has capacity for 43,000 sqm of floorspace.
 - Chatham Green (21SHELAA65; 21SHELAA66) has capacity to accommodate 3,000 dwellings and 43,000 sqm of floorspace.
 - West and North West Chelmsford (21SHELAA41; CFS165; CFS182 (Part); CFS82; CFS80; 21SHELAA100; 21SHELAA17; CFS183) has capacity to accommodate 3,000 dwellings and 43,000 sqm of floorspace.
 - Howe Green and Rettendon Common/Place (CFS131; CFS132) has capacity to accommodate 3,000 dwellings and 43,000 sqm of floorspace.
 - Land East and West of the A12, North and North West of Howe Green Sandon has capacity for 43,000 sqm of floorspace.
- 2.3.7. These sites were included under the spatial strategy options that were assessed and presented in the Pre-Submission IIA Report (Table 6.4 & Table 6.5), reproduced in **Appendix A**, (Options 2a, 2b, 2c and 2d: Transitional Growth and Option 3: Higher Growth).
- 2.3.8. The East Chelmsford Garden Community (Hammonds Farm) and Land adjacent to A12 Junction 18 Employment Area are already identified as allocations in the Pre-Submission Local Plan. As a result, that leaves the following sites to potentially deliver the residual need:
- Chatham Green (21SHELAA65; 21SHELAA66) has capacity to accommodate 3,000 dwellings and 43,000 sqm of floorspace.
 - West and North West Chelmsford (21SHELAA41; CFS165; CFS182 (Part); CFS82; CFS80; 21SHELAA100; 21SHELAA17; CFS183) has capacity to accommodate 3,000 dwellings and 43,000 sqm of floorspace.
 - Howe Green and Rettendon Common/ Place (CFS131; CFS132) has capacity to accommodate 3,000 dwellings and 43,000 sqm of floorspace.
- 2.3.9. The particular challenge associated with allocating an additional strategic site or sites is that strategic sites often have longer lead-in times meaning that delivery early in the plan period is less likely compared to Option 1 (Allocate New Small Sites and Increase Capacity at Existing Sites)
- 2.3.10. These potential developments were previously tested as Options 2b, 2c and 2d respectively (see Table 6.5 reproduced in **Appendix A**). Options 2b, 2c and 2d all offered similar types of performance, and were generally poorer performing than the

Proposed Spatial Strategy (Option 2a), particularly in respect of Objective 4 Sustainable Living and Revitalisation and Objective 6 Transport, reflecting housing-led developments without established sustainable infrastructure connections and consequent reliance on use of the private car, at least in the short and medium term. Whilst relatively large-scale developments could in principle over time deliver a relatively high degree of self-sufficiency, there is a risk that this will not be achieved.

Assessment of Reasonable Alternatives

2.3.11. **Table 2-2** presents the summary assessment of sustainability performance of the two options identified as reasonable alternatives, with the full analysis against IIA Objectives set out in **Appendix B**. The key for the scoring system used is presented below in **Table 2-1**.

Table 2-1 - Scoring System Used in the Assessment of Reasonable Alternatives

Score	Description	Symbol
Significant Positive Effect	The approach contributes significantly to the achievement of the objective.	++
Minor Positive Effect	The approach contributes to the achievement of the objective but not significantly.	+
Neutral	The approach does not have any effect on the achievement of the objective	0
Minor Negative Effect	The approach detracts from the achievement of the objective but not significantly.	-
Significant Negative Effect	The approach detracts significantly from the achievement of the objective.	--
No Relationship	There is no clear relationship between the approach and the achievement of the objective or the relationship is negligible.	~
Uncertain	The approach has an uncertain relationship to the objective or the relationship is dependent on the way in which the aspect is managed. In addition, insufficient information may be available to enable an assessment to be made.	?

Table 2-2 - Summary Assessment of Delivery Strategy Options

Assessment Objective	1. Biodiversity & Geodiversity	2. Housing	3. Economy, Skills & Employment	4. Sustainable Living and Revitalisation	5. Health and Wellbeing	6. Transport	7. Land Use & Soils	8. Water	9. Flood Risk & Coastal Erosion	10. Air Quality	11. Climate Change	12. Waste and Natural Resources	13. Cultural Heritage	14. Landscape and Townscape
Reasonable Alternative														
1. Existing Proposed Sites and Additional Sites (Preferred Approach)	+/-/?	++	++	+/-	+/-	+/-/?	+/-	+/-	+/-	0	+/-	~	+/-/?	+/-/?
2. Existing Proposed Sites and Additional Large Sites at one or two locations	+/-/?	++/?	+/-	-/?	-/?	-/?	+/-	+/-	+/-	0	+/-	~	+/-/?	+/-/?

Outline reasons for the selection of the preferred approach and rejection of alternatives

2.3.12. The Council's outline reasons for the selection of the preferred approach and rejection of alternatives are provided below.

2.3.13. **Option 1** is selected as the preferred approach because:

- It complies well with the Local Plan's Strategic Priorities, Vision, Spatial Principles.
- It is in accordance with the settlement hierarchy.
- It performs well in respect of housing and economy and employment, and relatively well in respect of sustainable living and revitalisation, health and wellbeing, and transport.
- It makes the best use of existing and proposed infrastructure capacity.



- It includes employment sites.
- Sites are expected to be delivered within the first five years of the Plan.

2.3.14. **Option 2** is rejected because:

- It deviates from the Local Plan's Strategic Priorities, Vision, Spatial Principles.
- It is not in accordance with the settlement hierarchy
- It performs relatively poorly in respect of economy, sustainable living, health & wellbeing and transport.
- Transport and other infrastructure requirements are unproven.
- Deliverability cannot be relied upon within the first five years of the Plan, due to being part of larger development areas.

3 Assessment of the Local Plan Additional Sites (Regulation 19) consultation

3.1 Introduction

The Pre-Submission Plan and accompanying IIA Report were published for consultation from 4th February to 18th March 2025. In response to the significant events identified in paragraph 2.3.1 above, the Council has identified additional site allocations for inclusion within the review of the Local Plan to improve the 5 Year Housing Land Supply (5YHLS) position to ensure that it can be found “sound” at examination. It will also allow time to assess the implications of the cancellation of the A12 Chelmsford to A120 Widening Scheme and to continue discussions with National Highways and Homes England regarding a funding solution.

3.1.1. This Chapter presents the assessment of the proposed changes to the plan, in summary:

- 11 new and three expanded housing site allocation policies
- One expanded employment site allocation policy
- Key consequential tracked changes to Strategic Policy S6 – Housing and Employment Requirements
- Key consequential tracked changes to Strategic Policy S7 – The Spatial Strategy

3.2 Assessment of the Proposed Strategy and the Reasonable Alternative

3.2.1. As set out in **Chapter 2 Table 2.2**, and **Appendix B**, the assessment of the proposed strategy and its reasonable alternative concludes that the proposed strategy is preferable, reflecting a logical extension of the existing spatial strategy, deliverability of the proposed sites with best use made of existing infrastructure.

3.2.2. By contrast, the reasonable alternative of identifying a single large site or sites would not comply with the existing spatial strategy, has unproven delivery in the timeframe required, performs relatively poorly in respect of economy, sustainable living, health & wellbeing and transport.

3.2.3. In light of the above, the proposed strategy of allocating new and expanded sites across the plan area is considered to be the most reasonable means of addressing the emerging issues (as set out in para 2.3.1 above) confronted as part of the preparation and delivery of the Local Plan.

3.3 Assessment of additional sites

- 3.3.1. The proposed additional sites have been assessed through the IIA and the findings are presented in **Appendix C** and informed by the RAG scores for the sites presented in **Appendix D** and the RAG scores presented in **Appendix M** of the Pre-Submission IIA.
- 3.3.2. The assessment of individual sites (summarised in **Table 3-2**) demonstrates a range of potential sustainability effects which whilst identifying issues such as greenfield land-take and to a lesser extent biodiversity, landscape and cultural heritage issues to be addressed through detailed site investigation and potential mitigation, nevertheless present a broadly positive or neutral assessment of performance. The key for the scoring system is presented below in **Table 3-1**.

Table 3-1 - Scoring System Used in the Assessment of Proposed Site Allocations

Score	Description	Symbol
Significant Positive Effect	The approach contributes significantly to the achievement of the objective.	++
Minor Positive Effect	The approach contributes to the achievement of the objective but not significantly.	+
Neutral	The approach does not have any effect on the achievement of the objective	0
Minor Negative Effect	The approach detracts from the achievement of the objective but not significantly.	-
Significant Negative Effect	The approach detracts significantly from the achievement of the objective.	--
No Relationship	There is no clear relationship between the approach and the achievement of the objective or the relationship is negligible.	~
Uncertain	The approach has an uncertain relationship to the objective or the relationship is dependent on the way in which the aspect is managed. In addition, insufficient information may be available to enable an assessment to be made.	?

Table 3-2 - Summary Assessment of Proposed Site Allocations

Site	1. Biodiversity & Geodiversity	2. Housing	3. Economy, Skills & Employment	4. Sustainable Living and Revitalisation	5. Health and Wellbeing	6. Transport	7. Land Use & Soils	8. Water	9. Flood Risk & Coastal Erosion	10. Air Quality	11. Climate Change	12. Waste and Natural Resources	13. Cultural Heritage	14. Landscape and Townscape
Former Kay-Metzeler, 21SHELAA18 (Part), New site SGS1dd	0	++	+	++	++	++	++	0	0	0	~	0	-/?	++
Land East of London Road, Great Leighs 21SHELAA70, Increased capacity at SGS7b	-/?	++	+	++	++	++	--	0	0	0	~	-/?	-/?	-/?
Land West Of Barbrook Way, Bicknacre, CFS158, Increased capacity at SGS11c	-	++	+/-	+/-	+/-	+/-	-	-/?	0	0	~	0	-/?	0
Land to the East of 118 to 124 Plantation Road, Boreham, 21SHELAA78/ 21SHELAA64, New site GS9b	0	+	+/?	+/?	+/?	+/-	-	0	0	0	~	0	-/?	0
South of Main Road and Dukes Wood Close, Boreham, New site GS9c	0	+	+/?	+/?	+/?	+/-	-	0	0	0	~	0	-/?	0

Site	1. Biodiversity & Geodiversity	2. Housing	3. Economy, Skills & Employment	4. Sustainable Living and Revitalisation	5. Health and Wellbeing	6. Transport	7. Land Use & Soils	8. Water	9. Flood Risk & Coastal Erosion	10. Air Quality	11. Climate Change	12. Waste and Natural Resources	13. Cultural Heritage	14. Landscape and Townscape
Land North West of Chelmsford, New site, CFS182 / 18SLAA9, SGS18a	-	++	0	+/-	+	+/-	--	0	0	0	~	-/?	0	0
Land West of Patching Hall Lane, New site, 21SHELAA100 SGS19	-	++	0	+/-	+	+/-	--	0	0	0	~	-/?	0	0
Land South of Ford End Primary School, CFS216, Increased capacity at GS14b	0	+	0	+/-	+/-	+/-	-	0	0	0	~	0	-/?	0
Land South of Rough Hill Complex, The Tye, East Hanningfield 15SLAA48, New site SGS17c	0	++	+	0	0	+/-	-	0	0	0	~	0	-/?	0
Land to East and North of Rettendon Place, 15SLAA40 / CFS232, New site SGS20	-/?	++	+	0	0	+/-	-	0	0	0	~	0	-/?	0

Site	1. Biodiversity & Geodiversity	2. Housing	3. Economy, Skills & Employment	4. Sustainable Living and Revitalisation	5. Health and Wellbeing	6. Transport	7. Land Use & Soils	8. Water	9. Flood Risk & Coastal Erosion	10. Air Quality	11. Climate Change	12. Waste and Natural Resources	13. Cultural Heritage	14. Landscape and Townscape
Land North of Old Rectory Lodge, Main Road, Woodham Ferrers, 24SHELAA9, New site GS21a	0	+	0	+/-	+/-	+/-	-	0	0	0	~	0	-/?	0
Land North Of Congregational Church, Main Road, Woodham Ferrers, 24SHELAA10, New site GS21b	0	+	0	+/-	+/-	+/-	-	0	0	0	~	0	-/?	0
Land South and South East of East Hanningfield Village East Hanningfield, CFS130, New site SGS17d	0	++	+	+/-	+/-	+/-	--	0	0	0	~	0	-/?	0
Land South Of Windmill Farm Back Lane East Hanningfield, 17SLAA7, New site GS17e	0	+	+	+/-	+/-	+/-	-	0	0	0	~	0	-/?	0
Waltham Road Employment Area, Boreham, 21SHELAA20, Increased capacity at SGS9a	-/?	+	++	+	+/-	+/-	-	0	0	0	~	0	-/?	0

3.4 Assessment of Local Plan Strategic Policies

- 3.4.1. The proposed amendments to Policies S6 and S7 are considered to be minor in nature (see Additional Sites (Regulation 19) Document) and reflect the need to adjust the approach to short-term housing delivery. Consequently, no changes to the assessment presented in the Pre-Submission IIA have been identified.
- 3.4.2. The proposed corrections to Pre-Submission IIA Report (see section 4 below) are of a minor nature and do not prompt the need for the re-assessment of policies or sites.

3.5 Assessment of cumulative effects

- 3.5.1. The proposed new and expanded sites do not change the overall assessment of cumulative effects in the IIA Report (see Chapter 7) reflecting the fact that they are part of the existing spatial strategy. In addition, both individually and collectively, they are not of a scale to affect specific aspects of the plan (for example in respect of biodiversity or resource use).

3.6 HIA and EqIA

- 3.6.1. The proposed changes arising from the Additional Sites (Regulation 19) Consultation are not considered to require any changes to be made to the HIA and EqIA. This reflects the proposed continuation of the existing spatial strategy which was found to have beneficial effects in respect of HIA and EqIA, as well as the limited scale of the proposed allocations (comprising small scale site extensions and new sites) which neither individually nor together will influence the findings of these assessments.

3.7 Habitats Regulations Assessment Report

- 3.7.1. A HRA Report Addendum has been produced (see Appendix F) to consider the proposed changes arising from the publication of the Council's Focused Consultation Additional Sites (Regulation 19) Document. The Addendum found that the proposed changes to the Local Plan do not affect the findings of the previous HRA work (presented in Appendix N of the Pre-Submission IIA Report). The Local Plan will not have adverse effects on any European sites either alone or in combination.

4 Corrections to the IIA Report

- 4.1.1. Following pre-submission consultation on the IIA, the following corrections and amendments were identified:
- Corrections to the scoring of two sites: 21SHELAA97 (land south of Writtle), and 21SHELAA98 (land at Skeggs Farm) in Appendix M of the Pre-Submission IIA.
 - Attention to the legibility of three figures (3.7, 3.8 and 3.9) relating to the travel times to key services.
 - Confirmation of the Scoring in Table 5.8, identified as inconsistent with Appendix G of the Pre-Submission IIA.
- 4.1.2. Responses to the above are set out in **Appendix E**, comprising:
- Corrected scores for 21SHELAA97 (land south of Writtle), and 21SHELAA98 (land at Skeggs Farm).
 - Enhanced legibility for Figures 3.7, 3.8 and 3.9
 - The corrected scores for Table 5.8, now consistent with Appendix G of the Pre-Submission IIA.
- 4.1.3. The corrections identified above do not change the conclusions set out in the IIA Report, including the HIA, EqIA and HRA.

5 Conclusions and Next steps

5.1 Conclusions

- 5.1.1. This Addendum to the Pre-Submission IIA Report considers the proposed changes arising from the publication of the Council's Focused Consultation Additional Sites (Regulation 19) Document which proposes the allocation of new and enlarged sites in light of changing plan-making circumstances.
- 5.1.2. The Addendum assesses the options associated with the delivery of the additional sites and concludes that the preferred approach the proposed strategy is preferable, reflecting a logical extension of the existing spatial strategy, deliverability of the proposed sites with best use made of existing infrastructure. By contrast, the reasonable alternative of identifying a single large site or sites would not comply with the existing spatial strategy, has unproven delivery in the timeframe required, performs relatively poorly in respect of economy, sustainable living, health & wellbeing and transport.
- 5.1.3. The Addendum assesses the sustainability performance of the sites proposed to deliver the preferred spatial strategy approach. Overall, the sustainability performance of the proposed sites, in light of their contribution to the Local Plan spatial strategy and mitigation proposed through specific Site Policies associated with each of them, is as good as or better than the rejected sites in the Pre-Submission IIA.
- 5.1.4. In light of the contents of the Council's Additional Sites (Regulation 19) Document, no changes to the HIA or EqIA are considered to be required, nor wider changes to the policy assessment.
- 5.1.5. The Addendum also sets out corrections and clarifications to the Pre-Submission IIA identified as a part of the consultation on the Pre-Submission IIA.

5.2 This Consultation: How to Give Us Your Views

- 5.2.1. We would welcome your views on any aspect of the IIA Report. In particular, we would like to hear your views as to whether the effects which are predicted are likely and whether there are any significant effects which have not been considered.
- 5.2.2. Please provide your comments by 4pm on 8th January 2026. The Council encourages people to submit comments via its consultation portal at:
www.chelmsford.gov.uk/planningpolicyconsult
- 5.2.3. Alternatively, comments can be sent:
 - By email – planning.policy@chelmsford.gov.uk

- By post – Spatial Planning Services, Chelmsford City Council, Civic Centre, Duke Street, Chelmsford, CM1 1JE
- You can comment on as much or as little as you wish but please ensure you clearly mark which paragraph/ table/appendix your comments relate to.
- Please note we are unable to accept anonymous representations and any comments received after the closing date cannot be accepted.

5.2.4. Full details of how to make comments can be found in the Consultation Statement available at: www.chelmsford.gov.uk/as-sor

5.3 Next Steps

- 5.3.1. Following the consultation, the Additional Sites (Regulation 19) consultation and Pre-Submission Local Plan will be submitted alongside all the representations received to the February to March 2025 consultation and the current focused consultation, to the Secretary of State for examination by an independent Planning Inspector.

APPENDIX A Details of Spatial Strategy Options Presented in the Pre-Submission IIA

Table A1 Spatial Strategy Options in Detail (Table 6.4 in the Pre-Submission IIA)

Site Name and SHELAA ID	Option 1: Lower Growth	Option 2a: Transitional growth	Option 2b: Transitional growth	Option 2c: Transitional growth	Option 2d: Transitional growth	Option 3: Higher Growth
Residential dwellings						
Existing adopted Local Plan Allocations	11,867	11,867	11,867	11,867	11,867	11,867
Additional brownfield and small site options identified earlier in Section 6 of this report.	0	1,233	1,233	1,233	1,233	1,233
East Chelmsford Garden Community (Hammonds Farm) (CFS83)	0	3,000	0	0	0	3,194
Chatham Green (21SHELAA65; 21SHELAA66)	0	0	3,000	0	0	0
West and North West Chelmsford (21SHELAA41; CFS165; CFS182 (Part); CFS82; CFS80; 21SHELAA100; 21SHELAA17; CFS183)	0	0	0	3,000	0	0
Howe Green and Rettendon Common/ Place (CFS131; CFS132)	0	0	0	0	3,000	3,194
Total residential dwellings	11,867	16,100	16,100	16,100	16,100	19,488

Table A2 Scoring System Used in the Assessment of Reasonable Alternatives

Score	Description	Symbol
Significant Positive Effect	The approach contributes significantly to the achievement of the objective.	++
Minor Positive Effect	The approach contributes to the achievement of the objective but not significantly.	+
Neutral	The approach does not have any effect on the achievement of the objective	0
Minor Negative Effect	The approach detracts from the achievement of the objective but not significantly.	-
Significant Negative Effect	The approach detracts significantly from the achievement of the objective.	--
No Relationship	There is no clear relationship between the approach and the achievement of the objective or the relationship is negligible.	~
Uncertain	The approach has an uncertain relationship to the objective or the relationship is dependent on the way in which the aspect is managed. In addition, insufficient information may be available to enable an assessment to be made.	?

Table A3 Summary Scores of the Reasonable Alternatives (Table 6.5 in the Pre-Submission IIA)

	Option 1: Lower Growth	Option 2a: Transitional growth	Option 2b: Transitional growth	Option 2c: Transitional growth	Option 2d: Transitional growth	Option 3: Higher Growth
1. Biodiversity and Geodiversity	+/-/?	+/-/?	+/-/?	+/-/?	+/-/?	+/-/?
2. Housing	-/?	++	++	++	++	++/?
3. Economy. Skills & Employment	-/?	++	++/?	++	++/?	++/?
4. Sustainable Living and Revitalisation	+/-	+/-	-/?	+/-	-/?	+/-
5. Health and Wellbeing	+/-	+/-	-/?	+/-	-/?	+/-
6. Transport	+/-/?	+/-/?	-/?	-/?	-/?	+/-/?
7. Land Use and Soils	-/?	-/?	--/?	--/?	-/?	--/?
8. Water	0/?	-/?	-/?	-/?	-/?	--/?
9. Flood Risk and Coastal Erosion	0	0	0	0	0	0
10. Air	0/?	0/?	-/?	-/?	-/?	-/?

	Option 1: Lower Growth	Option 2a: Transitional growth	Option 2b: Transitional growth	Option 2c: Transitional growth	Option 2d: Transitional growth	Option 3: Higher Growth
11. Climate Change	0/?	0/?	-/?	-/?	-/?	-/?
12. Waste and Natural Resources	+/-	+/-	+/-	+/-	+/-	+/-
13. Cultural Heritage	+/-/?	+/-/?	+/-/?	+/-/?	+/-/?	+/-/?
14. Landscape and Townscape	+/-/?	+/-/?	+/-/?	+/-/?	+/-/?	+/-/?

Appendix B Assessment of Delivery Strategy Options

Table B1 Scoring System Used in the Assessment of Delivery Strategy Options

Score	Description	Symbol
Significant Positive Effect	The approach contributes significantly to the achievement of the objective.	++
Minor Positive Effect	The approach contributes to the achievement of the objective but not significantly.	+
Neutral	The approach does not have any effect on the achievement of the objective	0
Minor Negative Effect	The approach detracts from the achievement of the objective but not significantly.	-
Significant Negative Effect	The approach detracts significantly from the achievement of the objective.	--
No Relationship	There is no clear relationship between the approach and the achievement of the objective or the relationship is negligible.	~
Uncertain	The approach has an uncertain relationship to the objective or the relationship is dependent on the way in which the aspect is managed. In addition, insufficient information may be available to enable an assessment to be made.	?

Table B2 Option 1. Assessment of Existing Proposed Sites (in the Pre-Submission Local Plan) and the Additional Sites (Preferred Approach)

IIA Objective	Guide Questions	Score	Commentary
1. Biodiversity and Geodiversity: To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	• Will it conserve and enhance international designated nature conservation sites (Special Areas of Conservation, Special Protection Areas and Ramsars)? • Will it conserve and enhance nationally designated nature conservation sites such as Sites of Special Scientific Interest? • Will it conserve and enhance Local Nature Reserves, Local Wildlife Sites and Ancient Woodland? • Will it avoid damage to, and protect, geologically important sites? • Will it conserve and enhance species diversity, and in particular avoid harm to indigenous species of principal importance, or priority species and habitats? • Will it provide opportunities for new habitat creation or restoration and link existing habitats as part of the development process? • Will it enhance ecological connectivity and maintain and improve the green infrastructure network, providing green spaces that are well connected and biodiversity rich? • Will it provide opportunities for people to access the natural environment including green and blue infrastructure?	+/-/?	Likely Significant Effects The Crouch and Roach Estuaries (Mid-Essex Coast Phase 3) Special Protection Area (SPA), Ramsar and Site of Special Scientific Interest (SSSI) and the Essex Estuaries Special Area of Conservation (SAC) extend around three sides of South Woodham Ferrers. There are also a number of SSSIs to the east and west of the Chelmsford Urban Area (including Newney Green Pit to the west and Blake's Wood & Lingwood Common, Woodham Walter Common and Danbury Common to the east) and to the south of Great Leighs (the River Ter SSSI). In addition to these European and nationally designated sites, there are a number of Local Nature Reserves (LNRs), Essex Wildlife Trust Nature Reserves and Local Wildlife Sites within and adjacent to the settlements including a Local Wildlife Site to the north of South Woodham Ferrers. Whilst it is assumed that new development would not be located on land designated for nature conservation (or where sites include such designations, appropriate mitigation is implemented), there is the potential for indirect adverse effects on these sites (for example, due to disturbance arising from increased recreational activity, emissions to air, impacts on water quality and wild bird and mammal loss from cat predation). In this regard, the HRA of the Local Plan Preferred Options highlights that those European sites that are associated with the Mid-Essex coast estuaries (i.e. Crouch and Roach Estuaries SPA / Ramsar; Blackwater Estuary SPA / Ramsar; Foulness SPA / Ramsar; Dengie SPA / Ramsar; and the associated areas of the Essex Estuaries SAC) plus the Thames Estuary and Marshes SPA / Ramsar and Benfleet and Southend Marshes SPA / Ramsar are potentially vulnerable to regional 'in combination' effects due to visitor pressure, to which the Local Plan will contribute. The HRA also identifies that growth has the potential to contribute to 'in combination' air quality effects on sensitive sites (principally Epping Forest SAC). However, further assessment through the HRA has demonstrated that the 'in combination' contribution of the Local Plan is likely to be too small to be 'significant'. The Spatial Strategy would support the redevelopment of brownfield sites, particularly in the Chelmsford Urban Area. It is recognised that in some cases brownfield land can have significant biodiversity value although it is considered that, on balance, development of brownfield sites will help minimise the risk of both direct (e.g. the loss of habitat) and indirect (e.g. noise and emissions) impacts on habitats and species. Notwithstanding the above, development requirements and the limited number of brownfield sites that have not already been earmarked for future development in the Chelmsford City Area means that greenfield land adjacent to the urban areas of Chelmsford (including East of Great Baddow / North of Sandon, West and North West Chelmsford and North of Broomfield) and South Woodham Ferrers and at, North East Chelmsford, East Chelmsford, Great Leighs, Ford End, East Hanningfield, Rettendon Common, Danbury, Bicknacre, Writtle and Galleywood will be required (it is also noted that new development in other locations to meet local needs and which is in accordance with the Local

IIA Objective	Guide Questions	Score	Commentary
			Plan Spatial Principles and Strategic Policies can be allocated through relevant Neighbourhood Plans where appropriate and justified). Allied with the potential construction of a Chelmsford North-East Bypass as well as other infrastructure, this will have a negative effect in relation to this objective (e.g. due to the direct loss of habitat or adverse impacts such as noise and emissions associated with the construction and operation of new development). The magnitude of any negative effects in this regard will be dependent on the existing biodiversity value of sites. The maintenance of the existing Green Wedge within the City Area allied with the delivery of sustainable urban extensions, could help to both minimise adverse effects on biodiversity associated with new development and deliver enhancements by extending the City Area's green infrastructure network. Overall, the Preferred Approach has been assessed as having a mixed positive and negative effect on this objective. However, due to the potential for adverse effects on designated sites and the expected scale of greenfield land required to support growth, the magnitude of negative effect on this objective is uncertain. This is considered further in the appraisal of cumulative effects in the IIA Report and HRA. Assumptions - It is assumed that new development would not be located on land designated for nature conservation (or where new development includes such designations, appropriate mitigation will be implemented to ensure no direct effects). - It is assumed that, on balance, the biodiversity value of brownfield sites is less than that of greenfield land. Uncertainties - The exact biodiversity value of sites is unknown.
2. Housing: To meet the housing needs of the Chelmsford City Area and deliver decent homes.	- Will it meet the City's objectively assessed housing need, providing a range of housing types to meet current and emerging need for market and affordable housing? - Will it reduce the level of homelessness? - Will it help to ensure the provision of good quality, well designed homes? - Will it deliver pitches required for Gypsies and Travellers and Travelling Showpeople?	++	Likely Significant Effects The Spatial Strategy would deliver the majority of the City Area's new housing allocations in and adjacent to the Chelmsford Urban Area (including East of Great Baddow / North of Sandon, West and North West Chelmsford and North of Broomfield) with smaller scale provision adjacent to South Woodham Ferrers and Key Service Settlements and Service Settlements including (inter alia) Great Leighs, Bicknacre, Ford End and East Hanningfield. This would help to meet housing needs in these settlements. Whilst there is the potential that housing needs in other settlements will not be met under the Spatial Strategy, it is noted that new development to meet local needs and which is in accordance with the Local Plan Spatial Principles and Strategic Policies can be allocated through relevant Neighbourhood Plans where appropriate and justified. Opportunities for small-scale rural exception sites providing affordable homes to meet identified local needs will also be supported.

IIA Objective	Guide Questions	Score	Commentary
			Overall, the Preferred Approach has been assessed as having a significant positive effect on this objective reflecting the ability of the additional new sites of varying scales to reliably deliver the required 5YHLS target. Assumptions - None identified. Uncertainties - The extent to which new housing development meets local needs will be dependent on the mix of housing delivered (in terms of size, type and tenure).
3. Economy, Skills and Employment: To achieve a strong and stable economy which offers rewarding and well located employment opportunities to everyone.	- Will it provide a flexible supply of high quality employment land to meet the needs of existing businesses and attract inward investment? - Will it maintain and enhance economic competitiveness? - Will it strengthen the convenience shopping role in Chelmsford City Centre and ensure that the neighbourhood and local centres continue to perform a strong convenience goods role which serves local needs? - Will it support the growth of new sectors including those linked to the Anglia Ruskin University? - Will it help to diversify the local economy? - Will it provide good quality, well paid employment opportunities that meet the needs of local people? - Will it improve the physical accessibility of jobs? - Will it support rural diversification and economic development? - Will it promote a low carbon economy? - Will it reduce out-commuting? - Will it improve access to training to raise employment potential?	++	Likely Significant Effects The Spatial Strategy would focus employment growth within the Chelmsford Urban Area as well as at strategic employment sites adjacent to the north east, east and south of the Urban Area and at Boreham, and to the north of South Woodham Ferrers. Focusing employment growth within and on the edge of/in close proximity to the Chelmsford Urban Area and South Woodham Ferrers is expected to help ensure that the new employment opportunities created by employment development, as well as existing opportunities in the City Centre, town and London, are physically accessible to existing and prospective residents (although the extent to which job creation is locally significant will depend on the type of jobs created in the context of the local labour market and the recruitment policies of prospective employers). This reflects the existing transport links in these settlements and the size of the resident populations. The accessibility of these locations may be further enhanced through the provision of supporting infrastructure including a proposed new Chelmsford North-East Bypass and highways improvements as well as by existing planned infrastructure including a new rail station to the north east of Chelmsford as part of the Beaulieu development. Under the Spatial Strategy, employment development would be principally provided as part of larger mixed use schemes which would be expected to help ensure that the opportunities created are easily accessible to prospective residents. Specifically, the proposed employment allocations at Hammonds Farm (43,000 sqm) North East Chelmsford (59,946 sqm), Boreham (14,000 sqm) and the employment-led proposals off the A12 J18 (43,000 sqm) will provide employment opportunities within the immediate vicinity of existing and new housing development. Development to the north east of Chelmsford has the potential to complement the Beaulieu and Channels development by providing employment opportunities for residents or by enabling prospective residents to access jobs created at this urban extension (which includes areas of search for one business park location to accommodate 40,000 sqm). Employment land provision, residential development and the delivery of supporting infrastructure within and adjacent to the Chelmsford Urban Area should ensure that the City continues to be a major driver of growth within the Heart of Essex sub-region.

IIA Objective	Guide Questions	Score	Commentary
	Will it promote investment in educational establishments?		The Spatial Strategy defines Special Policy Areas within and around existing facilities and institutions to enable their operational and functional requirements to be planned in a strategic and phased manner. These Areas include: Chelmsford Racecourse, which is being developed as a major new racecourse and equestrian centre with supporting entertainment facilities; Broomfield Hospital, the largest employer in the Council's area; ARU Writtle, a long-established and nationally-recognised land-based technologies institution; Sandford Mill, a former water treatment works with the potential for mixed-use development incorporating a range of leisure development in conjunction with usage of the Chelmer and Blackwater Navigation; and RHS Gardens at Hyde Hall, a nationally-important landscape scale gardens and a key visitor attraction. This policy provision is expected to support the continued growth and expansion of these institutions/areas, generating economic benefits such as the provision of jobs, education and training and tourism development. Overall, the Preferred Approach has been assessed as having a significant positive effect on this objective. Assumptions - None identified. Uncertainties - The extent to which job creation is locally significant will depend on the type of jobs created (in the context of the local labour market) and the recruitment policies of prospective employers.
4. Sustainable Living and Revitalisation: To promote urban renaissance and support the vitality of rural centres, tackle deprivation and promote sustainable living.	- Will it support and enhance the City of Chelmsford by attracting new commercial investment and reinforcing the City's attractiveness? - Will it encourage more people to live in urban areas? - Will it enhance the public realm? - Will it enhance the viability and vitality of South Woodham Ferrers town centre and principal and local neighbourhood centres? - Will it tackle deprivation in the most deprived areas, promote social inclusion and mobility and reduce inequalities in access to education, employment and services? - Will it support rural areas by providing jobs, facilities and housing to meet needs?	+/-	Likely Significant Effects Focusing the majority of new residential and employment development in and adjacent to the Chelmsford Urban Area, to the north of South Woodham Ferrers and at Key Service and Service Settlements should ensure that prospective residents and workers have good access to key services and facilities by virtue of the wide range of services and facilities these settlements provide and their good transport links. Development to the north east of Chelmsford also has the potential to complement the Beaulieu and Channels development by providing community facilities and services for residents or by enabling prospective residents to access facilities in this urban extension. There is a risk that growth could place pressure on existing community facilities and services within host settlements. However, the preferred Spatial Strategy may also improve the viability of existing shops, services and facilities, commensurate with an increased local population. Additionally, there would be the delivery of a range of community facilities and services, alongside retail provision, at the key growth locations. This would be expected to help address increased demand arising from new development and could also benefit existing residents. There are pockets of deprivation across the Chelmsford City Area with some lower super output areas (LSOAs) being within the most deprived in the country. These LSOAs are predominantly focused within the Chelmsford Urban Area and include the wards of Marconi, Patching Hall and

IIA Objective	Guide Questions	Score	Commentary
	- Will it maintain and enhance community facilities and services? - Will it increase access to schools and colleges? - Will it enhance accessibility to key community facilities and services? - Will it align investment in services, facilities and infrastructure with growth? - Will it contribute to regeneration initiatives? - Will it foster social cohesion?		St Andrews. By focusing development within and adjacent to the Chelmsford Urban Area, the Spatial Strategy will help to promote the regeneration of brownfield sites, urban renaissance and address deprivation in these wards, although this will be dependent on the exact location of development and the extent to which it supports wider regeneration initiatives and meets local needs. More broadly, it is anticipated that, in directing growth and investment towards/adjacent to urban areas, the Spatial Strategy will enhance the City Centre (including the public realm) and the vitality and viability of South Woodham Ferrers town centre. However, there is the potential for the Spatial Strategy to result in a lack of investment in other settlements including service settlements, although it is noted that many of the additional sites are within service settlements beyond the main settlements, where the Council will support diversification of the rural economy. As noted above, preferred Spatial Strategy defines Special Policy Areas within and around existing facilities and institutions. These Areas include Broomfield Hospital and ARU Writtle. This is expected to support the continued growth and expansion of these institutions, generating benefits in terms of continued access to services and facilities. Overall, the Preferred Approach has been assessed as having a mixed positive and negative effect on this objective, reflecting the addition of sites more remote settlements and area as a substitute for lost town centre sites. Assumptions - None identified Uncertainties - None identified.
5. Health and Wellbeing: To improve the health and wellbeing of those living and working in the Chelmsford City Area.	- Will it avoid locating development where environmental circumstances could negatively impact on people's health? - Will it maintain and improve access to green infrastructure, open space, leisure and recreational facilities? - Will it maintain and enhance Public Rights of Way and Bridleways? - Will it promote healthier lifestyles? - Will it meet the needs of an ageing population? - Will it support those with disabilities? - Will it support the needs of young people?	+/-	Likely Significant Effects There is potential for the construction of new development to have a negative effect on the health and wellbeing of residents and other sensitive receptors in close proximity to development sites and along transport routes within the City Area. Effects could include, for example, respiratory problems associated with construction traffic and dust. This may be more pertinent in sensitive areas with pre-existing health issues. In the longer term, there may be further adverse effects on health arising from, in particular, emissions to air associated with increased traffic movements. In this context, the baseline analysis presented in Section 3 of the IIA Report highlights that the main source of air pollution in Chelmsford is road traffic emissions from major roads. Focusing the majority of new residential and employment development in and adjacent to the Chelmsford Urban Area and to the north of South Woodham Ferrers, promoting mixed used schemes are together likely to reduce the need to travel by car and encourage walking/cycling as services and employment opportunities would be more physically accessible. Allied with proposed improvements to highway circulation, public transport and walking and cycling

IIA Objective	Guide Questions	Score	Commentary
	- Will it maintain and enhance healthcare facilities and services? - Will it align investment in healthcare facilities and services with growth to ensure that there is capacity to meet local needs? - Will it encourage sustainable food production to reduce food miles, such as community gardens or allotments? - Will it improve access to healthcare facilities and services? - Will it promote community safety? - Will it reduce actual levels of crime and anti-social behaviour? - Will it reduce the fear of crime? - Will it promote design that discourages crime?		(including through the Green Wedge), this is expected to generate a positive effect in relation to the promotion of healthy lifestyles and could help to reduce emissions to air associated with car use. In particular, the proposed employment allocations at Hammonds Farm (43,000 sqm), North East Chelmsford (59,946 sqm), Boreham (14,000 sqm) and the employment-led proposals off the A12 J18 (43,000 sqm) will provide employment opportunities within the immediate vicinity of existing and new housing development. The Chelmsford Open Space Study (2024) has found deficiencies in open space provision including in respect of amenity greenspace, parks and recreation grounds and play space, particularly within the urban areas. New open space and recreational facilities would be delivered alongside residential development as part of the proposed urban extensions. Together with the protection of the existing Green Wedge, this could help to address these deficiencies and provide new opportunities, supporting the health and wellbeing of existing and prospective residents. The concentration of residential development within and adjacent to urban areas should help to ensure that prospective residents have easy access to health care facilities (by virtue of the close proximity of new development to these facilities or through public transport connections). There is a risk that demand arising from new residents may undermine the quality of existing services and facilities. The Spatial Strategy would be expected to deliver additional investment in primary healthcare facilities including the provision of new facilities as part of the proposed larger urban extensions. As noted above, the Spatial Strategy defines Special Policy Areas within and around existing facilities and institutions. These Areas include Broomfield Hospital which is expected to support the continued growth and expansion of the hospital to meet future demand. Overall, the Preferred Approach has been assessed as having a mixed positive and negative effect on this objective reflecting the addition of development to peripheral areas and settlements with mixed access to service provision balanced by opportunities for access to the countryside. Assumptions - None identified Uncertainties - None identified.
6. Transport: To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	- Will it reduce travel demand and the distance people travel for jobs, employment, leisure and services and facilities? - Will it reduce out-commuting? - Will it encourage a shift to more sustainable modes of transport?	+/-/?	Likely Significant Effects The concentration of new residential and employment development in and adjacent to urban areas, the promotion of mixed use sustainable urban extensions and the delivery of strategic improvements to the walking/cycling network (including through the Green Wedge) are all likely to reduce the need to travel by car and encourage walking/cycling (as services and employment opportunities would be physically accessible). New development should also be well connected to the existing public transport network (including existing planned infrastructure such as the new

IIA Objective	Guide Questions	Score	Commentary
	- Will it encourage walking, cycling and the use of public transport? - Will it help to reduce traffic congestion and improve road safety? - Will it deliver investment in transportation infrastructure that supports growth in the Chelmsford City Area? - Will it locate new development in locations that support and make best use of committed investment in strategic infrastructure? - Will it support the expansion, or provision of additional, park and ride facilities? - Will it enhance Chelmsford's role as a key transport node? - Will it reduce the level of freight movement by road?		rail station and transport hub to the north east of Chelmsford as part of the Beaulieu development). Development may also help to maintain existing, and stimulate investment in, new public transport provision. In this regard, it is noted that the Spatial Strategy includes two potential park and ride schemes (one located to the south west of Chelmsford around the A414 and the other located to the north east of Chelmsford around the A12 and A138). The delivery of local employment opportunities may also help to reduce out-commuting in the longer term. The Spatial Strategy would direct a proportion of the City Area's housing requirement to the Key Service Settlements and Service Settlements which could result in increased car use given the existing size of the settlements and the more limited range of services and jobs they provide. However, new development does present an opportunity to enhance the sustainability of these settlements by supporting investment in community facilities and services. The baseline analysis presented in Section 3 of the IIA Report highlights that one of the City Area's strengths is its good connectivity to London. However, the high levels of both in and out-commuting experienced by the City Area is also an issue. Under the Spatial Strategy, an increase in population and households within the Chelmsford Urban Area in particular will generate more transport movements. Based on current trends, these movements are expected to be by car with a continuation of (net) out-commuting but substantial in-commuting. This could result in increased pressure on the road network, with congestion on the A12, A130 and A414 (a number of junctions on the strategic highway network have capacity constraints and pinch points) and on local road networks. The Spatial Strategy could deliver a number of highways improvements including at the Army and Navy Junction and to the A132. Additionally, growth could facilitate the delivery of a Chelmsford North-East Bypass and other highways infrastructure improvements which would help to enhance connectivity to the strategic road network and alleviate congestion. Overall, the Preferred Approach has been assessed as having a mixed positive and negative effect on this objective reflecting the addition of development to peripheral areas and settlements with mixed access to transport services. Assumptions - None identified. Uncertainties - None identified.
7. Land Use and Soils: To encourage the efficient use of land and conserve and enhance soils.	- Will it promote the use of previously developed (brownfield) land and minimise the loss of greenfield land? - Will it avoid the loss of agricultural land including best and most versatile land?	+/--	Likely Significant Effects Development requirements and the limited number of brownfield sites that have not already been earmarked for future development in the City Area mean that greenfield land adjacent to the urban areas of Chelmsford (including East of Great Baddow / North of Sandon, West and North West of Chelmsford, and North of Broomfield) and South Woodham Ferrers and at Great Leighs, Danbury, Bicknacre, Ford End, Rettendon Place and East Hanningfield would be required to

IIA Objective	Guide Questions	Score	Commentary
	- Will it reduce the amount of derelict, degraded and underused land? - Will it encourage the reuse of existing buildings and infrastructure? - Will it prevent land contamination and facilitate remediation of contaminated sites?		deliver approximately 80% of new development (greenfield/mixed greenfield and brownfield sites). Allied with the potential construction of a Chelmsford North-East Bypass (as well as other infrastructure), the area of greenfield land required over the plan period is expected to be significant. Overall, the Preferred Approach has been assessed as having a mixed positive and significant negative effect on this objective reflecting the use of brownfield land where possible but the great proportion on greenfield. Assumptions - None identified. Uncertainties - None identified.
8. Water: To conserve and enhance water quality and resources.	- Will it result in a reduction of run-off of pollutants to nearby water courses that lead to a deterioration of existing status and/or failure to achieve the objective of good status under the Water Framework Directive? - Will it improve ground and surface water quality? - Will it reduce water consumption and encourage water efficiency? - Will it ensure that new water/wastewater management infrastructure is delivered in a timely manner to support new development?	+/-	Likely Significant Effects The Water Cycle Study (2024) and detailed water Cycle Study Addendum (2025) identifies some constraints with respect to water service infrastructure and the water environment to deliver development, likely to require that strategic water resource options and wastewater solutions are developed in advance of development coming forward. The draft Essex and Suffolk Water Resource Management Plan 2024 identifies that without further investment in things like expanding reservoirs and other sources of water, that demand for water will begin to outpace supply in the future (2030+). This is also due to changes in the rules governing how much water, water companies can take from existing sources that will come into force after 2030. As noted above, the Spatial Strategy defines Special Policy Areas within and around existing facilities and institutions. These Areas include Hanningfield Reservoir Treatment Works which is a major site containing water treatment facilities. Through this policy provision, the preferred Spatial Strategy is therefore expected to help ensure that there will be long-term provision of water supplies. Depending on the exact location of new development, the proximity to waterbodies and the prevailing quality of the waterbody, there is potential for adverse effects on water quality associated with construction activities (through, for example, accidental discharges or uncontrolled surface water runoff from construction sites). Given the confluence of rivers within Chelmsford it could be considered that development will be within close proximity of a waterbody however, the Green Wedge within the City Area are defined by the valleys and flood plains for the Rivers Chelmer, Wid and Can which should reduce the likelihood of significant adverse effects in this regard. Further, it is assumed that the design of new development will include sustainable urban drainage systems (SuDS) to ensure that all subsequent rainfall will infiltrate surfaces rather than exacerbate any downstream flood risks (which also have temporary effects on water quality).

IIA Objective	Guide Questions	Score	Commentary
			Overall, the Preferred Approach has been assessed as having a mixed positive and negative effect on this objective. Assumptions - New development will increase water resource use within the City Area in both the short term during construction and in the longer term once development is complete. This has been considered as part of the appraisal of the preferred growth options. - It is assumed that the Council will continue to liaise with Essex and Suffolk Water with regard to infrastructure requirements for future development. - Measures contained in the Essex and Suffolk Water Draft Water Resources Management Plan would be expected to help ensure that future water resource demands are met. - There will be no development that will require diversion or modification of existing watercourses. However, if such measures are required, this could affect local water quality. Uncertainties - None identified.
9. Flood Risk and Coastal Erosion: To reduce the risk of flooding and coastal erosion to people and property, taking into account the effects of climate change.	- Will it help to minimise the risk of flooding to existing and new developments/infrastructure? - Will it manage effectively, and reduce the likelihood of, flash flooding, taking into account the capacity of sewerage systems? - Will it discourage inappropriate development in areas at risk from flooding and promote the sequential test? - Will it ensure that new development does not give rise to flood risk elsewhere? - Will it deliver Sustainable Drainage Systems (SUDs) and promote investment in flood defences that reduce vulnerability to flooding? - Will it encourage the use of multifunctional areas and landscape design for drainage? - Will it help to discourage inappropriate development in areas at risk from coastal erosion?	+/-	Likely Significant Effects The baseline analysis presented in Section 3 of the IIA Report highlights that flood risk is a potentially significant constraint to future development in the City Area with large parts of the Chelmsford Urban Area in particular being at risk of fluvial flooding. However, given requirements for proposals to be accompanied by a Flood Risk Assessment (FRA) where appropriate, it is considered unlikely that new development would be at significant risk of flooding, although this is dependent on the exact location of development. The Local Plan evidence base should be referred to for more detail, specifically: Sequential and Exception Tests (May 2024, December 2024 and October 2025) and Level 2 Strategic Flood Risk Assessment (May 2024) and Addendum (October 2025) Large parts of South Woodham Ferrers are at risk of coastal flooding. However, land to the north of the town, and which is identified as an area for growth, is in Flood Zone 1. Flood risk adjacent to the Chelmsford Urban Area is more limited and is unlikely to be a significant constraint to development at urban extensions. Environment Agency flood maps indicate that surface water flooding is a potential constraint within the main urban areas of Chelmsford and South Woodham Ferrers. Some land adjacent to the main built-up areas including Great Leighs are also at risk of surface water flooding. In this context, the loss of greenfield land could lead to an increased risk of flooding off site (as a result of the increase in impermeable surfaces). However, it can be reasonably assumed that new development proposals which may result in an increase in flood risk will be accompanied by an FRA and incorporate suitable flood alleviation measures (thereby minimising the risk of flooding).

IIA Objective	Guide Questions	Score	Commentary
	Will it help to manage and reduce the risks associated with coastal erosion and support the implementation of the Essex and South Suffolk Shoreline Management Plan?		The City Area's existing Green Wedge is defined by the valleys and flood plains of the River Chelmer, Wid and Can. Their protection from development could help to ensure that development is not located near to flood zones and provide space for flood waters to flow through and additional areas for future flood storage. Overall, the Preferred Approach has been assessed as having a mixed positive and negative effect on this objective. Assumptions - It is assumed that, where appropriate, development proposals would be accompanied by a FRA and that suitable flood alleviation measures would be incorporated into the design of new development where necessary to minimise flood risk. - The Local Planning Authority will apply a sequential risk-based approach, including the application of the 'exception test,' consistent with the NPPF. Uncertainties - None identified.
10. Air: To improve air quality.	- Will it maintain and improve air quality? - Will it address air quality issues in the Army and Navy Air Quality Management Area and prevent new designations of Air Quality Management Areas? - Will it avoid locating development in areas of existing poor air quality? - Will it minimise emissions to air from new development?	0	Likely Significant Effects There is the potential for the construction and operation of new development to have localised negative effects on air quality due to emissions generated from plant and HGV movements during construction. In the longer term, once development is complete, the increase in population will in-turn generate additional transport movements and associated emissions to air. In this regard, the baseline analysis presented in Section 3 of the SA Report indicates that the main source of air pollution in Chelmsford is road traffic emissions from major roads, notably the A12, A414, A138, A130 and B1016. However, overall the Air Quality Impact Assessment (2025) concludes (p.15) that there is likely to be a negligible effect on air quality arising from the proposed additional development as follows: <i>"We assessed the impact of the traffic generated by the additional proposed developments by reviewing the changes in the numbers of dwellings and employment area, together with the modelled concentrations from the 2024 air quality assessment. Where the traffic impacts were likely to overlap, the developments were considered by area. In all cases, we consider that the changes are unlikely to alter the outcome of the air quality assessment; the impact of the Local Plan, including the additional developments, is considered to be Negligible."</i> As noted above, the HRA identifies that growth supported by the Local Plan Preferred Options has the potential to contribute to 'in combination' air quality effects on sensitive sites (principally Epping Forest SAC). However, further assessment through the HRA has demonstrated that the 'in combination' contribution of the Local Plan is likely to be too small to be 'significant'. As highlighted under the assessment against IIA Objective 6, the concentration of new residential and employment development in and adjacent to urban areas, the promotion of mixed use sustainable urban extensions and the delivery of strategic improvements to the

IIA Objective	Guide Questions	Score	Commentary
			walking/cycling network (including through the Green Wedge) are all likely to reduce the need to travel by car and associated emissions to air. Development may also help to maintain existing, and stimulate investment in, new public transport provision. In this regard, it is noted that the Spatial Strategy includes two potential park and ride schemes (one located to the south west of Chelmsford around the A414 and the other located to the north east of Chelmsford around the A12 and A138) as well as highways improvements including to the Army and Navy Junction which may help to improve local air quality. The delivery of local employment opportunities may also help to reduce out-commuting in the longer term and associated emissions to air. The Spatial Strategy would direct a proportion of the City Area's housing requirement to the Key Service Settlements and Service Settlements. This could result in increased car use given the existing size of the settlements and the more limited range of services and jobs they provide. However, new development does present an opportunity to enhance the sustainability of these settlements by supporting investment in community facilities and services. Overall, the Preferred Approach has been assessed as having a neutral effect on this objective. Assumptions • None identified. Uncertainties • None identified.
11. Climate Change: To minimise greenhouse gas emissions and adapt to the effects of climate change.	• Will it minimise energy use and reduce or mitigate greenhouse gas emissions? • Will it plan or implement adaptation measures for the likely effects of climate change? • Will it support the delivery of renewable and low carbon energy and reduce dependency on non-renewable sources? • Will it promote sustainable design that minimises greenhouse emissions and is adaptable to the effects of climate change?	+/-	Likely Significant Effects The volume of greenhouse gas emissions associated with the Spatial Strategy are primarily influenced by the quantum of development to be accommodated in the City Area over the plan period and which has been appraised separately. Further, detailed Local Plan policies covering sustainable design as well as the scale of developments brought forward and competing priorities for developer contributions (relating to the viability of incorporating sustainable design techniques) will influence the scale of emissions. Notwithstanding the above, as noted in the assessment against IIA Objective 6, the concentration of new residential and employment development in and adjacent to urban areas, the promotion of mixed use sustainable urban extensions and the delivery of strategic improvements to the walking/cycling network are all likely to reduce the need to travel by car and associated emissions to air including greenhouse gases. Development may also help to maintain existing, and stimulate investment in, new public transport provision. In this regard, it is noted that the Spatial Strategy includes two potential park and ride schemes (one located to the south west of Chelmsford around the A414 and the other located to the north east of Chelmsford around the A12 and A138). The delivery of local employment opportunities may also help to reduce out-commuting in the longer term. The Spatial Strategy would direct a proportion of the City Area's housing requirement to Key Service Settlements and Service Settlements. This could result in increased car use given the

IIA Objective	Guide Questions	Score	Commentary
			existing size of the settlements and the more limited range of services and jobs they provide. However, new development does present an opportunity to enhance the sustainability of these settlements by supporting investment in community facilities and services. The delivery of urban extensions may present an opportunity to deliver district scale heating systems and which could promote renewable energy generation in the City Area. However, this will be dependent on site specific proposals. Overall, the Preferred Approach has been assessed as having a mixed positive and negative effect on this objective, with increased car use likely as a result of the additional sites being geographically more remote from established public transport services. Assumptions - None identified. Uncertainties - None identified.
12. Waste and Natural Resources: To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	- Will it minimise the demand for raw materials? - Will it promote the use of local resources? - Will it reduce minerals extracted and imported? - Will it increase efficiency in the use of raw materials and promote recycling? - Will it avoid sterilising minerals extraction sites identified by the Essex Minerals Local Plan? - Will it reduce waste arisings? - Will it increase the reuse and recycling of waste? - Will it support investment in waste management facilities to meet local needs? - Will it support the objectives and proposals of the Essex Minerals Local Plan?	~	Likely Significant Effects New development will result in increased resource use and the generation of waste in both the short term during construction and in the longer term once development is complete. This has been considered as part of the appraisal of development requirements. Assumptions - None identified. Uncertainties - None identified.
13. Cultural Heritage: To conserve and enhance the	Will it help to conserve and enhance existing features of the historic environment and their settings, including archaeological assets?	+/-/?	Likely Significant Effects There are a number of designated cultural heritage assets within and in close proximity to the Chelmsford Urban Area, South Woodham Ferrers, Great Leighs, Hammonds Farm, Great

IIA Objective	Guide Questions	Score	Commentary
historic environment, cultural heritage, character and setting.	- Will it tackle heritage assets identified as being 'at risk'? - Will it promote sustainable repair and reuse of heritage assets? - Will it protect or enhance the significance of designated heritage assets? - Will it protect or enhance the significance of non-designated heritage assets? - Will it promote local cultural distinctiveness? - Will it help to conserve historic buildings, places and spaces that enhance local distinctiveness, character and appearance through sensitive adaptation and re-use? - Will it improve and promote access to buildings and landscapes of historic/cultural value? - Will it recognise, conserve and enhance the inter-relationship between the historic and natural environment?		Baddow/Sandon, Bicknacre, Rettendon Place, East Hanningfield and Danbury. These assets include, for example: scheduled monuments (such as Moulsham Bridge in the City of Chelmsford, a Medieval saltern adjacent to Hawbush Creek in South Woodham Ferrers, Gubbion's Hall moated site in Great Leighs, the Icehouse in Danbury Country Park, Danbury Camp Hill Fort and a Medieval tile kiln in Danbury and Bicknacre Priory in Bicknacre); eight conservation areas within the Chelmsford Urban Area as well as Great Baddow, Sandon and East Hanningfield Conservation Areas; and a number of listed buildings and registered parks and gardens. There is the potential for these assets, as well as other non-designated assets that contribute to the character of the settlements and buried assets, to be adversely affected by new development. Adverse effects may be felt during construction and also in the longer term once development has been completed. Effects may be direct (where development involves the loss of, or alteration to, assets) or indirect (where elements which contribute to the significance of assets are harmed). However, the likelihood of these effects occurring and their magnitude will be dependent on the type, location and design of new development. Locating new development in close proximity to heritage assets may increase the accessibility of prospective residents to them, generating a positive effect on this objective. There may also be opportunities for heritage-led development which could serve to protect and enhance areas or buildings of historical, archaeological and cultural value and potentially enhance the setting of assets. Additional Sites have been assessed through the Heritage Assessment Evidence Base including the Additional Sites Heritage Assessment Technical Note (October 2025). The implementation of the Spatial Strategy is accompanied by the construction of a Chelmsford North-East Bypass and other infrastructure improvements. Their construction could affect buried archaeological remains and above ground assets along their routes although until the routes are determined this is uncertain. Overall, the Preferred Approach has been assessed as having a mixed positive and negative effect on this objective, although some uncertainty remains. Assumptions - None identified. Uncertainties - The form and function of any development will have the potential to enhance or detract from designated heritage and cultural assets and/or their settings.
14. Landscape and Townscape: To conserve and enhance landscape character and townscapes.	- Will it conserve and enhance landscape character and townscapes? - Will it promote high quality design in context with its urban and rural landscape?	+/-/?	Likely Significant Effects The baseline analysis presented in Section 3 of the IIA Report highlights that the built form and scale of the City Centre is a product of historic evolution. It notes that the City Centre has areas of distinct built character based on history, townscapes and use, all requiring the reinforcement of their sense of place. With regard to South Woodham Ferrers, meanwhile, the analysis highlights the unique character of the town. Development within and adjacent to the Chelmsford Urban Area and to the north of South Woodham Ferrers has the potential to adversely affect

IIA Objective	Guide Questions	Score	Commentary
	- Will it avoid inappropriate development in the Green Belt and ensure the Green Belt endures? - Will it help to conserve and enhance the character of the undeveloped coastline? - Will it avoid inappropriate erosion to the Green Wedge?		townscape character during construction and once development is complete, although this would be dependent on the scale, height and design of new development. The redevelopment of brownfield sites also, however, presents an opportunity to enhance the quality of the built environment and to improve townscapes. As noted above, development requirements and the limited number of brownfield sites that have not already been earmarked for future development in the Chelmsford City Area means that greenfield land will be brought forward for development. Allied with the construction of a Chelmsford North-East Bypass (as well as other infrastructure), the area of greenfield land required over the plan period is therefore expected to be substantial. In consequence, there is the potential for significant negative effects on landscape character and visual amenity. However, the magnitude of adverse effects will be dependent on the exact location, density and design of new development in the context of the landscape sensitivity of the receiving environment. In this regard, it is noted that the Landscape Sensitivity and Capacity Assessment (2017, 2024 and 2025) indicates that the vast majority of preferred sites are not within areas identified with a high landscape sensitivity or high visual sensitivity. It should also be noted that development would not be within the Green Belt or at locations that would harm the Green Wedge. Overall, the Preferred Approach has been assessed as having a mixed positive and negative effect on this objective. Assumptions - None identified. Uncertainties - None identified.

Table B3 Option 2. Assessment of Existing Proposed Sites and Additional Large Sites at one or two locations (Alternative Approach)

IIA Objective	Guide Questions	Score	Commentary
1. Biodiversity and Geodiversity: To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	• Will it conserve and enhance international designated nature conservation sites (Special Areas of Conservation, Special Protection Areas and Ramsars)? • Will it conserve and enhance nationally designated nature conservation sites such as Sites of Special Scientific Interest? • Will it conserve and enhance Local Nature Reserves, Local Wildlife Sites and Ancient Woodland? • Will it avoid damage to, and protect, geologically important sites? • Will it conserve and enhance species diversity, and in particular avoid harm to indigenous species of principal importance, or priority species and habitats? • Will it provide opportunities for new habitat creation or restoration and link existing habitats as part of the development process? • Will it enhance ecological connectivity and maintain and improve the green infrastructure network, providing green spaces that are well connected and biodiversity rich? • Will it provide opportunities for people to access the natural environment including green and blue infrastructure?	+/-/?	Likely Significant Effects The Crouch and Roach Estuaries (Mid-Essex Coast Phase 3) Special Protection Area (SPA), Ramsar and Site of Special Scientific Interest (SSSI) and the Essex Estuaries Special Area of Conservation (SAC) extend around three sides of South Woodham Ferrers. There are also a number of SSSIs to the east and west of the Chelmsford Urban Area (including Newney Green Pit to the west and Blake's Wood & Lingwood Common, Woodham Walter Common and Danbury Common to the east) and to the south of Great Leighs (the River Ter SSSI). In addition to these European and nationally designated sites, there are a number of Local Nature Reserves (LNRs), Essex Wildlife Trust Nature Reserves and Local Wildlife Sites within and adjacent to the settlements including a Local Wildlife Site to the north of South Woodham Ferrers. Whilst it is assumed that new development would not be located on land designated for nature conservation (or where sites include such designations, appropriate mitigation is implemented), there is the potential for indirect adverse effects on these sites (for example, due to disturbance arising from increased recreational activity, emissions to air, impacts on water quality and wild bird and mammal loss from cat predation). In this regard, the HRA of the Local Plan Preferred Options highlights that those European sites that are associated with the Mid-Essex coast estuaries (i.e. Crouch and Roach Estuaries SPA / Ramsar; Blackwater Estuary SPA / Ramsar; Foulness SPA / Ramsar; Dengie SPA / Ramsar; and the associated areas of the Essex Estuaries SAC) plus the Thames Estuary and Marshes SPA / Ramsar and Benfleet and Southend Marshes SPA / Ramsar are potentially vulnerable to regional 'in combination' effects due to visitor pressure, to which the Local Plan will contribute. The HRA also identifies that growth has the potential to contribute to 'in combination' air quality effects on sensitive sites (principally Epping Forest SAC). However, further assessment through the HRA has demonstrated that the 'in combination' contribution of the Local Plan is likely to be too small to be 'significant'. The Spatial Strategy would support the redevelopment of brownfield sites, particularly in the Chelmsford Urban Area. It is recognised that in some cases brownfield land can have significant biodiversity value although it is considered that, on balance, development of brownfield sites will help minimise the risk of both direct (e.g. the loss of habitat) and indirect (e.g. noise and emissions) impacts on habitats and species. Notwithstanding the above, development requirements and the limited number of brownfield sites that have not already been earmarked for future development in the Chelmsford City Area means that greenfield land adjacent to the urban areas of Chelmsford (including East of Great Baddow / North of Sandon, West Chelmsford and North of Broomfield) and South Woodham Ferrers and at, North East Chelmsford, East Chelmsford, Great Leighs, Ford End, East Hanningfield, Danbury, Bicknacre, Writtle and Galleywood will be required (it is also noted that new

IIA Objective	Guide Questions	Score	Commentary
			development in other locations to meet local needs and which is in accordance with the Local Plan Spatial Principles and Strategic Policies can be allocated through relevant Neighbourhood Plans where appropriate and justified). Allied with the potential construction of a Chelmsford North-East Bypass as well as other infrastructure, this will have a negative effect in relation to this objective (e.g. due to the direct loss of habitat or adverse impacts such as noise and emissions associated with the construction and operation of new development). The magnitude of any negative effects in this regard will be dependent on the existing biodiversity value of sites. The maintenance of the existing Green Wedge within the City Area allied with the delivery of sustainable urban extensions, could help to both minimise adverse effects on biodiversity associated with new development and deliver enhancements by extending the City Area's green infrastructure network. Overall, the Alternative Approach has been assessed as having a mixed positive and negative effect on this objective. However, due to the potential for adverse effects on designated sites and the expected scale of greenfield land required to support growth, the magnitude of negative effect on this objective is uncertain. This is considered further in the appraisal of cumulative effects in the IIA Report and HRA. Assumptions - It is assumed that new development would not be located on land designated for nature conservation (or where new development includes such designations, appropriate mitigation will be implemented to ensure no direct effects). - It is assumed that, on balance, the biodiversity value of brownfield sites is less than that of greenfield land. Uncertainties - The exact biodiversity value of sites is unknown.
2. Housing: To meet the housing needs of the Chelmsford City Area and deliver decent homes.	- Will it meet the City's objectively assessed housing need, providing a range of housing types to meet current and emerging need for market and affordable housing? - Will it reduce the level of homelessness? - Will it help to ensure the provision of good quality, well designed homes? - Will it deliver pitches required for Gypsies and Travellers and Travelling Showpeople?	++/?	Likely Significant Effects The Spatial Strategy would deliver the majority of the City Area's new housing allocations in and adjacent to the Chelmsford Urban Area (including East of Great Baddow / North of Sandon, West Chelmsford and North of Broomfield) with smaller scale provision adjacent to South Woodham Ferrers and Key Service Settlements and Service Settlements including (inter alia) Great Leighs, Bicknacre and East Hanningfield. This would help to meet housing needs in these settlements. Whilst there is the potential that housing needs in other settlements will not be met under the Spatial Strategy, it is noted that new development to meet local needs and which is in accordance with the Local Plan Spatial Principles and Strategic Policies can be allocated through relevant Neighbourhood Plans where appropriate and justified. Opportunities for

IIA Objective	Guide Questions	Score	Commentary
			small-scale rural exception sites providing affordable homes to meet identified local needs will also be supported. Overall, the Alternative Approach has been assessed as having a significant positive but uncertain effect on this objective reflecting the meeting of housing needs in principle but uncertainty over delivery within the 5YHLS window. Assumptions • None identified. Uncertainties • The extent to which new housing development meets local needs will be dependent on the mix of housing delivered (in terms of size, type and tenure).
3. Economy, Skills and Employment: To achieve a strong and stable economy which offers rewarding and well located employment opportunities to everyone.	• Will it provide a flexible supply of high quality employment land to meet the needs of existing businesses and attract inward investment? • Will it maintain and enhance economic competitiveness? • Will it strengthen the convenience shopping role in Chelmsford City Centre and ensure that the neighbourhood and local centres continue to perform a strong convenience goods role which serves local needs? • Will it support the growth of new sectors including those linked to the Anglia Ruskin University? • Will it help to diversify the local economy? • Will it provide good quality, well paid employment opportunities that meet the needs of local people? • Will it improve the physical accessibility of jobs? • Will it support rural diversification and economic development? • Will it promote a low carbon economy?	+/-	Likely Significant Effects The Spatial Strategy would focus employment growth within the Chelmsford Urban Area as well as at strategic employment sites adjacent to the north east, east and south of the Urban Area and to the north of South Woodham Ferrers. Focusing employment growth within and on the edge of/in close proximity to the Chelmsford Urban Area and South Woodham Ferrers is expected to help ensure that the new employment opportunities created by employment development, as well as existing opportunities in the City Centre, town and London, are physically accessible to existing and prospective residents (although the extent to which job creation is locally significant will depend on the type of jobs created in the context of the local labour market and the recruitment policies of prospective employers). This reflects the existing transport links in these settlements and the size of the resident populations. The accessibility of these locations may be further enhanced through the provision of supporting infrastructure including a proposed new Chelmsford North-East Bypass and highways improvements as well as by existing planned infrastructure including a new rail station to the north east of Chelmsford as part of the Beaulieu development. Under the Spatial Strategy, employment development would be principally provided as part of larger mixed use schemes which would be expected to help ensure that the opportunities created are easily accessible to prospective residents. Specifically, the proposed employment allocations at Hammonds Farm (43,000 sqm) North East Chelmsford [59,946 sqm] and the employment-led proposals off the A12 J18 (43,000 sqm) will provide employment opportunities within the immediate vicinity of existing and new housing development. Development to the north east of Chelmsford has the potential to complement the Beaulieu and Channels development by providing employment opportunities for residents or by enabling prospective residents to access jobs created at this urban extension (which includes areas of search for one business park location to accommodate 40,000 sqm).

IIA Objective	Guide Questions	Score	Commentary
	- Will it reduce out-commuting? - Will it improve access to training to raise employment potential? - Will it promote investment in educational establishments?		Employment land provision, residential development and the delivery of supporting infrastructure within and adjacent to the Chelmsford Urban Area should ensure that the City continues to be a major driver of growth within the Heart of Essex sub-region. The Spatial Strategy defines Special Policy Areas within and around existing facilities and institutions to enable their operational and functional requirements to be planned in a strategic and phased manner. These Areas include: Chelmsford Racecourse, which is being developed as a major new racecourse and equestrian centre with supporting entertainment facilities; Broomfield Hospital, the largest employer in the Council's area; ARU Writtle, a long-established and nationally-recognised land-based technologies institution; Sandford Mill, a former water treatment works with the potential for mixed-use development incorporating a range of leisure development in conjunction with usage of the Chelmer and Blackwater Navigation; and RHS Gardens at Hyde Hall, a nationally-important landscape scale gardens and a key visitor attraction. This policy provision is expected to support the continued growth and expansion of these institutions/areas, generating economic benefits such as the provision of jobs, education and training and tourism development. Overall, the Alternative Approach has been assessed as having a mixed effect on this objective, reflecting reduced opportunities for the provision of employment land in strategic sites which are unlikely to be mixed use developments. Assumptions - None identified. Uncertainties - The extent to which job creation is locally significant will depend on the type of jobs created (in the context of the local labour market) and the recruitment policies of prospective employers.
4. Sustainable Living and Revitalisation: To promote urban renaissance and support the vitality of rural centres, tackle deprivation and promote sustainable living.	- Will it support and enhance the City of Chelmsford by attracting new commercial investment and reinforcing the City's attractiveness? - Will it encourage more people to live in urban areas? - Will it enhance the public realm? - Will it enhance the viability and vitality of South Woodham Ferrers town centre and principal and local neighbourhood centres? - Will it tackle deprivation in the most deprived areas, promote social inclusion and mobility and reduce	-/?	Likely Significant Effects Focusing the majority of new residential and employment development in and adjacent to the Chelmsford Urban Area, to the north of South Woodham Ferrers and at Key Service and Service Settlements should ensure that prospective residents and workers have good access to key services and facilities by virtue of the wide range of services and facilities these settlements provide and their good transport links. Development to the north east of Chelmsford also has the potential to complement the Beaulieu and Channels development by providing community facilities and services for residents or by enabling prospective residents to access facilities in this urban extension. There is a risk that growth could place pressure on existing community facilities and services within host settlements. However, the preferred Spatial Strategy may also improve the viability of existing shops, services and facilities, commensurate with an increased local population. Additionally, there would be the delivery of a range of community facilities and services, alongside retail provision, at the key growth locations. This would be expected to

IIA Objective	Guide Questions	Score	Commentary
	inequalities in access to education, employment and services? • Will it support rural areas by providing jobs, facilities and housing to meet needs? • Will it maintain and enhance community facilities and services? • Will it increase access to schools and colleges? • Will it enhance accessibility to key community facilities and services? • Will it align investment in services, facilities and infrastructure with growth? • Will it contribute to regeneration initiatives? • Will it foster social cohesion?		help address increased demand arising from new development and could also benefit existing residents. There are pockets of deprivation across the Chelmsford City Area with some lower super output areas (LSOAs) being within the most deprived in the country. These LSOAs are predominantly focused within the Chelmsford Urban Area and include the wards of Marconi, Patching Hall and St Andrews. By focusing development within and adjacent to the Chelmsford Urban Area, the Spatial Strategy will help to promote the regeneration of brownfield sites, urban renaissance and address deprivation in these wards, although this will be dependent on the exact location of development and the extent to which it supports wider regeneration initiatives and meets local needs. More broadly, it is anticipated that, in directing growth and investment towards/adjacent to urban areas, the Spatial Strategy will enhance the City Centre (including the public realm) and the vitality and viability of South Woodham Ferrers town centre. However, there is the potential for the Spatial Strategy to result in a lack of investment in other settlements including service settlements, although it is noted that many of the additional sites are within service settlements beyond the main settlements, where the Council will support diversification of the rural economy. As noted above, preferred Spatial Strategy defines Special Policy Areas within and around existing facilities and institutions. These Areas include Broomfield Hospital and ARU Writtle.. This is expected to support the continued growth and expansion of these institutions, generating benefits in terms of continued access to services and facilities. The Alternative Approach could result in a negative performance against this objective with one or two strategic sites failing to provide a reasonable suite of basic services with poor accessibility to existing services further afield. Assumptions • None identified Uncertainties • None identified.

IIA Objective	Guide Questions	Score	Commentary
5. Health and Wellbeing: To improve the health and wellbeing of those living and working in the Chelmsford City Area.	- Will it avoid locating development where environmental circumstances could negatively impact on people's health? - Will it maintain and improve access to green infrastructure, open space, leisure and recreational facilities? - Will it maintain and enhance Public Rights of Way and Bridleways? - Will it promote healthier lifestyles? - Will it meet the needs of an ageing population? - Will it support those with disabilities? - Will it support the needs of young people? - Will it maintain and enhance healthcare facilities and services? - Will it align investment in healthcare facilities and services with growth to ensure that there is capacity to meet local needs? - Will it encourage sustainable food production to reduce food miles, such as community gardens or allotments? - Will it improve access to healthcare facilities and services? - Will it promote community safety? - Will it reduce actual levels of crime and anti-social behaviour? - Will it reduce the fear of crime? - Will it promote design that discourages crime?	-1?	Likely Significant Effects There is potential for the construction of new development to have a negative effect on the health and wellbeing of residents and other sensitive receptors in close proximity to development sites and along transport routes within the City Area. Effects could include, for example, respiratory problems associated with construction traffic and dust. This may be more pertinent in sensitive areas with pre-existing health issues. In the longer term, there may be further adverse effects on health arising from, in particular, emissions to air associated with increased traffic movements. In this context, the baseline analysis presented in Section 3 of the IIA Report highlights that the main source or air pollution in Chelmsford is road traffic emissions from major roads. Focusing the majority of new residential and employment development in and adjacent to the Chelmsford Urban Area and to the north of South Woodham Ferrers, promoting mixed used schemes are together likely to reduce the need to travel by car and encourage walking/cycling as services and employment opportunities would be more physically accessible. Allied with proposed improvements to highway circulation, public transport and walking and cycling (including through the Green Wedge), this is expected to generate a positive effect in relation to the promotion of healthy lifestyles and could help to reduce emissions to air associated with car use. In particular, the proposed employment allocations at Hammonds Farm (43,000 sqm) North East Chelmsford [59,946 sqm) and the employment-led proposals off the A12 J18 (43,000 sqm) will provide employment opportunities within the immediate vicinity of existing and new housing development. The Chelmsford Open Space Study (2024) has found deficiencies in open space provision including in respect of amenity greenspace, parks and recreation grounds and play space, particularly within the urban areas. New open space and recreational facilities would be delivered alongside residential development as part of the proposed urban extensions. Together with the protection of the existing Green Wedge, this could help to address these deficiencies and provide new opportunities, supporting the health and wellbeing of existing and prospective residents. The concentration of residential development within and adjacent to urban areas should help to ensure that prospective residents have easy access to health care facilities (by virtue of the close proximity of new development to these facilities or through public transport connections). There is a risk that demand arising from new residents may undermine the quality of existing services and facilities. The Spatial Strategy would be expected to deliver additional investment in primary healthcare facilities including the provision of new facilities as part of the proposed larger urban extensions. As noted above, the Spatial Strategy defines Special Policy Areas within and around existing facilities and institutions. These Areas include Broomfield Hospital which is expected to support the continued growth and expansion of the hospital to meet future demand.

IIA Objective	Guide Questions	Score	Commentary
			The Alternative Approach could result in a negative performance against this objective with one or two strategic sites failing to provide a reasonable suite of basic services with poor accessibility to existing services further afield. Assumptions - None identified Uncertainties - None identified.
6. Transport: To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	- Will it reduce travel demand and the distance people travel for jobs, employment, leisure and services and facilities? - Will it reduce out-commuting? - Will it encourage a shift to more sustainable modes of transport? - Will it encourage walking, cycling and the use of public transport? - Will it help to reduce traffic congestion and improve road safety? - Will it deliver investment in transportation infrastructure that supports growth in the Chelmsford City Area? - Will it locate new development in locations that support and make best use of committed investment in strategic infrastructure? - Will it support the expansion, or provision of additional, park and ride facilities? - Will it enhance Chelmsford's role as a key transport node? - Will it reduce the level of freight movement by road?	-/?	Likely Significant Effects The concentration of new residential and employment development in and adjacent to urban areas, the promotion of mixed use sustainable urban extensions and the delivery of strategic improvements to the walking/cycling network (including through the Green Wedge) are all likely to reduce the need to travel by car and encourage walking/cycling (as services and employment opportunities would be physically accessible). New development should also be well connected to the existing public transport network (including existing planned infrastructure such as the new rail station and transport hub to the north east of Chelmsford as part of the Beaulieu development). Development may also help to maintain existing, and stimulate investment in, new public transport provision. In this regard, it is noted that the Spatial Strategy includes two potential park and ride schemes (one located to the south west of Chelmsford around the A414 and the other located to the north east of Chelmsford around the A12 and A138). The delivery of local employment opportunities may also help to reduce out-commuting in the longer term. The Spatial Strategy would direct a proportion of the City Area's housing requirement to the Key Service Settlements and Service Settlements which could result in increased car use given the existing size of the settlements and the more limited range of services and jobs they provide. However, new development does present an opportunity to enhance the sustainability of these settlements by supporting investment in community facilities and services. The baseline analysis presented in Section 3 of the IIA Report highlights that one of the City Area's strengths is its good connectivity to London. However, the high levels of both in and out-commuting experienced by the City Area is also an issue. Under the Spatial Strategy, an increase in population and households within the Chelmsford Urban Area in particular will generate more transport movements. Based on current trends, these movements are expected to be by car with a continuation of (net) out-commuting but substantial in-commuting. This could result in increased pressure on the road network, with congestion on the A12, A130 and A414 (a number of junctions on the strategic highway network have capacity constraints and pinch points) and on local road networks.

IIA Objective	Guide Questions	Score	Commentary
			The Spatial Strategy could deliver a number of highways improvements including at the Army and Navy Junction and to the A132. Additionally, growth could facilitate the delivery of a Chelmsford North-East Bypass and other highways infrastructure improvements which would help to enhance connectivity to the strategic road network and alleviate congestion. The Alternative Approach could result in negative performance against this objective with one or two strategic sites failing to provide a reasonable transport connections as part of established networks or as new provision. Assumptions - None identified. Uncertainties - None identified.
7. Land Use and Soils: To encourage the efficient use of land and conserve and enhance soils.	- Will it promote the use of previously developed (brownfield) land and minimise the loss of greenfield land? - Will it avoid the loss of agricultural land including best and most versatile land? - Will it reduce the amount of derelict, degraded and underused land? - Will it encourage the reuse of existing buildings and infrastructure? - Will it prevent land contamination and facilitate remediation of contaminated sites?	+/-	Likely Significant Effects Development requirements and the limited number of brownfield sites that have not already been earmarked for future development in the City Area mean that greenfield land adjacent to the urban areas of Chelmsford (including East of Great Baddow / North of Sandon, West of Chelmsford, and North of Broomfield) and South Woodham Ferrers and at Great Leighs, Danbury, Bicknacre, Ford End and East Hanningfield would be required to deliver approximately 80% of new development (greenfield/mixed greenfield and brownfield sites). Allied with the potential construction of a Chelmsford North-East Bypass (as well as other infrastructure), the area of greenfield land required over the plan period is expected to be significant. Overall, the Spatial Strategy has been assessed as having a mixed positive and significant negative effect on this objective the use of a mix of brownfield and greenfield land. The Alternative Approach could result in a significant negative performance against this objective because of the scale of greenfield land-take in a single location with potential compromises on the loss of higher quality agricultural land. Assumptions - None identified. Uncertainties - None identified.

IIA Objective	Guide Questions	Score	Commentary
,8. Water: To conserve and enhance water quality and resources.	- Will it result in a reduction of run-off of pollutants to nearby water courses that lead to a deterioration of existing status and/or failure to achieve the objective of good status under the Water Framework Directive? - Will it improve ground and surface water quality? - Will it reduce water consumption and encourage water efficiency? - Will it ensure that new water/wastewater management infrastructure is delivered in a timely manner to support new development?	+/-	Likely Significant Effects The Water Cycle Study (2024) identifies some constraints with respect to water service infrastructure and the water environment to deliver development, likely to require that strategic water resource options and wastewater solutions are developed in advance of development coming forward. The draft Essex and Suffolk Water Resource Management Plan 2024 identifies that without further investment in things like expanding reservoirs and other sources of water, that demand for water will begin to outpace supply in the future (2030+). This is also due to changes in the rules governing how much water, water companies can take from existing sources that will come into force after 2030. As noted above, the Spatial Strategy defines Special Policy Areas within and around existing facilities and institutions. These Areas include Hanningfield Reservoir Treatment Works which is a major site containing water treatment facilities. Through this policy provision, the preferred Spatial Strategy is therefore expected to help ensure that there will be long-term provision of water supplies. Depending on the exact location of new development, the proximity to waterbodies and the prevailing quality of the waterbody, there is potential for adverse effects on water quality associated with construction activities (through, for example, accidental discharges or uncontrolled surface water runoff from construction sites). Given the confluence of rivers within Chelmsford it could be considered that development will be within close proximity of a waterbody however, the Green Wedge within the City Area are defined by the valleys and flood plains for the Rivers Chelmer, Wid and Can which should reduce the likelihood of significant adverse effects in this regard. Further, it is assumed that the design of new development will include sustainable urban drainage systems (SuDS) to ensure that all subsequent rainfall will infiltrate surfaces rather than exacerbate any downstream flood risks (which also have temporary effects on water quality). Overall, the Alternative Approach has been assessed as having a mixed positive and negative effect on this objective. Assumptions - New development will increase water resource use within the City Area in both the short term during construction and in the longer term once development is complete. This has been considered as part of the appraisal of the preferred growth options. - It is assumed that the Council will liaise with Essex and Suffolk Water with regard to infrastructure requirements for future development. - Measures contained in the Essex and Suffolk Water Draft Water Resources Management Plan would be expected to help ensure that future water resource demands are met.

IIA Objective	Guide Questions	Score	Commentary
			- There will be no development that will require diversion or modification of existing watercourses. However, if such measures are required, this could affect local water quality. Uncertainties - None identified.
9. Flood Risk and Coastal Erosion: To reduce the risk of flooding and coastal erosion to people and property, taking into account the effects of climate change.	- Will it help to minimise the risk of flooding to existing and new developments/infrastructure? - Will it manage effectively, and reduce the likelihood of, flash flooding, taking into account the capacity of sewerage systems? - Will it discourage inappropriate development in areas at risk from flooding and promote the sequential test? - Will it ensure that new development does not give rise to flood risk elsewhere? - Will it deliver Sustainable Drainage Systems (SUDs) and promote investment in flood defences that reduce vulnerability to flooding? - Will it encourage the use of multifunctional areas and landscape design for drainage? - Will it help to discourage inappropriate development in areas at risk from coastal erosion? - Will it help to manage and reduce the risks associated with coastal erosion and support the implementation of the Essex and South Suffolk Shoreline Management Plan?	+/-	Likely Significant Effects The baseline analysis presented in Section 3 of the IIA Report highlights that flood risk is a potentially significant constraint to future development in the City Area with large parts of the Chelmsford Urban Area in particular being at risk of fluvial flooding. However, given requirements for proposals to be accompanied by a Flood Risk Assessment (FRA) where appropriate, it is considered unlikely that new development would be at significant risk of flooding, although this is dependent on the exact location of development. Large parts of South Woodham Ferrers are at risk of coastal flooding. However, land to the north of the town, and which is identified as an area for growth, is in Flood Zone 1. Flood risk adjacent to the Chelmsford Urban Area is more limited and is unlikely to be a significant constraint to development at urban extensions. Environment Agency flood maps indicate that surface water flooding is a potential constraint within the main urban areas of Chelmsford and South Woodham Ferrers. Some land adjacent to the main urban areas and around Great Leighs are also at risk of surface water flooding. In this context, the loss of greenfield land could lead to an increased risk of flooding off site (as a result of the increase in impermeable surfaces). However, it can be reasonably assumed that new development proposals which may result in an increase in flood risk will be accompanied by an FRA and incorporate suitable flood alleviation measures (thereby minimising the risk of flooding). The City Area's existing Green Wedge is defined by the valleys and flood plains of the River Chelmer, Wid and Can. Their protection from development could help to ensure that development is not located near to flood zones and provide space for flood waters to flow through and additional areas for future flood storage. Overall, the Alternative Approach has been assessed as having a mixed positive and negative effect on this objective. Assumptions - It is assumed that, where appropriate, development proposals would be accompanied by a FRA and that suitable flood alleviation measures would be incorporated into the design of new development where necessary to minimise flood risk. - The Local Planning Authority will apply a sequential risk-based approach, including the application of the 'exception test,' consistent with the NPPF.

IIA Objective	Guide Questions	Score	Commentary
			Uncertainties None identified.
10. Air: To improve air quality.	- Will it maintain and improve air quality? - Will it address air quality issues in the Army and Navy Air Quality Management Area and prevent new designations of Air Quality Management Areas? - Will it avoid locating development in areas of existing poor air quality? - Will it minimise emissions to air from new development?	0	Likely Significant Effects There is the potential for the construction and operation of new development to have localised negative effects on air quality due to emissions generated from plant and HGV movements during construction. In the longer term, once development is complete, the increase in population will in-turn generate additional transport movements and associated emissions to air. In this regard, the baseline analysis presented in Section 3 of the SA Report indicates that the main source of air pollution in Chelmsford is road traffic emissions from major roads, notably the A12, A414, A138, A130 and B1016. However, overall the Air Quality Impact Assessment (2025) concludes (p.15) that there is likely to be a negligible effect on air quality arising from the proposed additional development as follows: <i>"We assessed the impact of the traffic generated by the additional proposed developments by reviewing the changes in the numbers of dwellings and employment area, together with the modelled concentrations from the 2024 air quality assessment. Where the traffic impacts were likely to overlap, the developments were considered by area. In all cases, we consider that the changes are unlikely to alter the outcome of the air quality assessment; the impact of the Local Plan, including the additional developments, is considered to be Negligible."</i> As noted above, the HRA identifies that growth supported by the Local Plan Preferred Options has the potential to contribute to 'in combination' air quality effects on sensitive sites (principally Epping Forest SAC). However, further assessment through the HRA has demonstrated that the 'in combination' contribution of the Local Plan is likely to be too small to be 'significant'. As highlighted under the assessment against IIA Objective 6, the concentration of new residential and employment development in and adjacent to urban areas, the promotion of mixed use sustainable urban extensions and the delivery of strategic improvements to the walking/cycling network (including through the Green Wedge) are all likely to reduce the need to travel by car and associated emissions to air. Development may also help to maintain existing, and stimulate investment in, new public transport provision. In this regard, it is noted that the Spatial Strategy includes two potential park and ride schemes (one located to the south west of Chelmsford around the A414 and the other located to the north east of Chelmsford around the A12 and A138) as well as highways improvements including to the Army and Navy Junction which may help to improve local air quality. The delivery of local employment opportunities may also help to reduce out-commuting in the longer term and associated emissions to air.

IIA Objective	Guide Questions	Score	Commentary
			The Spatial Strategy would direct a proportion of the City Area's housing requirement to the Key Service Settlements and Service Settlements. This could result in increased car use given the existing size of the settlements and the more limited range of services and jobs they provide. However, new development does present an opportunity to enhance the sustainability of these settlements by supporting investment in community facilities and services. Overall, the Alternative Approach has been assessed as having a neutral effect on this objective reflecting the likely increase in car-based transport associated with additional developments which may lack adequate connection to an established public transport network. Assumptions - None identified. Uncertainties - None identified.
11. Climate Change: To minimise greenhouse gas emissions and adapt to the effects of climate change.	- Will it minimise energy use and reduce or mitigate greenhouse gas emissions? - Will it plan or implement adaptation measures for the likely effects of climate change? - Will it support the delivery of renewable and low carbon energy and reduce dependency on non-renewable sources? - Will it promote sustainable design that minimises greenhouse emissions and is adaptable to the effects of climate change?	+/-	Likely Significant Effects The volume of greenhouse gas emissions associated with the Spatial Strategy are primarily influenced by the quantum of development to be accommodated in the City Area over the plan period and which has been appraised separately. Further, detailed Local Plan policies covering sustainable design as well as the scale of developments brought forward and competing priorities for developer contributions (relating to the viability of incorporating sustainable design techniques) will influence the scale of emissions. Notwithstanding the above, as noted in the assessment against IIA Objective 6, the concentration of new residential and employment development in and adjacent to urban areas, the promotion of mixed use sustainable urban extensions and the delivery of strategic improvements to the walking/cycling network are all likely to reduce the need to travel by car and associated emissions to air including greenhouse gases. Development may also help to maintain existing, and stimulate investment in, new public transport provision. In this regard, it is noted that the Spatial Strategy includes two potential park and ride schemes (one located to the south west of Chelmsford around the A414 and the other located to the north east of Chelmsford around the A12 and A138). The delivery of local employment opportunities may also help to reduce out-commuting in the longer term. The Spatial Strategy would direct a proportion of the City Area's housing requirement to Key Service Settlements and Service Settlements. This could result in increased car use given the existing size of the settlements and the more limited range of services and jobs they provide. However, new development does present an opportunity to enhance the sustainability of these settlements by supporting investment in community facilities and services.

IIA Objective	Guide Questions	Score	Commentary
			The delivery of urban extensions may present an opportunity to deliver district scale heating systems and which could promote renewable energy generation in the City Area. However, this will be dependent on site specific proposals. Overall, the Alternative Approach has been assessed as having a mixed effect on this objective. Assumptions - None identified. Uncertainties - None identified.
12. Waste and Natural Resources: To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	- Will it minimise the demand for raw materials? - Will it promote the use of local resources? - Will it reduce minerals extracted and imported? - Will it increase efficiency in the use of raw materials and promote recycling? - Will it avoid sterilising minerals extraction sites identified by the Essex Minerals Local Plan? - Will it reduce waste arisings? - Will it increase the reuse and recycling of waste? - Will it support investment in waste management facilities to meet local needs? - Will it support the objectives and proposals of the Essex Minerals Local Plan?	~	Likely Significant Effects New development will result in increased resource use and the generation of waste in both the short term during construction and in the longer term once development is complete. This has been considered as part of the appraisal of development requirements. Assumptions - None identified. Uncertainties - None identified.
13. Cultural Heritage: To conserve and enhance the historic environment, cultural heritage, character and setting.	- Will it help to conserve and enhance existing features of the historic environment and their settings, including archaeological assets? - Will it tackle heritage assets identified as being 'at risk'? - Will it promote sustainable repair and reuse of heritage assets?	+/-/?	Likely Significant Effects There are a number of designated cultural heritage assets within and in close proximity to the Chelmsford Urban Area, South Woodham Ferrers, Great Leighs, Hammonds Farm, Great Baddow/Sandon, Bicknacre, East Hanningfield and Danbury. These assets include, for example: scheduled monuments (such as Moulsham Bridge in the City of Chelmsford, a Medieval saltern adjacent to Hawbush Creek in South Woodham Ferrers, Gubbion's Hall moated site in Great Leighs, the Icehouse in Danbury Country Park, Danbury Camp Hill Fort

IIA Objective	Guide Questions	Score	Commentary
	- Will it protect or enhance the significance of designated heritage assets? - Will it protect or enhance the significance of non-designated heritage assets? - Will it promote local cultural distinctiveness? - Will it help to conserve historic buildings, places and spaces that enhance local distinctiveness, character and appearance through sensitive adaptation and re-use? - Will it improve and promote access to buildings and landscapes of historic/cultural value? - Will it recognise, conserve and enhance the inter-relationship between the historic and natural environment?		and a Medieval tile kiln in Danbury and Bicknacre Priory in Bicknacre); eight conservation areas within the Chelmsford Urban Area as well as Great Baddow and Sandon Conservation Areas; and a number of listed buildings and registered parks and gardens. There is the potential for these assets, as well as other non-designated assets that contribute to the character of the settlements and buried assets, to be adversely affected by new development. Adverse effects may be felt during construction and also in the longer term once development has been completed. Effects may be direct (where development involves the loss of, or alteration to, assets) or indirect (where elements which contribute to the significance of assets are harmed). However, the likelihood of these effects occurring and their magnitude will be dependent on the type, location and design of new development. Locating new development in close proximity to heritage assets may increase the accessibility of prospective residents to them, generating a positive effect on this objective. There may also be opportunities for heritage-led development which could serve to protect and enhance areas or buildings of historical, archaeological and cultural value and potentially enhance the setting of assets. The implementation of the Spatial Strategy is accompanied by the construction of a Chelmsford North-East Bypass and other infrastructure improvements. Their construction could affect buried archaeological remains and above ground assets along their routes although until the routes are determined this is uncertain. Overall, the Alternative Approach been assessed as having a mixed positive and negative effect on this objective, although some uncertainty remains. Assumptions - None identified. Uncertainties - The form and function of any development will have the potential to enhance or detract from designated heritage and cultural assets and/or their settings.
14. Landscape and Townscape: To conserve and enhance landscape character and townscapes.	- Will it conserve and enhance landscape character and townscapes? - Will it promote high quality design in context with its urban and rural landscape? - Will it avoid inappropriate development in the Green Belt and ensure the Green Belt endures? - Will it help to conserve and enhance the character of the undeveloped coastline?	+/-/?	Likely Significant Effects The baseline analysis presented in Section 3 of the IIA Report highlights that the built form and scale of the City Centre is a product of historic evolution. It notes that the City Centre has areas of distinct built character based on history, townscapes and use, all requiring the reinforcement of their sense of place. With regard to South Woodham Ferrers, meanwhile, the analysis highlights the unique character of the town. Development within and adjacent to the Chelmsford Urban Area and to the north of South Woodham Ferrers has the potential to adversely affect townscape character during construction and once development is complete, although this would be dependent on the scale, height and design of new development. The redevelopment of brownfield sites also, however, presents an opportunity to enhance the quality of the built environment and to improve townscapes.

IIA Objective	Guide Questions	Score	Commentary
	Will it avoid inappropriate erosion to Green Wedge?		As noted above, development requirements and the limited number of brownfield sites that have not already been earmarked for future development in the Chelmsford City Area means that greenfield land will be brought forward for development. Allied with the construction of a Chelmsford North-East Bypass (as well as other infrastructure), the area of greenfield land required over the plan period is therefore expected to be substantial. In consequence, there is the potential for significant negative effects on landscape character and visual amenity. However, the magnitude of adverse effects will be dependent on the exact location, density and design of new development in the context of the landscape sensitivity of the receiving environment. In this regard, it is noted that the Landscape Sensitivity and Capacity Assessment (2017 and 2023 update) indicates that the vast majority of preferred sites are not within areas identified with a high landscape sensitivity or high visual sensitivity. It should also be noted that development would not be within the Green Belt or at locations that would harm the Green Wedge. Overall, the Alternative Approach has been assessed as having a mixed positive and negative effect on this objective, although some uncertainty remains. Assumptions - None identified. Uncertainties - None identified.

Appendix C Appraisal of Additional Proposed Site Allocations

In light of changes identified in Section 2 and the availability of sites identified for delivery of the Submission Local Plan, CCC has identified a range of sites, including increased capacity on existing sites and new sites which hold the potential to be included in the Local Plan. These sites require formal appraisal using the adopted approach through the IIA, including GIS analysis and assessment.

Some 15 sites have been identified, as new sites or having potential for increased capacity, as follows:

Table C1 The 15 additional site allocations

Policy Reference	Settlement	Status	Site Location	Dwellings/ Employment Space
Strategic Growth Site Policy 1dd	1 City Centre (CC)/Chelmsford Urban Area (UA)	New site	Land at Former Kay-Metzeler Premises, Brook Street	100
Strategic Growth Site Policy 18a	18 North West Chelmsford	New site	Land North West of Chelmsford (North of Hollow Lane)	100
Strategic Growth Site Policy 19	19 Land West of Patching Hall Lane	New site	Land West of Patching Hall Lane	200
Strategic Growth Site Policy 7b	7 Great Leighs	Increased capacity	Land East of London Road	390 (of which 190 are specialist residential)
Strategic Growth Site Policy 9a	9 Boreham	Increased capacity	Waltham Road Employment Area	14,000sqm
Growth Site Policy 9b	9 Boreham	New site	Land to the East of 118 to 124 Plantation Road, Boreham	60 specialist residential
Growth Site Policy 9c	9 Boreham	New site	South of Main Road and Dukes Wood Close, Boreham	22 specialist residential

Policy Reference	Settlement	Status	Site Location	Dwellings/ Employment Space
Growth Site Policy 14b	14 Ford End	Increased capacity	Land South of Ford End Primary School	75
Strategic Growth Site Policy 11c	11 Bicknacre	Increased capacity	Land West of Barbrook Way	250
Strategic Growth Site Policy 17c	17 East Hanningfield	New site	Land South of Rough Hill Complex, The Tye	115
Strategic Growth Site Policy 17d	17 East Hanningfield	New site	Land South and South East of East Hanningfield Village	150
Growth Site Policy 17e	17 East Hanningfield	New site	Land South Of Windmill Farm Back Lane	40
Strategic Growth Site Policy 20	20 Rettendon Place	New site	Land to East and North of Rettendon Place	350
Growth Site Policy 21a	21 Woodham Ferrers	New site	Land North of Old Rectory Lodge, Main Road	15
Growth Site Policy 21b	21 Woodham Ferrers	New site	Land North Of Congregational Church, Main Road	15

Site Appraisal Criteria

The following site appraisal criteria and associated thresholds of significance have been used to appraise the proposed site allocations contained in the Local Plan and reasonable alternatives.

Table C2 – Site appraisal criteria

IIA Objective	Appraisal Criteria	Threshold	Score
1. Biodiversity and Geodiversity: To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	Proximity to: -statutory international/national nature conservation designations (SAC, SPA, Ramsar, National Nature Reserve, Ancient Woodland); -local nature conservation designations (Local Nature Reserve, County Wildlife Site)	No designations affecting site.	0
		Within 100m of a locally designated/Within 500m from an international/national site.	-
		Within 100m of a statutory designated site.	--
	Presence of protected species. Presence of BAP habitats and species	Does not contain protected species/BAP priority habitats and species.	0
		Within 100m of protected species/BAP priority habitats and species.	-
		Contains protected species/BAP priority habitats and species.	--
	Green infrastructure provision. Enhancement of habitats and species.	Development would have a positive effect on European or national designated sites, habitats or species / create new habitat or significantly improve existing habitats / significantly enhance the green infrastructure network.	++
		Development would have a positive effect on regional or local designated sites, habitats or species / improve existing habitats / enhance the green infrastructure network.	+
		Development would not affect green infrastructure provision.	0
		Development would adversely affect the green infrastructure network.	-
		Development would have a significant adverse effect on the green infrastructure network.	--
		100+ dwellings (3ha or more).	++

IIA Objective	Appraisal Criteria	Threshold	Score
2. Housing: To meet the housing needs of the Chelmsford City Area and deliver decent homes.	Number of (net) new dwellings proposed/loss of dwellings.	1 to 99 dwellings (up to 2.9ha).	+
		0 dwellings.	0
		-1 to -99 dwellings (-2.9ha or more).	-
		-100+ dwellings (-3ha or more).	--
3. Economy, Skills and Employment: To achieve a strong and stable economy which offers rewarding and well located employment opportunities to everyone.	Net employment land provision/loss.	1ha+ of land.	++
		0.1ha to 0.99ha of land.	+
		0ha	0
		-0.1ha to -0.99ha of land.	-
		-1ha+ of land.	--
	Proximity to key employment sites.	Within 2,000m walking distance of a major employment site.	+
		In excess of 2,000m walking distance of a major employment site.	0
	Impact on educational establishments.	Development of the site would result in the creation of an educational establishment/support the substantial expansion of an existing establishment.	++
		Development would contribute to the provision of additional educational services/facilities.	+
		Development would not affect educational establishments.	0
		Development would not contribute to the provision of additional educational facilities and would increase pressure on existing educational facilities.	-
		Development would result in the loss of an existing educational establishment/building without replacement provision elsewhere in the Chelmsford City Area.	--
4. Sustainable Living and Revitalisation: To promote	Walking distance to key services including:	Within 800m walking distance of all services and/or the City Centre/South Woodham Ferrers town centre.	++

IIA Objective	Appraisal Criteria	Threshold	Score
urban renaissance and support the vitality of rural centres, tackle deprivation and promote sustainable living.	-GP surgeries -Primary schools -Secondary schools -Post Offices -Supermarkets (including local stores) Proximity to town centres. Accessibility by public transport.	Within 800m of one or more key services and/or within 2,000m of all services/the City Centre or South Woodham Ferrers town centre and/or within 400m of public transport.	+
		Within 2,000m of a key service.	0
		In excess of 2,000m from all services/public transport/the City Centre or South Woodham Ferrers town centre.	-
	Provision/loss of community facilities and services.	Development would provide key services and facilities on site.	++
		Development would contribute to the provision of additional services and facilities.	+
		Development would not provide or result in the loss of key services and facilities.	0
		Development would not contribute to the provision of additional services and facilities and would increase pressure on existing services and facilities.	-
		Development would result in the loss of key services and facilities without their replacement elsewhere within the Chelmsford City Area.	--
5. Health and Wellbeing: To improve the health and wellbeing being of those living and working in the Chelmsford City Area.	Access to: -GP surgeries -open space (including sports and recreational facilities)	Within 800m walking distance of a GP surgery and open space.	++
		Within 800m of a GP surgery or open space.	+
		Within 2,000m of a GP surgery or open space.	0
		In excess of 2,000m from a GP surgery and/or open space.	-
	Provision/loss of open space or health facilities.	Would provide open space and/or health facilities on site.	++
		Development would contribute to the provision of additional open space and/or health facilities.	+
		Would not affect current provision of open space or health facilities.	0
		Development would not contribute to the provision of additional open space and/or health facilities and would increase pressure on existing open space and/or health facilities.	-

IIA Objective	Appraisal Criteria	Threshold	Score
	Neighbouring uses.	Would result in the loss of open space and/or health facilities without their replacement elsewhere within the District.	--
		Not located in close proximity to unsuitable neighbouring uses.	0
		Located in close proximity to unsuitable neighbouring uses and which could have an adverse effect on human health.	-
		Located in close proximity to unsuitable neighbouring uses and which could have a significant adverse effect on human health.	--
6. Transport: To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	Access to: -bus stops -railway stations -existing or proposed park and ride facility	Within 400m walking distance of all services or within a City, Town or Key Service Settlement.	++
		Within 400m or more of one or more services.	+
		In excess of 400m from all services.	-
	Impact on highway network.	Sites has good access to the strategic road network (employment uses only).	+
		No impact on highway network.	0
		Potential adverse impact on highway network.	-
		Potential significant adverse impact on highway network.	--
	Infrastructure investment.	Development would support investment in transportation infrastructure and/or services.	++
		Development would not support investment in, or result in the loss of, transportation infrastructure and/or services.	0
		Development would result in the loss of transportation infrastructure and/or services.	--
7. Land Use and Soils: To encourage the efficient use of land and conserve and enhance soils.	Development of brownfield / greenfield/ mixed land Development of agricultural land including best and most versatile agricultural land	Previously developed (brownfield) land.	++
		Mixed greenfield/brownfield land.	+/-
		Greenfield (not in ALC Grades 1, 2 or 3).	-

IIA Objective	Appraisal Criteria	Threshold	Score
	(Agricultural Land Classification (ALC) grades 1, 2 and 3)).	Greenfield (in ALC Grade 1, 2 or 3).	--
	Soil contamination.	Development would result in existing land / soil contamination being remediated.	++
		Development would not affect the contamination of land/soils.	0
		Development could be affected by existing contaminated land.	-
		Development would result in the contamination of land/soils.	--
8. Water: To conserve and enhance water quality and resources.	Proximity to waterbodies	In excess of 50m of a waterbody.	0
		Within 10-50m of a waterbody.	-
		Within 10m of a waterbody.	--
	Requirement for new or upgraded water management infrastructure.	No requirement to upgrade water management infrastructure.	0
		Requirement to upgrade water management infrastructure.	--
9. Flood Risk and Coastal Erosion: To reduce the risk of flooding and coastal erosion to people and property, taking into account the effects of climate change.	Presence of Environment Agency Flood Zones.	Within Flood Zone 1.	0
		Within Flood Zone 2.	-
		Within Flood Zone 3a/b.	--
10. Air: To improve air quality.	Proximity to areas identified with air quality issues.	In excess of 500m of an area with air quality issues.	0
		Within 500m of an area with air quality issues.	-
		Adjacent to an area with air quality issues.	--
11. Climate Change: To minimise greenhouse gas	It has not been possible to identify specific site level criteria for this IIA Objective.	N/A	N/A

IIA Objective	Appraisal Criteria	Threshold	Score
emissions and adapt to the effects of climate change.			
12. Waste and Natural Resources: To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	Development in Minerals Safeguarding Areas.	Outside a Minerals Safeguarding Area.	0
		Within a Minerals Safeguarding Areas.	--
13. Cultural Heritage: To conserve and enhance the historic environment, cultural heritage, character and setting. Effects on non-designated heritage assets.	Effects on designated heritage assets (for example, Scheduled Monuments, Listed Buildings, Conservation Areas, Registered Park and Gardens). Effects on non-designated heritage assets.	Development would enhance designated heritage assets or their settings. Development would result in an assets(s) being removed from the At Risk Register.	++
		Development would enhance non-designated heritage assets or their settings. Development would increase access to heritage assets.	+
		Development is unlikely to affect heritage assets or their settings.	0
		Development may have an adverse effect on designated heritage assets and/or their settings. Development may affect non-designated sites or their settings.	-
		Development may have a significant adverse effect on a designated heritage assets or their settings	--
14. Landscape and Townscape: To conserve and enhance landscape character and townscapes.	Effects on landscape/townscape character. Presence of Green Belt. Presence of Green Wedge. Presence of Coastal Protection Belt.	Development offers potential to significantly enhance landscape/townscape character.	++
		Development offers potential to enhance landscape/townscape character.	+
		Development is unlikely to have an effect on landscape/townscape character.	0
		Development may have an adverse effect on landscape/townscape character and/or site is located in a Green Wedge or the Coastal Protection Belt.	-
		Development may have a significant adverse effect on landscape/townscape character and/or site is located in the Green Belt.	--

NB: where more than one symbol/colour is presented in a box it indicates that the appraisal has identified both positive and negative effects. Where a box is coloured but also contains a '?', this indicates uncertainty over whether the effect could be a minor or significant effect although a professional judgement is expressed in the colour used. A conclusion of uncertainty arises where there is insufficient evidence for expert judgement to conclude an effect.

Additional Sites Assessment

Table C3 Assessment of Additional Sites

Site	1. Biodiversity & Geodiversity	2. Housing	3. Economy, Skills & Employment	4. Sustainable Living and Revitalisation	5. Health and Wellbeing	6. Transport	7. Land Use & Soils	8. Water	9. Flood Risk & Coastal Erosion	10. Air Quality	11. Climate Change	12. Waste and Natural Resources	13. Cultural Heritage	14. Landscape and Townscape
Strategic Growth Site Policy 1dd Land at Former Kay-Metzeler Premises, Brook Street 21SHELAA18 (Part) New site	0	++	+	++	++	++	++	0	0	0	~	0	-/?	++
Likely Significant Effects Significant positive effects have been identified for Objective 2 (Housing) and Objective 7 (Land use) due to the delivery of 100 new dwellings which will contribute significantly to meeting housing needs and the redevelopment of previously developed land. There are also significant positive effects identified in respect of Objective 4 (Sustainable Living), Objective 5 (Health and Wellbeing) and Objective 6 (Transport) reflecting the site's City Centre location and consequent accessibility to services. An uncertain negative effect has been identified for Objective 13 (Cultural Heritage) reflecting proximity of the site to a Conservation Area and Listed Buildings. The remaining effects are minor positive or neutral. Mitigation Growth Site Policy 1dd contains appropriate mitigation measures to be applied to development.														
Strategic Growth Site Policy 7b Land East of London Road	-/?	++	+	++	++	++	--	0	0	0	~	-/?	-/?	-/?

Site	1. Biodiversity & Geodiversity	2. Housing	3. Economy, Skills & Employment	4. Sustainable Living and Revitalisation	5. Health and Wellbeing	6. Transport	7. Land Use & Soils	8. Water	9. Flood Risk & Coastal Erosion	10. Air Quality	11. Climate Change	12. Waste and Natural Resources	13. Cultural Heritage	14. Landscape and Townscape
21SHELAA70 Increased capacity at Strategic Growth Site 7b														
The anticipated effect on Objective 1 (biodiversity) has been moved from a significant negative to a minor negative in light of the policy's requirements to create a network of green infrastructure and ensure appropriate habitat mitigation and creation is provided. The anticipated effect on objective 3 (economy) has a minor positive effect as a result of the anticipated employment opportunities associated with care for the elderly. A significant positive effect has been identified against Objective 4 (Sustainable Living and Revitalisation) as a result of the important contribution that the site will make to the development of the Great Leighs area, in particular by providing accommodation for the elderly. As a result of the supporting on-site development, including promoting walking and cycling and a financial contribution to health facilities, the minor negative effect for the site identified against IIA Objective 5 (Health and Wellbeing) has moved to a significant positive effect. The assessment of this site against IIA Objective 6 (Transport) has also moved to a significant positive effect in recognition of the requirements for sustainable transport infrastructure provision set out in the policy. The policy identifies the need for a Minerals Resource Assessment and in consequence, the appraisal of the associated site against IIA Objective 12 (Waste and Resource Use) has a negative (uncertain) effect, pending the results of this Assessment. Whilst the policy includes a requirement for landscaping to mitigate the visual impact of the development, it is considered that the potential for negative effects on IIA Objective 13 (Cultural Heritage) and IIA Objective 14 (Landscape and Townscape) remain. In addition, the site may contain archaeological deposits and as such the policy requires an archaeological evaluation, the effects of which are uncertain pending the results of the assessment. Mitigation Growth Site Policy 7b contains appropriate mitigation measures to be applied to development.														
Strategic Growth Site Policy 11c Land West Of Barbrook Way	-	++	+/-	+/-	+/-	+/-	-	-/?	0	0	~	0	-/?	0

Site	1. Biodiversity & Geodiversity	2. Housing	3. Economy, Skills & Employment	4. Sustainable Living and Revitalisation	5. Health and Wellbeing	6. Transport	7. Land Use & Soils	8. Water	9. Flood Risk & Coastal Erosion	10. Air Quality	11. Climate Change	12. Waste and Natural Resources	13. Cultural Heritage	14. Landscape and Townscape
CFS158 Increased capacity at Growth Site Policy 11c														
Likely Significant Effects Significant positive effects have been identified for Objective 2 (Housing)) due to the delivery of 250 net new dwellings which will positively contribute to housing provision of a significant scale. Negative effects have been identified for Objective 1 (Biodiversity) and Objective 8 (Water) due to the site's proximity to a priority habitat (within 100m) and exists within 800m of SSSI, local wildlife site, and ancient woodland. Similarly, negative effects have been identified for Objective 8 due the site's proximity to a water body (within 10m). and for Objective 13 (Cultural Heritage) due to proximity to Listed Buildings and a Scheduled Ancient Monument (Bicknacre Priory). Other effects are minor, mixed, or neutral. Mitigation Growth Site Policy 11c contains appropriate mitigation measures to be applied to development.														
Growth Site Policy 9b Land to the East of 118 to 124 Plantation Road, Boreham 21SHELAA64 New site	0	+	+/?	+/?	+/?	+/-	-	0	0	0	~	0	-/?	0
Likely Significant Effects Minor negative effects have been identified for Objective 6 (Transport), Objective 7 (Land use), and Objective 13 (Cultural Heritage) due to the proximity of key services, the loss of agricultural land, and the proximity to a conservation area.														

Site	1. Biodiversity & Geodiversity	2. Housing	3. Economy, Skills & Employment	4. Sustainable Living and Revitalisation	5. Health and Wellbeing	6. Transport	7. Land Use & Soils	8. Water	9. Flood Risk & Coastal Erosion	10. Air Quality	11. Climate Change	12. Waste and Natural Resources	13. Cultural Heritage	14. Landscape and Townscape
Minor positive effects have been identified for Objective 2 (Housing) and Objective 5 (Health and Wellbeing) due to the provision of new dwellings to meet housing needs and the proximity (within 800m) of a GP practice. Mitigation Growth Site Policy 9b contains appropriate mitigation measures to be applied to development.														
Growth Site Policy 9c South of Main Road and Dukes Wood Close, Boreham 21SHELAA78 New site	0	+	+/?	+/?	+/?	+/-	-	0	0	0	~	0	-/?	0
Likely Significant Effects Negative effects have been identified for Objective 7 (Land use), and Objective 13 (Cultural Heritage) due to the proximity of key services, the loss of agricultural land, and the proximity to a conservation area. Minor positive effects have been identified for Objective 2 (Housing) and Objective 5 (Health and Wellbeing) due to the provision new dwellings to meet housing needs and the proximity (within 800m) of a GP practice, with a mixed effect for Objective 6 (Transport) reflecting the presence of a bus service. Mitigation Growth Site Policy 9c contains appropriate mitigation measures to be applied to development.														
Strategic Growth Site Policy 18a Land North	-	++	0	+/-	+	+/-	--	0	0	0	~	-/?	0	0

Site	1. Biodiversity & Geodiversity	2. Housing	3. Economy, Skills & Employment	4. Sustainable Living and Revitalisation	5. Health and Wellbeing	6. Transport	7. Land Use & Soils	8. Water	9. Flood Risk & Coastal Erosion	10. Air Quality	11. Climate Change	12. Waste and Natural Resources	13. Cultural Heritage	14. Landscape and Townscape
West of Chelmsford (North of Hollow Lane) New site CFS182 / 18SLAA9														
Likely Significant Effects Significant positive effects have been identified for Objective 2 (Housing) due to the provision of 100 new dwellings to meet housing needs. Negative effects have been identified for Objective 1 (Biodiversity) due to the proximity to priority habitat inventory (within 100m) and local wildlife sites and ancient woodland (within 800m), Objective 7 (Land use) due to the loss of ALC grade 1, 2 and/or 3a land, and Objective 12 (Waste and Natural Resources) as the site is partially within an identified Minerals Safeguarding Area and requires further assessment to be undertaken in the form of a Minerals Resource Assessment. The remaining effects are minor positive, mixed, or neutral. Mitigation Growth Site Policy 18a contains appropriate mitigation measures to be applied to development.														
Strategic Growth Site Policy 19 Land West of Patching Hall Lane	-	++	0	+/-	+	+/-	--	0	0	0	~	-/?	0	0
Likely Significant Effects Significant positive effects have been identified for Objective 2 (Housing) due to the provision of 200 dwellings to meet housing needs. Significant negative effects have been identified for Objective 7 (Land use) due to the loss of ALC Grade 1, 2, and/or 3a land, and negative for Objective 12 (Waste and Natural Resources) as the site is wholly or partially within an identified Minerals Safeguarding Area and requires further assessment to be undertaken in the form of a Minerals Resource Assessment, and biodiversity, reflecting proximity to Ancient Woodland. The remaining effects are minor positive, mixed or neutral.														

Site	1. Biodiversity & Geodiversity	2. Housing	3. Economy, Skills & Employment	4. Sustainable Living and Revitalisation	5. Health and Wellbeing	6. Transport	7. Land Use & Soils	8. Water	9. Flood Risk & Coastal Erosion	10. Air Quality	11. Climate Change	12. Waste and Natural Resources	13. Cultural Heritage	14. Landscape and Townscape
Mitigation Growth Site Policy 19 contains appropriate mitigation measures to be applied to development.														
Growth Site Policy 14b Land South of Ford End Primary School CFS216 Increased capacity at GS14b	0	+	0	+/-	+/-	+/-	-	0	0	0	~	0	-/?	0
Likely Significant Effects Minor positive effects have been identified for Objective 2 (Housing) due to the provision of 75 dwellings to meet housing needs. Negative effects have been identified for Objective 13 (Cultural Heritage) due to the site being located in proximity to Listed Buildings to the north. Minor negative effects have also been identified for Objective 7 (Land use) due to the loss of agricultural land. Other effects are either mixed or neutral. Mitigation Growth Site Policy 14b contains appropriate mitigation measures to be applied to development.														
Strategic Growth Site Policy 17c Land South of Rough Hill Complex, The Tye 15SLAA48	0	++	+	0	0	+/-	-	0	0	0	~	0	-/?	0

Site	1. Biodiversity & Geodiversity	2. Housing	3. Economy, Skills & Employment	4. Sustainable Living and Revitalisation	5. Health and Wellbeing	6. Transport	7. Land Use & Soils	8. Water	9. Flood Risk & Coastal Erosion	10. Air Quality	11. Climate Change	12. Waste and Natural Resources	13. Cultural Heritage	14. Landscape and Townscape
New site														
Likely Significant Effects Significant positive effects have been identified for Objective 2 (Housing) due to the provision of 115 new dwellings to meet housing needs. Minor positive effects have been identified for Objective 3 (Economy) due to proximity to employment sites. No significant negative effects have been identified against any of the objectives. Minor negative effects have been identified for Objective 7 (Land use) due to the loss of agricultural land and for Objective 13 (Cultural Heritage) due to the site being located in proximity to a Conservation Area and Listed Buildings. The remaining effects have been scored as mixed or neutral. Mitigation Growth Site Policy 17c contains appropriate mitigation measures to be applied to development.														
Strategic Growth Site Policy 20 Land to East and North of Rettendon Place 15SLAA40 / CFS232 New site	-/?	++	+	+/-	+/-	+/-	--	0	0	0	~	0	-/?	0
Likely Significant Effects Significant positive effects have been identified for Objective 2 (Housing) due to the provision of 350 dwellings to meet housing needs. Minor positive effects have been identified for Objective 3 (Economy) due to proximity to employment sites.														

Site	1. Biodiversity & Geodiversity	2. Housing	3. Economy, Skills & Employment	4. Sustainable Living and Revitalisation	5. Health and Wellbeing	6. Transport	7. Land Use & Soils	8. Water	9. Flood Risk & Coastal Erosion	10. Air Quality	11. Climate Change	12. Waste and Natural Resources	13. Cultural Heritage	14. Landscape and Townscape
A significant negative effect for Objective 7 (Land use) has been identified due to the loss of agricultural land, with a potential minor negative effect identified for Objective 1 (Biodiversity) as the site sits within 800m of a local wildlife site and ancient woodland, and a potential minor negative effect for Objective 13 (Cultural Heritage) due to the site being located in proximity to a Conservation Area and Listed Building. Mixed effects have been identified for Objective 4 (Sustainable Living and Revitalisation) and Objective 5 (Health and Wellbeing) reflecting the presence of some key services such as a primary school but the distance from primary shopping areas, neighbourhood shopping areas, and local neighbourhood centres. The site is also in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre. The remaining effects are mixed or neutral. Mitigation Growth Site Policy 20 contains appropriate mitigation measures to be applied to development.														
Growth Site Policy 21a Land North of Old Rectory Lodge, Main Road, Woodham Ferrers 24SHELAA9 New site	0	+	0	+/-	+/-	+/-	-	0	0	0	~	0	-/?	0
Likely Significant Effects A minor positive effect has been identified for Objective 2 (Housing) due to the provision of 15 dwellings to meet housing needs. Mixed effects have been identified for Objective 4 (Sustainable Living and Revitalisation), Objective 6 (Transport) and Objective 5 (Health and Wellbeing) reflecting the absence of a range of services (notwithstanding the presence of a village primary school) and relative distance from the main service centre at South Woodham Ferrers. A minor negative effect for Objective 7 (Land use) has been identified due to the loss of agricultural land, as well as a potential minor negative for Objective 13 (Cultural Heritage) due to the site being in the vicinity of various Listed Buildings.														

Site	1. Biodiversity & Geodiversity	2. Housing	3. Economy, Skills & Employment	4. Sustainable Living and Revitalisation	5. Health and Wellbeing	6. Transport	7. Land Use & Soils	8. Water	9. Flood Risk & Coastal Erosion	10. Air Quality	11. Climate Change	12. Waste and Natural Resources	13. Cultural Heritage	14. Landscape and Townscape
The remaining effects are mixed or neutral. Mitigation Growth Site Policy 21a contains appropriate mitigation measures to be applied to development.														
Growth Site Policy 21b Land North Of Congregational Church, Main Road Woodham Ferrers 24SHELAA10 New site	0	+	0	+/-	+/-	+/-	-	0	0	0	~	0	-/?	0
Likely Significant Effects A minor positive effect has been identified for Objective 2 (Housing) due to the provision of 15 dwellings to meet housing needs. Mixed effects have been identified for Objective 4 (Sustainable Living and Revitalisation), Objective 6 (Transport) and Objective 5 (Health and Wellbeing) reflecting the absence of a range of services (notwithstanding the presence of a village primary school) and relative distance from the main service centre at South Woodham Ferrers. A minor negative effect for Objective 7 (Land use) has been identified due to the loss of agricultural land, as well as a potential minor negative for Objective 13 (Cultural Heritage) due to the site being located in proximity to non-designated heritage assets. The remaining effects are mixed or neutral. Mitigation Growth Site Policy 21b contains appropriate mitigation measures to be applied to development.														
Strategic Growth Site Policy 17d Land South	0	++	+	+/-	+/-	+/-	--	0	0	0	~	0	-/?	0

Site	1. Biodiversity & Geodiversity	2. Housing	3. Economy, Skills & Employment	4. Sustainable Living and Revitalisation	5. Health and Wellbeing	6. Transport	7. Land Use & Soils	8. Water	9. Flood Risk & Coastal Erosion	10. Air Quality	11. Climate Change	12. Waste and Natural Resources	13. Cultural Heritage	14. Landscape and Townscape
and South East of East Hanningfield Village East Hanningfield CFS130 New site														
Likely Significant Effects A significant positive effect has been identified for Objective 2 (Housing) due to the provision of 150 new dwellings to meet housing needs. Minor positive effects have been identified for Objective 3 (Economy) as the site is adjacent to an existing/proposed employment allocation and is within 2km walking distance of an employment allocation. A significant negative effect is identified in respect of Objective 7 (Land Use) reflecting the loss of greenfield land. Mixed effects have been identified for Objective 4 (Sustainable Living and Revitalisation), Objective 6 (Transport) and Objective 5 (Health and Wellbeing) reflecting the absence of a range of services (notwithstanding the presence of a village primary school) and relative distance from the main service centre at South Woodham Ferrers. A minor negative effect for Objective 13 (Cultural Heritage) is identified due to the site being located in proximity to a Conservation Area and Listed Buildings. The remaining effects are mixed or neutral. Mitigation Growth Site Policy 17d contains appropriate mitigation measures to be applied to development.														
Growth Site Policy 17e Land South Of Windmill Farm Back Lane East Hanningfield 17SLAA7	0	+	+	+/-	+/-	+/-	-	0	0	0	~	0	-/?	0

Site	1. Biodiversity & Geodiversity	2. Housing	3. Economy, Skills & Employment	4. Sustainable Living and Revitalisation	5. Health and Wellbeing	6. Transport	7. Land Use & Soils	8. Water	9. Flood Risk & Coastal Erosion	10. Air Quality	11. Climate Change	12. Waste and Natural Resources	13. Cultural Heritage	14. Landscape and Townscape
New site														
Likely Significant Effects No significant effects have been identified for any of the objectives. Minor positive effects have been identified for Objective 2 (Housing), Objective 3 (Economy, Skills and Employment), due to the provision of 40 dwellings, proximity to an employment site. Mixed effects have been identified for Objective 4 (Sustainable Living and Revitalisation) and Objective 5 (Health and Wellbeing) reflecting the absence of a range of services (notwithstanding the presence of a village primary school) and relative distance from the main service centre at South Woodham Ferrers. A minor negative effect for Objective 7 (Land use) has been identified due to the loss of agricultural land, as well as a potential minor negative for Objective 13 (Cultural Heritage) due to the site being located in proximity to a Listed Building. The remaining effects are mixed or neutral.														
Mitigation Growth Site Policy 17e contains appropriate mitigation measures to be applied to development.														
Strategic Growth Site Policy 9a Waltham Road Employment Area, Boreham 21SHELAA20 New site	-/?	+	++	+	+/-	+/-	-	0	0	0	~	0	-/?	0
Likely Significant Effects														

Site	1. Biodiversity & Geodiversity	2. Housing	3. Economy, Skills & Employment	4. Sustainable Living and Revitalisation	5. Health and Wellbeing	6. Transport	7. Land Use & Soils	8. Water	9. Flood Risk & Coastal Erosion	10. Air Quality	11. Climate Change	12. Waste and Natural Resources	13. Cultural Heritage	14. Landscape and Townscape
Significant positive effects have been identified for Objective 3 (Economy, Skills and Employment) as the site will contribute to the City's employment capacity, extending an existing employment area into adjacent greenfield land, resulting in significant positive effects on Objective 3 Negative effects have been identified for the following objectives: Objective 1 (Biodiversity and Geodiversity) reflecting proximity to a Local Wildlife Site, Objective 7 (Land Use) reflecting greenfield land use and Objective 13 (Cultural Heritage) is identified due to the site being located in proximity to a non-designated heritage asset. The remaining effects are minor, mixed, or neutral. Mitigation Growth Site Policy 9a contains appropriate mitigation measures to be applied to development.														

Appendix D Summary Scores of Additional SHELAA Sites Against IIA Objectives

Methodology

This Addendum assesses sites within the SHELAA which have been received since the publication of the Pre-Submission IIA. The previous analysis is set out in **Appendix M** of the Pre-Submission IIA.

Criteria/distance thresholds have been identified (**Table D1**) against which site performance has been scored using a RAG approach with straight line distances calculated from the nearest edges of sites and selected features.

The outputs of the analysis are presented in **Tables D2 – D5**, with a webGIS platform used to help inform development and assessment of alternative spatial strategy options.

Table D1 Criteria/Distance Thresholds Applied to SHELAA Sites

Objective & Measure	Red	Amber	Green	Data source	Justification
1. Biodiversity and Geodiversity: To conserve and enhance biodiversity and geodiversity and promote improvements to the multifunctional green infrastructure network.					
Proximity to Local Nature Reserve	<100m	<800m	>800m	CCC data	
Proximity to National Nature Reserve	<100m	<800m	>800m	Natural England Open Data Geoportal	
Proximity to Priority Habitat Inventory	<100m	<800m	>800m	Natural England Open Data Geoportal	
Proximity to Sites of Importance for Nature Conservation	<100m	<800m	>800m	Natural England Open Data Geoportal	

Objective & Measure	Red	Amber	Green	Data source	Justification
Proximity to SAC	<100m	<800m	>800m	Natural England Open Data Geoportal	
Proximity to SSSI	<100m	<800m	>800m	Natural England Open Data Geoportal	RTPI Strategic Env. Assessment Practice Advice 2018. It is recognised that distance is not a definitive guide to the likelihood or significance of effects on a SSSI.
Within SSSI impact risk zone	Exceeds residential limits	Within 10 dwellings of residential limits	No residential limits/under residential limit	https://naturalengland-defra.opendata.arcgis.com/datasets/sssi-impact-risk-zones-england/explore	https://naturalengland-defra.opendata.arcgis.com/datasets/sssi-impact-risk-zones-england/explore
Proximity to Local Wildlife Site	<100m	<800m	>800m		
Proximity to Marine Conservation Zone	<100m	<800m	>800m	Natural England Open Data Geoportal	
Proximity to SPA and RAMSAR Sites	<100m	<800m	>800m	Natural England Open Data Geoportal	
Ancient Woodland	<100m	<800m	>800m	Natural England Open Data Geoportal	
2. Housing: To meet the housing needs of the Chelmsford City Area and deliver decent homes.					
IMD Barriers to housing (LSOA)	10%-20% most deprived	30-50% deprived	10-20% least deprived	English indices of deprivation 2019 - GOV.UK	
3. Economy, Skills and Employment: To achieve a strong and stable economy which offers rewarding and well-located employment opportunities to everyone.					

Objective & Measure	Red	Amber	Green	Data source	Justification
IMD Employment (LSOA)	10%-20% most deprived	30-50% deprived	10-20% least deprived	English indices of deprivation 2019 - GOV.UK	
IMD Income (LSOA)	10%-20% most deprived	30-50% deprived	10-20% least deprived	English indices of deprivation 2019 - GOV.UK	
Distance to Employment Area	>5km	1-5km	<1km	CCC data	
4. Sustainable Living and Revitalisation: To promote urban renaissance and support the vitality of rural centres, tackle deprivation and promote sustainable living.					
Distance to Primary Shopping Areas	>800m	400-800m	<400m	CCC data	CIHT Planning for Walking Guidelines, 2015
Distance to Principal Neighbourhood Shopping Area	>800m	400-800m	<400m	CCC data	CIHT Planning for Walking Guidelines, 2015
Distance to Local Neighbourhood Centre	>800m	400-800m	<400m	CCC data	CIHT Planning for Walking Guidelines, 2015
Distance to Primary School	>3.2km	1-3.2km	<1km	CCC data	Home to School Transport and Travel Guidance, 2014 (Department for Education, Home to School Travel and Transport Guidance, Statutory Guidance for Local Authorities, July 2014)
Distance to Secondary School	>5km	1-5km	<1km	CCC data	Home to School Transport and Travel Guidance, 2014 (Department for Education, Home to School Travel and Transport Guidance, Statutory Guidance for Local Authorities, July 2014)
5. Health and Wellbeing: To improve the health and well being of those living and working in the Chelmsford City area.					

Objective & Measure	Red	Amber	Green	Data source	Justification
IMD Health (LSOA)	10%-20% most deprived	30-50% most deprived	10-20% least deprived	English indices of deprivation 2019 - GOV.UK	
Distance to GP Practice	>800m	400-800m	<400m	CCC data	CIHT Planning for Walking Guidelines, 2015
Distance to Allotments		>800m	<400m	CCC data	
Distance to Parks and open spaces	>800m	400-800m	<400m	CCC data	CIHT Planning for Walking Guidelines, 2015
Distance to Sports facilities	>800m	400-800m	<400m	CCC data	CIHT Planning for Walking Guidelines, 2015
6. Transport: To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.					
Distance to Bus Stop	>400m		<400m	CCC data	CIHT Planning for Walking Guidelines, 2015
Distance to Train Station	>800m		<800m	CCC data	CIHT Planning for Walking Guidelines, 2015
Distance to Cycle routes	>800m	400-800m	<400m	CCC data	
Distance to Park and Ride	>800m		<800m	CCC data	
Distance to EV Charge Point	>400m		<400m	Map of electric charging points for electric cars UK: Zapmap	
7. Land Use and Soils: To encourage the efficient use of land and conserve and enhance soils.					
Presence of Brownfield land	No	Part	Yes	CCC data	

Objective & Measure	Red	Amber	Green	Data source	Justification
Agricultural Land Classification	Grades 1, 2 & 3a	Grades 3b & 4	Grade 5	Provisional Agricultural Land Classification (ALC) (England)	
Presence of Contaminated Land	Yes	Part	No	CCC data	
8. Water: To conserve and enhance water quality and resources.					
Distance to Rivers and streams	<10m	10-100m	>100m	CCC data	
Distance to Water bodies	<10m	10-100m	>100m	CCC data	
9. Flood Risk: To reduce the risk of flooding to people and property, taking into account the effects of climate change.					
Presence of Flood Zone	Flood Zones 3a & 3b	Flood Zone 2	Flood Zone 1	Flood map for planning - GOV.UK	
Presence of Flood Risk Area	High	Medium	Low/Very Low	Flood Risk Areas - data.gov.uk	
10. Air: To improve air quality.					
NO2 concentration	>40µ/m3		<40µ/m3	UK Emissions Interactive Map	National air quality objectives (https://www.gov.uk/government/statistics/air-quality-statistics/nitrogen-dioxide)
PM10 concentration	>40µ/m3		<40µ/m3	UK Emissions Interactive Map	National air quality objectives (https://uk-air.defra.gov.uk/assets/documents/Air_Quality_Objectives_Update_20230403.pdf)
11. Climate Change: To minimise greenhouse gas emissions and adapt to the effects of climate change.					

Objective & Measure	Red	Amber	Green	Data source	Justification
Covered by IIA objectives 3, 4, 5, 5 & 9					
12. Waste and Natural Resources: To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.					
Distance to Waste management site	Within/adjacent		Outside	CCC data	
Presence of Mineral Safeguarded Areas	Within/adjacent		Outside	CCC data	
13. Cultural Heritage: To conserve and enhance the historic environment, cultural heritage, character and setting.					
Distance to Registered Parks and Gardens	Within/intersecting	0-50m	>50m	Download Listing Data - GIS Shapefiles Historic England	RTPI Practice Advice, 2019
Distance to Scheduled Monuments	Within/intersecting	0-50m	>50m	Download Listing Data - GIS Shapefiles Historic England	RTPI Practice Advice, 2019
Distance to Heritage at Risk	Within/intersecting	0-50m	>50m	Download Listing Data - GIS Shapefiles Historic England	RTPI Practice Advice, 2019
Distance to Conservation Areas	Within/intersecting	0-50m	>50m	Download Listing Data - GIS Shapefiles Historic England	
Distance to Listed Buildings	Within/intersecting	0-50m	>50m	Download Listing Data - GIS Shapefiles Historic England	RTPI Practice Advice, 2019
14. Landscape and Townscape: To conserve and enhance landscape character and townscapes.					
Green Belt designation	100% of site area	<100% site area	0% of site area	English local authority Green Belt dataset - data.gov.uk	

Objective & Measure	Red	Amber	Green	Data source	Justification
Green Wedge designation	100% of site area	<100% site area	0% of site area	CCC data	
Coastal Protection Belt designation	100% of site area	<100% site area	0% of site area	Coastal Protection Zone - Dataset - data.gov.uk	
Tree Preservation Orders	Within/ intersecting		Outside	CCC data	

Table D2 IIA Objective 1 Biodiversity & Geodiversity

Site	Obj_1_Proximity_to_Ancient Woodland_RAG	Obj_1_Proximity_to_Local Nature Reserves_RAG	Obj_1_Proximity_to_Local Wildlife Site_RAG	Obj_1_Proximity_to_Marine Conservation Zones_RAG	Obj_1_Proximity_to_National Nature Reserves_RAG	Obj_1_Proximity_to_Priority Habitat Inventory_RAG	Obj_1_Proximity_to_RAMSA R_RAG	Obj_1_Proximity_to_SAC_R AG	Obj_1_Proximity_to_SPA_R AG	Obj_1_Proximity_to_SSSI_R AG	Obj_1_Proximity_to_SSSI Risk Impact Zone_RAG2
24SHELAA13 Land adj Kov-En Main Road Boreham	Amber	Green	Amber	Green	Green	Amber	Green	Green	Green	Green	Amber
24SHELAA1 Land SW of Pembroke House London Road Great Leighs	Amber	Green	Amber	Green	Green	Amber	Green	Green	Green	Green	Amber
24SHELAA3 Land SE of Pratts Farm Roundabout Little Waltham	Green	Green	Red	Green	Green	Red	Green	Green	Green	Green	Green
24SHELAA4 Land W of Runwell Hall Farm Hoe Lane Rettendon (employment)	Amber	Green	Amber	Green	Green	Red	Green	Green	Green	Green	Amber
24SHELAA5 Land adjacent Rustlings School Lane Stock	Amber	Green	Amber	Green	Green	Red	Green	Green	Green	Green	Amber

Site	Obj_1_Proximity_to_Ancient Woodland_RAG	Obj_1_Proximity_to_Local Nature Reserves_RAG	Obj_1_Proximity_to_Local Wildlife Site_RAG	Obj_1_Proximity_to_Marine Conservation Zones_RAG	Obj_1_Proximity_to_National Nature Reserves_RAG	Obj_1_Proximity_to_Priority Habitat Inventory_RAG	Obj_1_Proximity_to_RAMSA R_RAG	Obj_1_Proximity_to_SAC_R AG	Obj_1_Proximity_to_SPA_R AG	Obj_1_Proximity_to_SSSI_R AG	Obj_1_Proximity_to_SSSI Risk Impact Zone_RAG2
24SHELAA6 Land W of Glebe Meadow Roxwell	Green	Green	Amber	Green	Green	Amber	Green	Green	Green	Green	Green
24SHELAA7 Land and Building adj 9 Springfield Road Chelmsford	Green	Amber	Red	Green	Green	Amber	Green	Green	Green	Green	Green
24SHELAA8 Land adj to Newells Slades Lane Galleywood	Green	Amber	Amber	Green	Green	Red	Green	Green	Green	Green	Green
24SHELAA9 Land North of Old Rectory Lodge Main Road Woodham Ferrers	Green	Green	Green	Green	Green	Amber	Green	Green	Green	Green	Green
24SHELAA10 Land North of Congregational Church, Main Road Woodham Ferrers	Green	Green	Green	Green	Green	Amber	Green	Green	Green	Green	Green
24SHELAA11 Land SW of Gardeners Galleywood Road Great Baddow	Green	Green	Green	Green	Green	Amber	Green	Green	Green	Green	Green
24SHELAA14 The Old Nursery Butts Green Road Sandon	Green	Green	Amber	Green	Green	Green	Green	Green	Green	Green	Green
24SHELAA15 Wheelers Farm Little Waltham	Amber	Green	Amber	Green	Green	Amber	Green	Green	Green	Green	Amber
24SHELAA17 Shakestone Farm Writtle Road Chelmsford	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green

Table D3 IIA Objectives 2 Housing, 3 Economy, Skills & Employment, 4 Sustainable Living & Revitalisation

Site	Obj_2_Proximity_to_IMD Barriers to Housing and Services_RAG	Obj_3_Proximity_to_Emplo yment Area_RAG	Obj_3_Proximity_to_IMD Employment_RAG	Obj_3_Proximity_to_IMD Income_RAG	Obj_4_Proximity_to_Local Neighbourhood Centres_RAG	Obj_4_Proximity_to_Primar y Shopping Area_RAG	Obj_4_Proximity_to_Princi pal Neighbourhood Shopping Area_RAG	Obj_4_Proximity_to_Primar y Education_RAG	Obj_4_Proximity_to_Secon dary Education_RAG
24SHEKAA13 Land adj Kov-En Main Road Boreham	Red	Green	Green	Green	Red	Red	Red	Amber	Amber
24SHELAA1 Land SW of Pembroke House London Road Great Leighs	Amber	Amber	Amber	Amber	Red	Red	Red	Amber	Amber
24SHELAA3 Land SE of Pratts Farm Roundabout Little Waltham	Red	Green	Green	Amber	Red	Red	Red	Amber	Amber
24SHELAA4 Land W of Runwell Hall Farm Hoe Lane Rettendon (employment)	Red	Green	Amber	Amber	Amber	Red	Red	Green	Amber
24SHELAA5 Land adjacent Rustlings School Lane Stock	Red	Amber	Green	Amber	Amber	Red	Red	Green	Amber
24SHELAA6 Land W of Glebe Meadow Roxwell	Red	Green	Green	Green	Red	Red	Red	Green	Amber
24SHELAA7 Land and Buildings adj 9 Springfield Road Chelmsford	Amber	Green	Amber	Amber	Amber	Green	Green	Green	Green
24SHELAA8 Land adj to Newells Slades Lane Galleywood	Amber	Green	Amber	Amber	Amber	Red	Red	Green	Amber
24SHELAA9 Land North of Old Rectory Lodge Main Road Woodham Ferrers	Red	Amber	Amber	Amber	Red	Red	Red	Green	Amber
24SHELAA10 Land North of Congregational Church, Main Road Woodham Ferrers	Red	Amber	Amber	Amber	Red	Red	Red	Green	Amber
24SHELAA11 Land SW of Gardeners Galleywood Road Great Baddow	Amber	Green	Amber	Amber	Green	Red	Red	Green	Green

Site	Obj_2_Proximity_to_IMD Barriers to Housing and Services_RAG	Obj_3_Proximity_to_Emplo yment Area_RAG	Obj_3_Proximity_to_IMD Employment_RAG	Obj_3_Proximity_to_IMD Income_RAG	Obj_4_Proximity_to_Local Neighbourhood Centres_RAG	Obj_4_Proximity_to_Primar y Shopping Area_RAG	Obj_4_Proximity_to_Princi pal Neighbourhood Shopping Area_RAG	Obj_4_Proximity_to_Primar y Education_RAG	Obj_4_Proximity_to_Secon dary Education_RAG
24SHELAA14 The Old Nursery Butts Green Road Sandon	Red	Amber	Amber	Amber	Red	Red	Red	Amber	Amber
24SHELAA15 Wheelers Farm Little Waltham	Red	Amber	Green	Amber	Red	Red	Red	Green	Amber
24SHELAA17 Shakestone Farm Writtle Road Chelmsford	Amber	Green	Amber	Amber	Green	Red	Red	Green	Green

Table D4 IIA Objectives 5 Health & Wellbeing, 6 Transport, 7 Land Use & Soils, 8 Water

Site	Obj_5_Proximity_to_Allotments Or Community Growing Spaces_RAG	Obj_5_Proximity_to_GPs_RAG	Obj_5_Proximity_to_IMD Health Deprivation and Disability_RAG	Obj_5_Proximity_to_Public Park Or Garden_RAG	Obj_5_Proximity_to_Sports Facility_RAG	Obj_6_Proximity_to_Bus Stop_RAG	Obj_6_Proximity_to_EV Charging Stations_RAG	Obj_6_Proximity_to_Park and Ride_RAG	Obj_6_Proximity_to_Railway Stations_RAG	Obj_7_Proximity_to_Agricultural Land Classification_RAG	Obj_8_Proximity_to_OS Open Rivers_RAG	Obj_8_Proximity_to_Waterbody_RA G
24SHEKAA13 Land adj Kov-En Main Road Boreham	Green	Red	Green	Red	Green	Green	Red	Red	Red	Red	Green	Green

Site	Obj_5_Proximity_to_Allotments Or Community Growing Spaces_RAG	Obj_5_Proximity_to_GPs_RAG	Obj_5_Proximity_to_IMD Health Deprivation and Disability_RAG	Obj_5_Proximity_to_Public Park Or Garden_RAG	Obj_5_Proximity_to_Sports Facility_RAG	Obj_6_Proximity_to_Bus Stop_RAG	Obj_6_Proximity_to_EV Charging Stations_RAG	Obj_6_Proximity_to_Park and Ride_RAG	Obj_6_Proximity_to_Railway Stations_RAG	Obj_7_Proximity_to_Agricultural Land Classification_RAG	Obj_8_Proximity_to_OS Open Rivers_RAG	Obj_8_Proximity_to_Waterbody_RA G
24SHELAA1 Land SW of Pembroke House London Road Great Leighs	Amber	Red	Green	Red	Red	Green	Red	Red	Red	Red	Green	Green
24SHELAA3 Land SE of Pratts Farm Roundabout Little Waltham	Amber	Red	Green	Amber	Green	Red	Green	Green	Red	Red	Green	Green
24SHELAA4 Land W of Runwell Hall Farm Hoe Lane Rettendon (employment)	Amber	Red	Green	Red	Red	Red	Red	Red	Red	Red	Green	Green
24SHELAA5 Land adjacent Rustlings School Lane Stock	Amber	Amber	Green	Red	Amber	Green	Red	Red	Red	Red	Green	Green
24SHELAA6 Land W of Glebe Meadow Roxwell	Green	Red	Green	Red	Green	Green	Red	Red	Red	Red	Green	Green
24SHELAA7 Land and Buildings adj 9 Springfield Road Chelmsford	Green	Green	Amber	Green	Green	Green	Green	Red	Green	Green	Green	Amber
24SHELAA8 Land adj to Newells Slades Lane Galleywood	Green	Red	Green	Green	Green	Green	Red	Red	Red	Red	Green	Green
24SHELAA9 Land North of Old Rectory Lodge Main Road Woodham Ferrers	Amber	Red	Green	Red	Amber	Green	Red	Red	Red	Red	Green	Green
24SHELAA10 Land North of Congregational Church, Main Road Woodham Ferrers	Amber	Red	Green	Red	Amber	Green	Red	Red	Red	Red	Green	Green
24SHELAA11 Land SW of Gardeners Galleywood Road Great Baddow	Green	Amber	Amber	Amber	Amber	Green	Red	Red	Red	Red	Green	Green
24SHELAA14 The Old Nursery Butts Green Road Sandon	Amber	Red	Green	Red	Red	Red	Red	Red	Red	Red	Green	Green

Site	Obj_5_Proximity_to_Allotments Or Community Growing Spaces_RAG	Obj_5_Proximity_to_GPs_RAG	Obj_5_Proximity_to_IMD Health Deprivation and Disability_RAG	Obj_5_Proximity_to_Public Park Or Garden_RAG	Obj_5_Proximity_to_Sports Facility_RAG	Obj_6_Proximity_to_Bus Stop_RAG	Obj_6_Proximity_to_EV Charging Stations_RAG	Obj_6_Proximity_to_Park and Ride_RAG	Obj_6_Proximity_to_Railway Stations_RAG	Obj_7_Proximity_to_Agricultural Land Classification_RAG	Obj_8_Proximity_to_OS Open Rivers_RAG	Obj_8_Proximity_to_Waterbody_RAG
24SHELAA15 Wheelers Farm Little Waltham	Green	Amber	Green	Red	Green	Red	Red	Green	Red	Red	Green	Green
24SHELAA17 Shakestone Farm Writtle Road Chelmsford	Green	Red	Amber	Green	Green	Green	Red	Red	Red	Red	Green	Red

Table D5 IIA Objectives 9 Flood Risk & Coastal Erosion, 10 Air Quality, 12 Waste, 13 Cultural Heritage, 14 Landscape & Townscape

Site	Obj_9_Proximity_to_Flood Risk Area_RAG	Obj_9_Proximity_to_Flood Zone_RAG	Obj_10_Proximity_to_AQMA NO2_RAG	Obj_10_Proximity_to_AQMA PM10_RAG	Obj_12_Proximity_to_Active Landfill Site_RAG	Obj_12_Proximity_to_Historic Landfill Site_RAG	Obj_13_Proximity_to_Conservation Areas_RAG	Obj_13_Proximity_to_Listed Buildings_RAG	Obj_13_Proximity_to_Scheduled Monuments_RAG	Obj_14_Proximity_to_Green Wedge_RAG	Obj_14_Proximity_to_Green Belt_RAG
24SHEKAA13 Land adj Kov-En Main Road Boreham	Green	Green	Green	Green	Green	Green	Green	Amber	Amber	Green	Green
24SHELAA1 Land SW of Pembroke House London Road Great Leighs	Green	Green	Green	Green	Green	Green	Green	Amber	Amber	Green	Green
24SHELAA3 Land SE of Pratts Farm Roundabout Little Waltham	Green	Green	Green	Green	Green	Red	Green	Amber	Amber	Green	Green

Site	Obj_9_Proximity_to_Flood Risk Area_RAG	Obj_9_Proximity_to_Flood Zone_RAG	Obj_10_Proximity_to_AQMA NO2_RAG	Obj_10_Proximity_to_AQMA PM10_RAG	Obj_12_Proximity_to_Active Landfill Site_RAG	Obj_12_Proximity_to_Historic Landfill Site_RAG	Obj_13_Proximity_to_Conservation Areas_RAG	Obj_13_Proximity to Listed Buildings_RAG	Obj_13_Proximity to Scheduled Monuments_RAG	Obj_14_Proximity to Green Wedge_RAG	Obj_14_Proximity to Green Belt_RAG
24SHELAA4 Land W of Runwell Hall Farm Hoe Lane Rettendon (employment)	Green	Green	Green	Green	Green	Green	Amber	Amber	Amber	Green	Red
24SHELAA5 Land adjacent Rustlings School Lane Stock	Green	Green	Green	Green	Green	Green	Amber	Green	Amber	Green	Red
24SHELAA6 Land W of Glebe Meadow Roxwell	Green	Green	Green	Green	Green	Green	Amber	Green	Amber	Green	Amber
24SHELAA7 Land and Buildings adj 9 Springfield Road Chelmsford	Red	Red	Green	Green	Green	Green	Amber	Green	Amber	Amber	Green
24SHELAA8 Land adj to Newells Slades Lane Galleywood	Green	Green	Green	Green	Green	Green	Amber	Amber	Amber	Green	Red
24SHELAA9 Land North of Old Rectory Lodge Main Road Woodham Ferrers	Green	Green	Green	Green	Green	Green	Amber	Amber	Amber	Green	Green
24SHELAA10 Land North of Congregational Church, Main Road Woodham Ferrers	Green	Green	Green	Green	Green	Green	Amber	Amber	Amber	Green	Green
24SHELAA11 Land SW of Gardeners Galleywood Road Great Baddow	Red	Green	Green	Green	Green	Green	Green	Amber	Amber	Green	Amber
24SHELAA14 The Old Nursery Butts Green Road Sandon	Green	Green	Green	Green	Green	Green	Amber	Amber	Amber	Green	Green
24SHELAA15 Wheelers Farm Little Waltham	Green	Green	Green	Green	Green	Red	Amber	Amber	Amber	Green	Green
24SHELAA17 Shakestone Farm Writtle Road Chelmsford	Green	Red	Green	Green	Green	Green	Amber	Amber	Green	Red	Red

Appendix E Corrections to the Pre-Submission IIA

1. Correction to the RAG Scores in Respect of Sites 21SHELAA97 and 21SHELAA98

As part of the representations made on the Pre-Submission IIA, the following observations were made in respect of the RAG scoring against two promoted sites.

PSIIA-9	Vistry Group	Section 6.4.30	9. In addition to the above, we wish to highlight errors made in the Assessment of SHELAA Sites (Appendix M of the IIA) with respect to two sites promoted by Vistry; 21SHELAA97 (land south of Writtle), and 21SHELAA98 (land at Skeggs Farm). 10. The assessment identifies that 21SHELAA98 is within 100m of a Local Nature Reserve (LNR) and the site is scored Red in this category. A review of Chelmsford City Council's Interactive Planning Policy Map confirms this is not the case. The nearest LNR is well beyond 800m and therefore the site should be reassessed as Green in this category. 11. Both 21SHELAA97 and 21SHELAA98 have been assessed as Red for proximity to primary school; indicating that the nearest primary school is greater than 3.2km from the site. This is incorrect. Primary education in Writtle is covered by Infant and Junior Schools which are based on the same site. This school site is within 1km of both 21SHELAA97 and 21SHELAA98 and they should therefore be reassessed as Green. 12. Both sites have been assessed as Red for distance to rivers (<10m) and presence of flood zone 3. Whilst this may be correct, it is important to note that no development is proposed within flood zones 2 and 3. The proposed site boundaries could have been drawn to exclude such zones, however a key benefit of the proposal is that opportunities have been identified to incorporate a range of natural flood management techniques to help address the risk of flooding to the City Centre.	Scoring suggestions noted which will be reviewed.
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Corrections to the RAG Assessment for these two sites are set out below.

A. Proximity to Local Nature Reserve

EXISTING ANALYSIS

OBJECTID	ADDRESS	NLUD REFERENCE	Obj1_Proximity_to_Local_Nature_Reserve_RAG	Obj1_Proximity_to_National_Nature_Reserve_RAG	Obj1_Proximity_to_Priority_Habitat_Inventory_RAG	Obj1_Proximity_to_Sites_of_Importance_for_Nature_Conservation_RA	Obj1_Proximity_to_SAC_RAG	Obj1_Proximity_to_SSSI_RAG	Obj1_Proximity_to_Local_Wildlife_Site_RAG	Obj1_Proximity_to_Marine_Conservation_Zone_RAG	Obj1_Proximity_to_SPA_and_RAMSAR_Sites_RAG	Obj1_Ancient_Woodland_RAG
258	Land North East Of Skeggs Farm Chelmsford Road Writtle Chelmsford Essex	21SHELAA98	RED	GREEN	RED	GREEN	GREEN	GREEN	RED	GREEN	GREEN	GREEN

CORRECTED ANALYSIS

OBJECTID	ADDRESS	NLUD REFERENCE	Obj1_Proximity_to_Local_Nature_Reserve_RAG	Obj1_Proximity_to_National_Nature_Reserve_RAG	Obj1_Proximity_to_Priority_Habitat_Inventory_RAG	Obj1_Proximity_to_Sites_of_Importance_for_Nature_Conservation_RA	Obj1_Proximity_to_SAC_RAG	Obj1_Proximity_to_SSSI_RAG	Obj1_Proximity_to_Local_Wildlife_Site_RAG	Obj1_Proximity_to_Marine_Conservation_Zone_RAG	Obj1_Proximity_to_SPA_and_RAMSAR_Sites_RAG	Obj1_Ancient_Woodland_RAG
258	Land North East Of Skeggs Farm Chelmsford Road Writtle Chelmsford Essex	21SHELAA98	GREEN	GREEN	RED	GREEN	GREEN	GREEN	RED	GREEN	GREEN	GREEN

2. Proximity to Primary School

EXISTING ANALYSIS

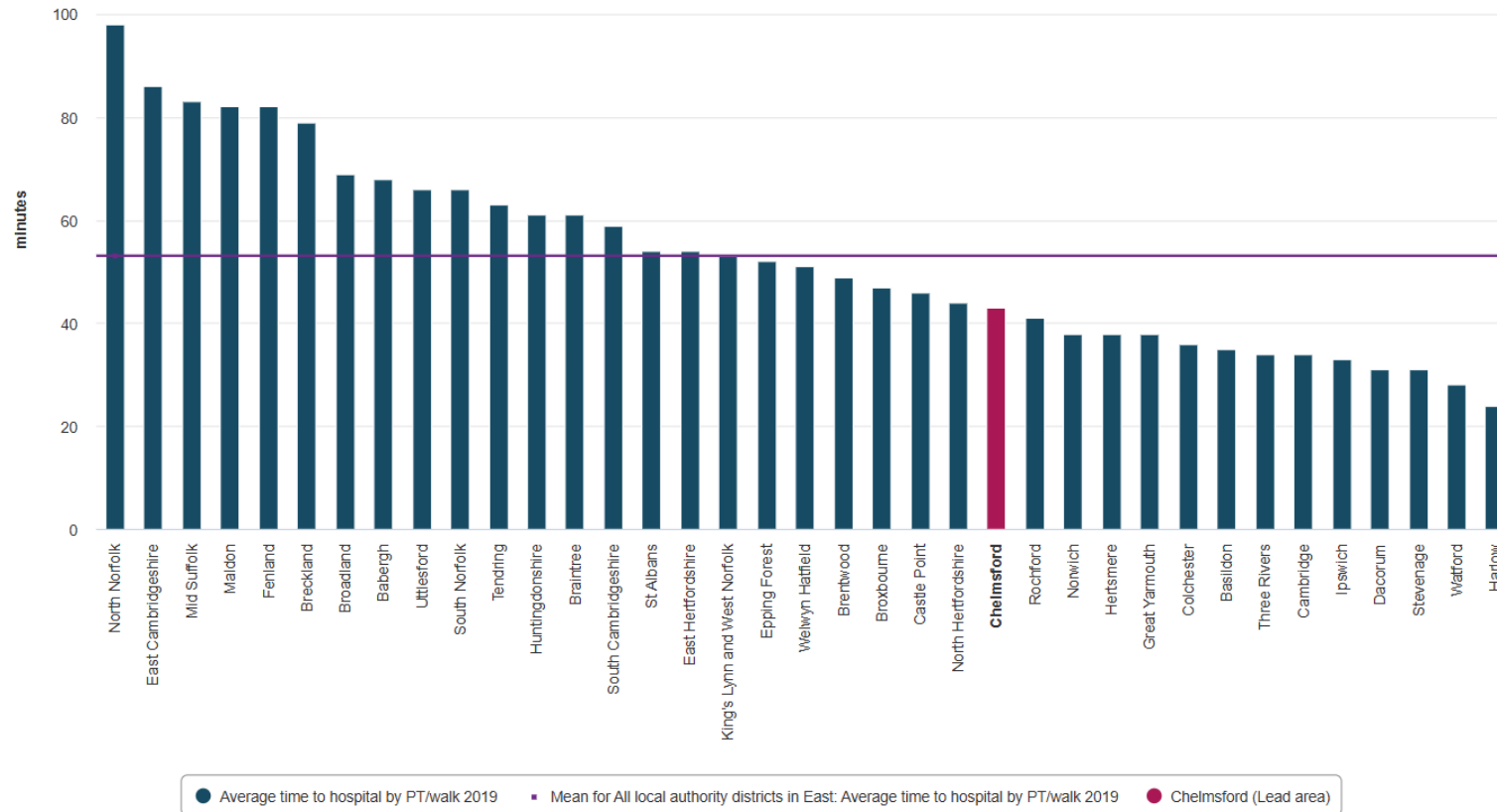
OBJECTID	ADDRESS	NLUD REFERENCE	Obj2_IMD_Barriers_to_housing_LSOA_RAG	Obj3_IMD_Employment_LSOA_RAG	Obj3_IMD_Income_LSOA_RAG	Obj4_Distance_to_Primary_Shopping_Areas_RAG	Obj4_Distance_to_Principal_Neighbourhood_Shopping_Area_RAG	Obj4_Distance_to_Local_Neighbourhood_Centre_RAG	Obj4_Distance_to_Primary_School_RAG	Obj4_Distance_to_Scondary_School_RAG	Obj5_Distance_to_GP_Practice_RAG	Obj6_Distance_to_EV_Charge_Point_RAG
239	Land Southeast And West Of Garage Block Hunts Close Writtle Chelmsford Essex	21SHELAA97	AMBER	GREEN	GREEN	RED	RED	GREEN	RED	GREEN	AMBER	RED
258	Land North East Of Skeggs Farm Chelmsford Road Writtle Chelmsford Essex	21SHELAA98	AMBER	GREEN	GREEN	RED	RED	GREEN	RED	GREEN	AMBER	RED

CORRECTED ANALYSIS

OBJECTID	ADDRESS	NLUD REFERENCE	Obj2_IMD_Barriers_to_housing_LSOA_RAG	Obj3_IMD_Employment_LSOA_RAG	Obj3_IMD_Income_LSOA_RAG	Obj4_Distance_to_Primary_Shopping_Areas_RAG	Obj4_Distance_to_Principal_Neighbourhood_Shopping_Area_RAG	Obj4_Distance_to_Local_Neighbourhood_Centre_RAG	Obj4_Distance_to_Primary_School_RAG	Obj4_Distance_to_Scondary_School_RAG	Obj5_Distance_to_GP_Practice_RAG	Obj6_Distance_to_EV_Charge_Point_RAG
239	Land Southeast And West Of Garage Block Hunts Close Writtle Chelmsford Essex	21SHELAA97	AMBER	GREEN	GREEN	RED	RED	GREEN	GREEN	GREEN	AMBER	RED
258	Land North East Of Skeggs Farm Chelmsford Road Writtle Chelmsford Essex	21SHELAA98	AMBER	GREEN	GREEN	RED	RED	GREEN	GREEN	GREEN	AMBER	RED

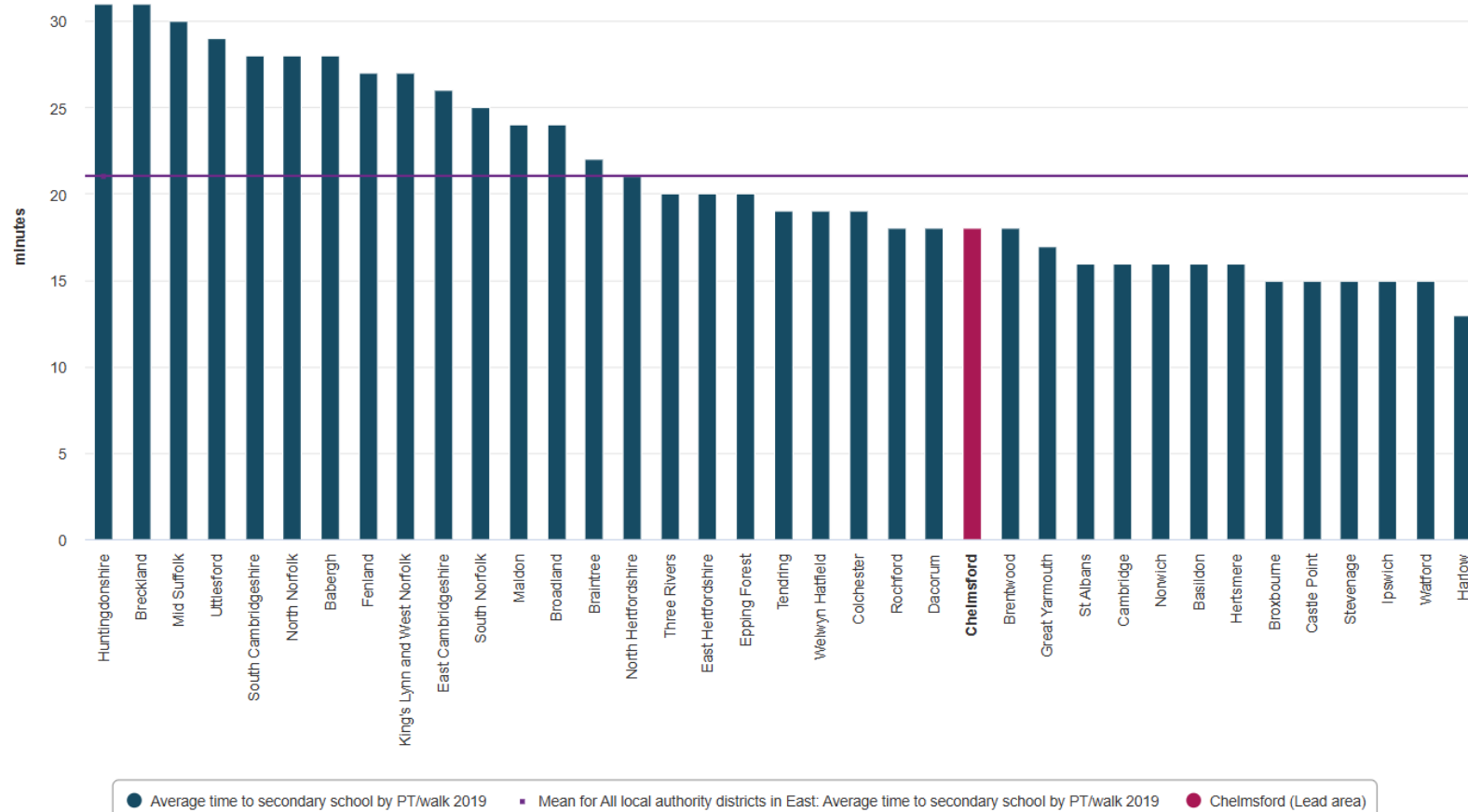
2. Enhanced Clarity of Figure 3.7, Figure 3.8 and Figure 3.9

Figure 3.7 Travel time in minutes to nearest hospital by public transport/walking (2019) for all local authority districts in East England



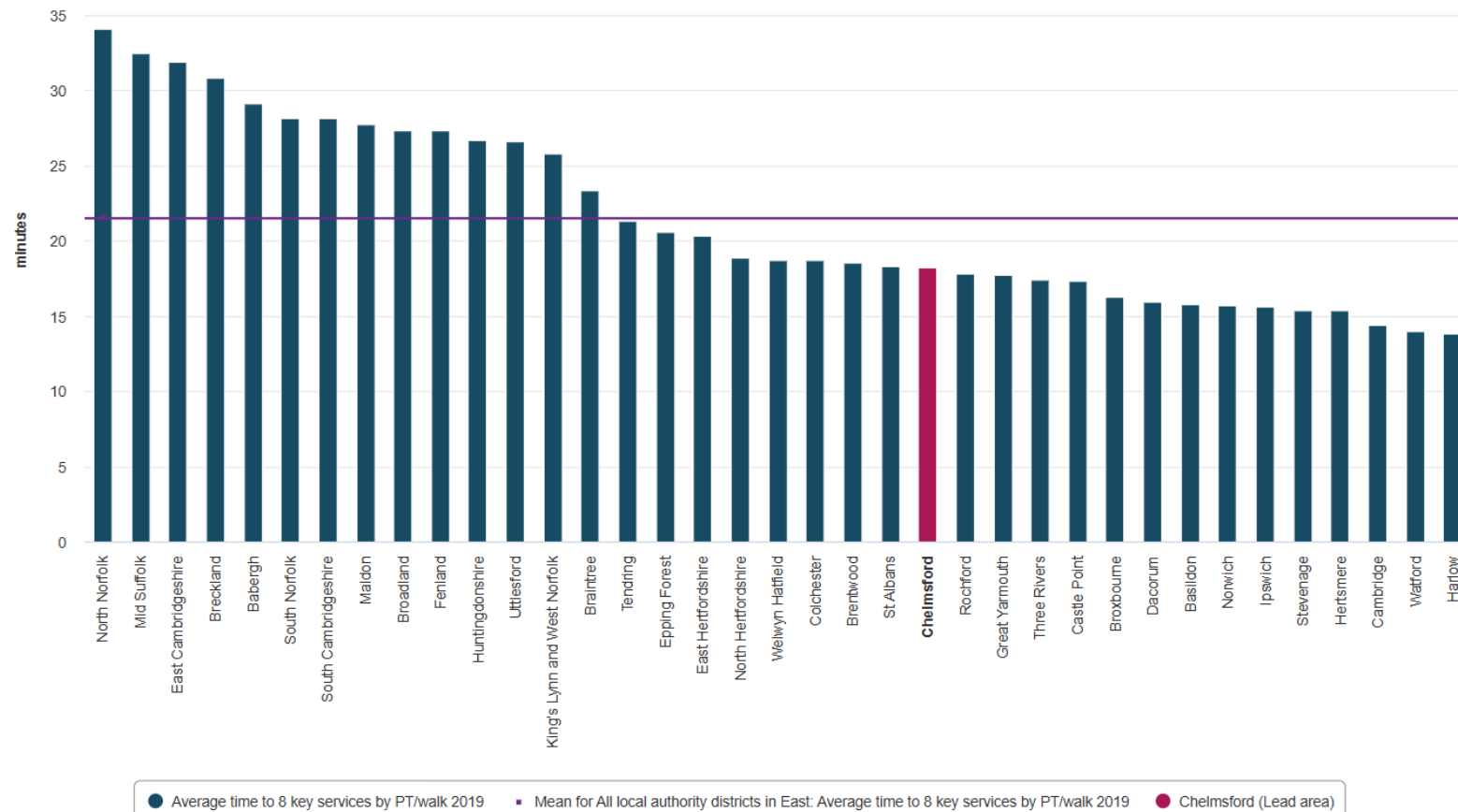
Source: LG Inform Inform (2021) Travel time in minutes to 8 key services by public transport/walking in Chelmsford. Available at: https://lginform.local.gov.uk/reports/lgastandard?mod-metric=10249&mod-area=E07000070&mod-group=AllDistrictInRegion_East&mod-type=namedComparisonGroup,

Figure 3.8 Travel time in minutes to nearest secondary school by public transport/walking (2019) for all local authority districts in East England



Source: LG Inform Inform (2021) Travel time in minutes to 8 key services by public transport/walking in Chelmsford. Available at: https://lginform.local.gov.uk/reports/lgastandard?mod-metric=10249&mod-area=E07000070&mod-group=AllDistrictInRegion_East&mod-type=namedComparisonGroup.

Figure 3.9 Travel time in minutes to 8 key services by public transport/walking in (2019) for all local authority districts in East England



Source: LG Inform Inform (2021) Travel time in minutes to 8 key services by public transport/walking in Chelmsford. Available at: https://lginform.local.gov.uk/reports/lgastandard?mod-metric=10249&mod-area=E07000070&mod-group=AllDistrictInRegion_East&mod-type=namedComparisonGroup.

3. Corrected Scoring for Table 5.8 to Accord with the Analysis Presented in Appendix G

Table 5.8 Summary of the Appraisal of Proposed Allocations in Growth Area 1 - Central and Urban Chelmsford

New Site Ref.	Dev. proposed	Site Name	1. Biodiversity	2. Housing	3. Economy	4. Sustainable living and Revitalisation	5. Health and Wellbeing	6. Transport	7. Land Use	8. Water	9. Flood Risk	10. Air Quality	11. Climate Change	12. Waste and Natural Resources	13. Cultural Heritage	14. Landscape and Townscape
CW1a	450 dwellings	FORMER GAS WORKS	-/?	++	+/?	++	+	++	++	0	-	-	~	0	+/-/?	+
CW1c	130 dwellings	LOCKSIDE, NAVIGATION ROAD	-/?	++	+/?	++	+	++	++	0	-	-	~	0	+/-/?	+
CW1d	190 dwellings	BADDOW ROAD CAR PARK, AND LAND TO THE EAST OF THE CAR PARK, BADDOW ROAD	-/?	++	+/?	++	+	++	++	0	-	-	~	0	+/-/?	+
CW1e	75 dwellings	TRAVIS PERKINS NAVIGATION ROAD	-/?	++	+/?	++	+	++	++	0	-	-	~	0	+/-/?	+

New Site Ref.	Dev. proposed	Site Name	1. Biodiversity	2. Housing	3. Economy	4. Sustainable living and Revitalisation	5. Health and Wellbeing	6. Transport	7. Land Use	8. Water	9. Flood Risk	10. Air Quality	11. Climate Change	12. Waste and Natural Resources	13. Cultural Heritage	14. Landscape and Townscape
CW1f	35 dwellings	NAVIGATION ROAD SITES	-/?	++	+/?	++	+	++	++	0	-	-	~	0	+/-/?	+
1b	185 dwellings 2 SEND schools	FORMER ST PETERS COLLEGE FOX CRESCENT	-/?	++	++	++	++	++/-	++/-	0	0	0	~	0	0	0
1d	150 dwellings Retail	RIVERSIDE ICE AND LEISURE, VICTORIA ROAD	-/?	++	+/-/?	++	-	++/-	++	-	-	0	~	0	-	+
1e	100 dwellings	CIVIC CENTRE LAND, FAIRFIELD ROAD	0/?	++	+/-	++	-	++/-	++	0	0	0	~	0	+	+
1f	197 dwellings	EASTWOOD HOUSE (CAR PARK) GLEBE ROAD	0/?	++	+/-	++	+	++	++	0	0	0	~	0	+	+

New Site Ref.	Dev. proposed	Site Name	1. Biodiversity	2. Housing	3. Economy	4. Sustainable living and Revitalisation	5. Health and Wellbeing	6. Transport	7. Land Use	8. Water	9. Flood Risk	10. Air Quality	11. Climate Change	12. Waste and Natural Resources	13. Cultural Heritage	14. Landscape and Townscape
1g	29 dwellings	CHELMSFORD SOCIAL CLUB, SPRINGFIELD ROAD	-/?	+	+/-	++	+	++/-	++	-	-	-	~	0	0	+
1h	80 dwellings	ASHBY HOUSE CAR PARKS NEW STREET	-/?	+	+/-	++	0	++/-	++	0	0	0	~	0	0	+
1i	75 dwellings	RECORY LANE CAR PARK WEST	0/?	+	+/-	++	+	++	++	0	0	0	~	0	0	+
1k	41 dwellings	FORMER CHELMSFORD ELECTRICAL AND CAR WASH BROOK STREET	0/?	+	+/-/?	++	0	++	++	0	0	0	~	0	0	+

New Site Ref.	Dev. proposed	Site Name	1. Biodiversity	2. Housing	3. Economy	4. Sustainable living and Revitalisation	5. Health and Wellbeing	6. Transport	7. Land Use	8. Water	9. Flood Risk	10. Air Quality	11. Climate Change	12. Waste and Natural Resources	13. Cultural Heritage	14. Landscape and Townscape
1l	30 dwellings	BT TELEPHONE EXCHANGE COTTAGE PLACE	0/?	+	+/-/?	++	0	++	++	0	0	0	~	0	0	+
1m	23 dwellings	RECTORY LANE CAR PARK EAST	0/?	+	+/-	++	+	++	++	0	0	0	~	0	0	+
1n	20 dwellings	WATERHOUSE LANE DEPOT AND NURSERY	0/?	+	+/-	++	+	++	++	0	0	0	~	0	0	+
1p	15 dwellings	BRITISH LEGION NEW LONDON ROAD	0/?	+	+/-	++	0	++/-	++	0	0	0	~	0	0	+
1q	18 dwellings	LAND REAR OF 17 TO 37 BEACH'S DRIVE	0/?	+	+/-	+	+	++	++	0	-	0	~	0	0	+

New Site Ref.	Dev. proposed	Site Name	1. Biodiversity	2. Housing	3. Economy	4. Sustainable living and Revitalisation	5. Health and Wellbeing	6. Transport	7. Land Use	8. Water	9. Flood Risk	10. Air Quality	11. Climate Change	12. Waste and Natural Resources	13. Cultural Heritage	14. Landscape and Townscape
1r	12 dwellings	GARAGE SITE ST NAZAIRE ROAD	-/?	+	+/-	++	+	++	++	0	0	0	~	0	0	0
1s	6 dwellings	GARAGE SITE AND LAND MEDWAY CLOSE	0/?	+	+/-	+	-	++/-	++/--	-	-	0	~	0	0	-
1t	10 dwellings	CAR PARK R/O BELLAMY COURT BROOMFIELD ROAD	0/?	+	+/-	++	0	++	++	0	0	0	~	0	-	+
1v	Business use	RAILWAY SIDINGS BROOK STREET CHELMSFORD	-/?	0	++	++	+/-	++/?	++	-	-	0	~	0	0	+
1w	757 dwellings and mixed use	MEADOWS SHOPPING CENTRE AND SURFACE CAR PARK	0/?	++	+/-	++	+	++/-	++	-	-	-	~	0	0	+

New Site Ref.	Dev. proposed	Site Name	1. Biodiversity	2. Housing	3. Economy	4. Sustainable living and Revitalisation	5. Health and Wellbeing	6. Transport	7. Land Use	8. Water	9. Flood Risk	10. Air Quality	11. Climate Change	12. Waste and Natural Resources	13. Cultural Heritage	14. Landscape and Townscape
1y	100 dwellings	LAND BETWEEN HOFFMANN'S WAY AND BROOK STREET	0/?	+	+/-	++	0	++/-	++	-	-	-	~	0	0	+
1z	50 dwellings	GRANARY CAR PARK	0/?	+	+/-	++	0	++/-	++	-	-	-	~	0	0	+
1aa	40 dwellings	COVAL LANE CAR PARK	0/?	+	+/-	++	0	++/-	++	-	-	-	~	0	0	+
1bb	12 dwellings	GLEBE ROAD CAR PARK	0/?	+	+/-	++	0	++/-	++	-	-	-	~	0	0	+
1cc	250 (183 net new) dwellings	ANDREWS PLACE, LAND WEST OF RAINSFORD LANE	0/?	+	+/-	++	0	++/-	++	-	-	-	~	0	0	+
2	880 homes; 5 TSP plots;	WEST CHELMSFORD	0/?	++	+/-	++	++	++	--	-	-	0	~	--	0/?	--

New Site Ref.	Dev. proposed	Site Name	1. Biodiversity	2. Housing	3. Economy	4. Sustainable living and Revitalisation	5. Health and Wellbeing	6. Transport	7. Land Use	8. Water	9. Flood Risk	10. Air Quality	11. Climate Change	12. Waste and Natural Resources	13. Cultural Heritage	14. Landscape and Townscape
	Neighbourhood Centre; Primary School															
3a	360 dwellings	EAST OF CHELMSFORD - MANOR FARM	0/?	++	+/-	+	++	++	--	-	-	0	~	--/?	-/?	-
3b	5,000 sqm business	EAST OF CHELMSFORD - LAND NORTH OF MALDON ROAD	0/?	0	++	+	++	++	--	0	0	0	~	--/?	-/?	-
3c	109 dwellings	EAST OF CHELMSFORD - LAND SOUTH OF MALDON ROAD	0/?	++	+/-	+	++	++	--	0	0	0	~	--/?	-/?	-

New Site Ref.	Dev. proposed	Site Name	1. Biodiversity	2. Housing	3. Economy	4. Sustainable living and Revitalisation	5. Health and Wellbeing	6. Transport	7. Land Use	8. Water	9. Flood Risk	10. Air Quality	11. Climate Change	12. Waste and Natural Resources	13. Cultural Heritage	14. Landscape and Townscape
3d	65 dwellings	EAST OF CHELMSFORD - LAND NORTH OF MALDON ROAD	0/?	+	+/-	+	+++	++	--	0	0	0	~	--	0/?	-
4	24 dwellings	LAND NORTH OF GALLEYWOOD RESERVOIR	-	+	+/-	+	+	++	++/-	-	0	0	~	0	0	0
5	25 dwellings	WRITTLE TELEPHONE EXCHANGE ONGAR ROAD WRITTLE	0/?	+	+/-	++	+	++	++/-	0	0	0	~	0	-	+/0



Appendix F Addendum to the Pre-Submission HRA





Chelmsford City Council

Chelmsford Local Plan

Habitats Regulations Assessment (HRA):
Focused Consultation Additional Sites
(Regulation 19) Addendum



Chelmsford City Council

Chelmsford Local Plan

Habitats Regulations Assessment (HRA): Focused
Consultation Additional Sites (Regulation 19) Addendum

Type of document (version) Public

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1 Introduction

- 1.1.1. This document is an Addendum to the Pre-Submission IIA¹, specifically Appendix N (Habitats Regulations Assessment (HRA) Report) and has been produced to provide an assessment of the Focused Consultation Additional Sites (Regulation 19) Document² produced by Chelmsford City Council. In light of changed circumstances for preparation of the Local Plan, the City Council is undertaking a focused consultation seeking representations on additional site allocations for inclusion within the review of the Local Plan to ensure that sufficient land is identified. The additional sites comprise 11 new housing sites, three expanded housing expanded sites and one expanded employment site. This Addendum forms part of the IIA.
- 1.1.2. Following this introductory chapter this Addendum to Appendix N of the Pre-Submission IIA Report is structured as follows:
- **Chapter 2** - sets out the proposed changes to the Local Plan proposed through the Focused Consultation Additional Sites (Regulation 19) Document.
 - **Chapter 3** - provides an overview of the previous HRA findings and then a review of the proposed changes to determine if they affect the conclusions.
 - **Chapter 4** - sets out the conclusions and next steps.

¹ WSP (2025) Integrated Impact Assessment of the Pre-Submission Chelmsford Local Plan

² Chelmsford City Council (2025) Focused Consultation Additional Sites (Regulation 19) Document

2 Proposed Changes to the Local Plan

2.1 Introduction

- 2.1.1. The Pre-Submission Plan and accompanying HRA Report were published for consultation from 4th February to 18th March 2025. Following the conclusion of this consultation, several significant events have taken place. These include:
- Three strategic sites in the Pre-Submission Local Plan, which were expected to contribute to housing delivery in the next five years, have either stalled or have been significantly delayed.
 - The reassessment and re-profiling of the Council's housing land supply (August 2025) shows that other development sites will not be built as quickly as originally envisaged in the next five years.
 - As the adopted Local Plan became more than five years old on 27 May 2025 the housing need figure is out of date which means for decision making on current planning applications the Council does not have 5 years of deliverable housing supply.
 - The Government announced the cancellation of the A12 Chelmsford to A120 widening scheme which had planning permission through a Development Consent Order (DCO).
- 2.1.2. In response to these events, the Council has identified additional site allocations for inclusion within the review of the Local Plan to improve the 5 Year Housing Land Supply (5YHLS) position to ensure that it can be found "sound" at examination. It will also allow time to assess the implications of the cancellation of the A12 Chelmsford to A120 Widening Scheme and to continue discussions with National Highways and Homes England regarding a funding solution.

2.2 Proposed changes to the Local Plan

- 2.2.1. The proposed changes to the Local Plan are outlined below:
- 11 new and three expanded housing site allocation policies;
 - One expanded employment site allocation policy;
 - Key consequential tracked changes to Strategic Policy S6 – Housing and Employment Requirements; and
 - Key consequential tracked changes to Strategic Policy S7 – The Spatial Strategy.
- 2.2.2. The Council has identified a number of new small sites and existing allocations that could deliver additional capacity. Further details on these sites are provided in Chapter 3 and **Table 3-1**.

3 Review of proposed changes

3.1 Overview of previous HRA work

- 3.1.1. As previously stated, the HRA Report was presented in Appendix N of the IIA Report that accompanied the Pre-submission Local Plan on consultation in early 2025³. The approach to the HRA for the Local Plan and baseline summary and impact pathways were presented in Chapters 2 and 3 respectively of the Pre-submission HRA Report.
- 3.1.2. The HRA concluded, in summary, that:
- Nine European sites might be exposed to ‘significant’ effects from the Local Plan, alone or in combination: Essex Estuaries SAC: Crouch and Roach Estuaries (Mid-Essex Coast Phase 3) SPA: Crouch and Roach Estuaries (Mid-Essex Coast Phase 3) Ramsar: Blackwater Estuary (Mid-Essex Coast Phase 4) SPA: Blackwater Estuary (Mid-Essex Coast Phase 4) Ramsar: Dengie (Mid-Essex Coast Phase 1) SPA: Dengie (Mid-Essex Coast Phase 1) Ramsar: Outer Thames Estuary SPA: and Epping Forest SAC.
 - Following appropriate assessments, taking into account of those aspects where effect pathways are present (in-combination water quality, air quality and visitor pressure effects, and effects on species using land located outside the European site boundaries), and considering specific and cross-cutting policy-based mitigation and avoidance measures that have been incorporated into the plan, that the Pre-Submission (Regulation 19) Local Plan (as currently drafted) will have no adverse effects on the integrity of any European sites, alone or in combination.
- 3.1.3. In response to the Pre-Submission (Regulation 19) Local Plan Consultation, Natural England confirmed that they consider the Local Plan ‘sound’ with regard to aspects relevant to their Natural Environment remit, notably requirements under the Habitats Regulations. Chelmsford City Council has provided an IIA feedback report reviewing consultation feedback including that from Natural England⁴.

3.2 Review of proposed changes

- 3.2.1. The proposed changes to the Local Plan are set out in **Section 2.2** of this HRA Report Addendum. The key changes to the Local Plan relate to the inclusion of additional and/ or changes to existing site allocations, these amendments are then reflected across the policies.

³ [pre-submission-integrated-impact-assessment-iaa.pdf](#)

⁴ <https://www.chelmsford.gov.uk/media/mdwvpowe/pre-submission-regulation-19-integrated-impact-assessment-feedback-report-july-2025.pdf>

Location of proposed site allocations

- 3.2.2. **Table 3-1** below sets out the key changes to site allocations, their location and distance to the nearest European sites.

Table 3-1 – Proposed changes to site allocations

Site Reference	Status	Site Location	Dwellings/ Employment Space	Location of sites in relation to European sites
SGS1dd	New Site	Former Kay-Metzeler, Chelmsford	100	The site is situated within the urban area of Chelmsford and is approximately 14.1km from the nearest European site, which includes the Essex Estuaries SAC and Blackwater Estuary (Mid-Essex Coast Phase 4) SPA/ Ramsar.
SGS7b	Increased capacity	Land East of London Road, Great Leighs	Increased capacity from 250 to 390	The site is situated in the north of the district adjacent to the defined settlement of Great Leighs. It is approximately 16km from the nearest European site, which includes the Essex Estuaries SAC and Blackwater Estuary (Mid-Essex Coast Phase 4) SPA/ Ramsar.
SGS9a	Increased capacity	Waltham Road Employment Area, Boreham	Increased capacity from 3,500 to 14,000sqm	The site is situated to the north of Boreham and is approximately 9.7km from the nearest European site, which includes the Essex Estuaries SAC and Blackwater Estuary (Mid-Essex Coast Phase 4) SPA/ Ramsar.
GS9b	New Site	South of Main Road and Dukes Wood Close, Boreham	22	The site is situated adjacent to site SGS9c, to the east of Boreham. It is approximately 9.5km from the nearest European sites, which includes the Essex Estuaries SAC and Blackwater Estuary (Mid-Essex Coast Phase 4) SPA/ Ramsar.
GS9c	New Site	Land to the East of 118 to 124 Plantation Road, Boreham	60	The site is situated adjacent to site SGS9b, to the east of Boreham. It is approximately 9.5km from the nearest European site, which includes the Essex Estuaries SAC and Blackwater Estuary (Mid-Essex Coast Phase 4) SPA/ Ramsar.
SGS11c	Increased capacity	Land West of Barbrook Way, Bicknacre	Increased capacity from 20 to 250	The site is situated to the south west of Bicknacre and is approximately 4.6km from the nearest European site, which includes the Essex Estuary SAC and Crouch and Roach Estuaries (Mid-Essex Coast Phase 3) SPA/ Ramsar.
GS14b	Increased capacity	Land South of Ford End Primary School	Increased capacity from 20 to 75	The capacity of the site has increased from 20 to 75 dwellings. The site is situated in the north of the district to the south of Ford End. It is approximately 19.5km from the nearest

Site Reference	Status	Site Location	Dwellings/ Employment Space	Location of sites in relation to European sites
				European sites, which includes the Essex Estuaries SAC and Blackwater Estuary (Mid-Essex Coast Phase 4) SPA/ Ramsar.
SGS17c	New Site	Land South of Rough Hill Complex, East Hanningfield	115	The site is situated to the south of East Hanningfield in close proximity to sites SGS17d and GS17e. It is approximately 3.9km from the nearest European site, which includes the Essex Estuary SAC and Crouch and Roach Estuaries (Mid-Essex Coast Phase 3) SPA/ Ramsar.
SGS17d	New Site	Land South and South East of East Hanningfield Village, East Hanningfield	150	The site is situated to the south of East Hanningfield in close proximity to sites SGS17c and GS17e. It is approximately 4.1km from the nearest European site, which includes the Essex Estuary SAC and Crouch and Roach Estuaries (Mid-Essex Coast Phase 3) SPA/ Ramsar.
GS17e	New Site	Land South Of Windmill Farm, Back Lane, East Hanningfield	40	The site is situated to the south of East Hanningfield in close proximity to sites SGS17c and SGS17d. It is approximately 4.5km from the nearest European site, which includes the Essex Estuary SAC and Crouch and Roach Estuaries (Mid-Essex Coast Phase 3) SPA/ Ramsar.
SGS18a	New Site	Land North West of Chelmsford (North of Hollow Lane)	100	The site is situated adjacent to the Chelmsford urban area in the north west. It is approximately 16.2km from the nearest European sites, which includes the Essex Estuaries SAC and Blackwater Estuary (Mid-Essex Coast Phase 4) SPA/ Ramsar.
SGS19	New Site	Land West of Patching Hall Lane, Chelmsford	200	The site is situated adjacent to the Chelmsford urban area in the north west. It is approximately 15.3km from the nearest European sites, which includes the Essex Estuaries SAC and Blackwater Estuary (Mid-Essex Coast Phase 4) SPA/ Ramsar.
SGS20	New Site	Land to East and North of Rettendon Place	350	The site is situated in the south of the district and is approximately 1.4km from nearest European site, which includes the Essex Estuaries SAC and the Crouch and Roach Estuaries (Mid-Essex Coast Phase 3) SPA/ Ramsar.

Site Reference	Status	Site Location	Dwellings/ Employment Space	Location of sites in relation to European sites
GS21a	New Site	Land North of Old Rectory Lodge, Main Road, Woodham Ferrers	15	The site is situated to the north of South Woodham Ferrers and is approximately 2.3km from the nearest European site, which includes the Essex Estuary SAC and Crouch and Roach Estuaries (Mid-Essex Coast Phase 3) SPA/ Ramsar.
GS21b	New Site	Land North Of Congregational Church, Main Road, Woodham Ferrers	15	The site is situated to the north of South Woodham Ferrers and is approximately 2.5km from the nearest European site, which includes the Essex Estuary SAC and Crouch and Roach Estuaries (Mid-Essex Coast Phase 3) SPA/ Ramsar.

Review of appropriate assessment findings

- 3.2.3. The review below is structured in line with the pathways identified and considered through the appropriate assessment presented in Chapters 5 to 8 in the Pre-Submission HRA Report (Appendix N of the IIA Report⁵).

Recreational pressure

- 3.2.4. The appropriate assessment concluded that the Local Plan will have no adverse effects (either alone or in combination) on the integrity of those sites considered vulnerable (both exposed and sensitive) to increased visitor pressure as a result of the plan (i.e. Essex Estuaries SAC, Crouch and Roach Estuaries (Mid-Essex Coast Phase 3) SPA/ Ramsar, Blackwater Estuary (Mid-Essex Coast Phase 4) SPA/Ramsar, Dengie (Mid-Essex Coast Phase 1) SPA/ Ramsar due to the adoption of the Essex Coast RAMS in policy. This conclusion accounted for measures included within policy relating to open-space provision although these are not relied on to ensure adverse effects do not occur.
- 3.2.5. The proposed changes to the site allocations set out in **Table 3-1** do not affect this conclusion. There has been no material change in scale or location of development in proximity to those sites considered vulnerable to increased visitor pressure and the adoption of the Essex Coast RAMS in policy still stands.

Water quality

- 3.2.6. The appropriate assessment concluded that development proposed through the plan will have no adverse effects (either alone or in combination) on any water quality sensitive sites (i.e. Essex Estuaries SAC, Crouch and Roach Estuaries (Mid-Essex Coast Phase 3) SPA/ Ramsar, Blackwater Estuary (Mid-Essex Coast Phase 4) SPA/ Ramsar and Outer Thames Estuary SPA) due to safeguarding measures relating to SuDS and wastewater treatment capacity provision included within the plan.
- 3.2.7. The proposed changes to the site allocations set out in **Table 3-1** do not affect this conclusion. There have been no material changes in the location and/ or scale of development proposed through the Local Plan and the incorporated policy measures identified through the appropriate assessment would still apply.

Air quality

- 3.2.8. The appropriate assessment concluded that the Local Plan will have no adverse effects (either alone or in combination) on the integrity of those sites considered vulnerable (both exposed and sensitive) to changes in air quality (i.e. Essex Estuaries SAC, Crouch and

⁵ [pre-submission-integrated-impact-assessment-iaa.pdf](#)

Roach Estuaries (Mid-Essex Coast Phase 3) SPA/ Ramsar, Blackwater Estuary (Mid-Essex Coast Phase 4) SPA/ Ramsar, Epping Forest SAC).

- 3.2.9. The proposed changes to the site allocations set out in **Table 3-1** do not affect this conclusion. There have been no material changes in the location and/ or scale of development proposed through the Local Plan. These changes would not be likely to significantly increase traffic on a major road within 200m of a European site that is sensitive to atmospheric pollution. The appropriate assessment did not identify the need for any policy recommendations or mitigation to ensure that the Local Plan will not adversely affect the integrity of the sensitive European sites due to air quality changes.

Functional Land

- 3.2.10. The appropriate assessment concluded that no potential areas of functionally-linked land have been identified that may be critical to the integrity of the qualifying species populations under the Crouch and Roach Estuaries (Mid-Essex Coast Phase 3) SPA/ Ramsar. The screening identified that the only qualifying feature of the site where there is the potential for likely significant effects as a result of the loss of functionally linked land is the Dark-bellied brent geese.
- 3.2.11. **Table 3-2** below sets out some key information from Natural England's supplementary advice⁶ for the Crouch and Roach Estuaries (Mid-Essex Coast Phase 3) SPA in relation to the Dark-bellied brent geese and supporting habitats.

⁶ Natural England (2023) Crouch and Roach Estuaries (Mid-Essex Coast Phase 3) SPA Supplementary Advice.

Table 3-2 - NE supplementary advice for the Crouch and Roach Estuaries (Mid-Essex Coast Phase 3) SPA and the Dark-bellied brent goose

Attribute	Target	Season	Key information from supporting notes
Supporting habitat: extent, distribution and availability of supporting habitat for the non-breeding season	Maintain the extent, distribution and availability of suitable habitat (either within or outside the site boundary) which supports the feature for all necessary stages of the non-breeding/wintering period (moulting, roosting, loafing, feeding) at: Atlantic salt meadows (<i>Glauco-puccinellietalia maritima</i>) 617ha, Intertidal mud 456ha, Freshwater and coastal grazing marsh 256ha, Water column.	Year round – to ensure the habitat remains suitable for when the feature is present	The supplementary advice notes that this target also applies to supporting habitat which also lies outside the site boundary. Inappropriate management and direct or indirect impacts which may affect the extent and distribution of habitats may adversely affect the population and alter the distribution of birds. It highlights the current extent of the supporting habitats as saltmarsh - 617.707 ha, freshwater and coastal grazing marsh - 256.873 ha and intertidal mud - 456.15 ha.
Supporting habitat: food availability (bird)	Maintain the distribution, abundance and availability of key food and prey items (eg. <i>Zostera</i> , <i>Enteromorpha</i> , <i>Ulva lactuca</i> , <i>Spergularia</i> , <i>Puccinellia</i> , <i>Triglochin</i> , <i>Aster trifolium</i> , <i>Plantago</i> , <i>Salicornia</i> spp, <i>Agrostis stolonifera</i> , <i>Lolium perenne</i> , <i>Trifolium repens</i>) at preferred sizes.	Year round	The supplementary advice notes that the availability of an abundant food supply is critically important for successful breeding, adult fitness and survival and the overall sustainability of the population. As a result, inappropriate management and direct or indirect impacts which may affect the distribution, abundance and availability of prey may adversely affect the population and alter the distribution of birds. It identifies that the main food sources can be found within: the intertidal, saltmarsh and grassland (improved) and arable land (winter cereals).
Supporting habitat: landscape	Maintain open and unobstructed terrain and overall field sizes within at least 0.5 km of roosting and feeding areas.	Year round – to ensure the habitat remains suitable for when the feature is present	This feature is known to favour large areas of open terrain, largely free of obstructions, in and around its roosting and feeding areas. Often there is a need to maintain an unobstructed line of sight within feeding or roosting habitat to detect approaching predators, or to ensure visibility of displaying behaviour. An open landscape may also be required to facilitate movement of birds between the SPA and any off-site supporting habitat.

Supporting habitat: vegetation characteristics for feeding	Maintain the extent and distribution of predominantly short (<10 cm) grassland swards in areas used for feeding.	Year round – to ensure the habitat remains suitable for when the feature is present	The height, cover, variation and composition of vegetation are often important characteristics of habitats supporting this feature which enables successful concealment / roosting / foraging / feeding and / or displaying. Many bird species will have specific requirements that conservation measures will aim to maintain, for others such requirements will be less clear. Activities that may directly or indirectly affect the vegetation of supporting habitats and modify these characteristics may adversely affect the feature.
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3.2.12. **Table 3-2** highlights the following key points:

- Inappropriate management and direct or indirect impacts which may affect the extent and distribution of habitats outside the designated site may adversely affect the population and alter the distribution of birds.
- The main food sources can be found within intertidal, saltmarsh and grassland (improved) and arable land (winter cereals) habitats.
- The need to maintain open and unobstructed terrain and overall field sizes within at least 0.5 km of roosting and feeding areas.
- The height, cover, variation and composition of vegetation are often important characteristics of habitats supporting this feature which enables successful concealment / roosting / foraging / feeding and / or displaying.

3.2.13. Dark-bellied brent geese associated with the Crouch and Roach Estuaries (Mid-Essex Coast Phase 3) SPA/ Ramsar are known to forage in non-designated areas including agricultural fields near the SPA at low and high tide; these areas may be directly or indirectly affected by development supported by the Local Plan that is within 5km of roosts associated with the Crouch estuary (5km being accepted as the typical range for this species, based on JNCC (2016)⁷ and case-practice from the Solent Waders and Brent Goose Strategy.⁸

3.2.14. The principal areas used by Dark-bellied brent geese within the SPA/ Ramsar are at Brandy Hole (south of the estuary), Bridgemarsh Island and Blue House Farm Nature Reserve. Dark-bellied brent geese are known to use improved managed grasslands within the Marsh Farm Country Park (near South Woodham Ferrers), particularly the peninsula south of Clementsgreen Creek, and other local recreational areas including golf courses. Ward (2004) suggests that the majority of geese associated with the Crouch and Roach now forage inland on fields near the estuary⁹.

3.2.15. The appropriate assessment previously identified one site (SGS10) that fell within 5km of the Crouch and Roach Estuaries (Mid-Essex Coast Phase 3) SPA/ Ramsar. The HRA for the planning application associated with the North of South Woodham Ferrers site notes that wintering bird surveys undertaken in 2020/21 recorded no waterbirds landing within or directly adjacent to the site (low numbers overflew the site, a number were identified flying overhead, including Black-headed Gull *Chroicocephalus ridibundus*, Herring Gull *Larus argentatus*, Lesser Black-backed Gull *Larus fuscus* and Common Gull *Larus canus*. The

⁷ JNCC (2016) Identification of Marine Special Protection Areas (SPAs)

⁸ Available at: <https://solentwbgs.files.wordpress.com/2021/03/solent-waders-brent-goose-strategy-2020.pdf>

⁹ Ward, R.M. 2004. Dark-bellied Brent Goose *Branta bernicla bernicla* in Britain, 1960/61-1999/2000. WWT/JNCC Waterbird Review Series, Slimbridge.

surveys did not record any Dark-bellied Brent geese and concluded that the allocation site does not comprise 'functional land' for the SPA/Ramsar.

- 3.2.16. The proposed changes in **Table 3-1** do not result in any sites falling within 0.5km of roosting and/ or feeding areas within the Crouch and Roach Estuaries (Mid-Essex Coast Phase 3) SPA/ Ramsar as highlighted by Natural England's supplementary advice. However, the proposed changes do result in six new sites (SGS17c, SGS17d, GS17e, SGS20, GS21a and GS21b) falling within 5km of the SPA/ Ramsar (5km being accepted as the typical range for this species). A proposed change also includes increased capacity at site SGS11c, which extends the boundary of the site within 4.6km of the SPA/ Ramsar.
- 3.2.17. Natural England's supplementary advice identifies that the main food sources for the Dark-bellied brent geese can be found within intertidal, saltmarsh and grassland (improved) and arable land (winter cereals) habitats. Based on this, four of the sites in **Table 3-1** can be ruled out as providing supporting habitat for foraging as they do not contain any of the habitats identified in the supplementary guidance. Sites SGS11c, GS17e, GS21a and GS21b are either improved or rough pasture and used for horse grazing.
- 3.2.18. The remaining sites (SGS17c, SGS17d and SGS20) are currently arable land and could therefore potentially provide suitable habitat for foraging if they are used for winter cereals; however, this is not currently known at this stage.
- 3.2.19. All of the sites are within or adjacent to existing urban areas and defined settlements, and are therefore not likely to result in the fragmentation of supporting habitats. Alone the sites would not result in a significant loss of potential supporting habitat during the winter. The approximate size of each site is as follows:
 - SGS17c 9.01ha
 - SGS17d 7.97ha
 - SGS20 16.46ha
- 3.2.20. By way of reference, the total area (ha) of the following habitats within 5km of the Crouch and Roach Estuaries (Mid-Essex Coast Phase 3) SPA/ Ramsar are:
 - Intertidal: 121 ha
 - Saltmarsh: 317.7 ha
 - grassland (improved): 951.1 ha
 - arable land: 5,507.3 ha
- 3.2.21. Natural England identifies that the Dark-bellied brent goose and waterbird assemblage is currently 100% in a favourable condition. It is also important to note that an appropriate assessment of whether a project level HRA is required is undertaken for all residential allocations within the Essex Coast RAMS. Taking this into account, it is considered that the proposed sites alone will not result in an adverse effect on Crouch and Roach Estuaries (Mid-Essex Coast Phase 3) SPA/ Ramsar as a result of the loss of any supporting habitats/ functionally linked land. Loss of arable land is estimated to be 0.61% of the total arable area within 5km of the Crouch and Roach Estuaries (Mid-Essex Coast Phase 3) SPA/ Ramsar.

- 3.2.22. The appropriate assessment previously concluded that the residual effects of the Local Plan on functional land will not be sufficient for 'in combination' effects to occur. The addition of the three sites above is not considered likely to affect this conclusion.

4 Conclusions and Next Steps

4.1 Conclusions

- 4.1.1. This Addendum to Appendix N (HRA Report) of the Pre-Submission IIA Report considers the proposed changes arising from the publication of the Council's Focused Consultation Additional Sites (Regulation 19) Document which proposes the allocation of new and enlarged sites in light of changing plan-making circumstances.
- 4.1.2. The Addendum has found that the proposed changes to the Local Plan do not affect the findings of the HRA. The Local Plan will not have adverse effects on any European sites either alone or in combination.

4.2 Next steps

- 4.2.1. Following the consultation, the Additional Sites (Regulation 19) consultation and Pre-Submission Local Plan will be submitted alongside all the representations received to the February to March 2025 consultation, and the current focused consultation, to the Secretary of State for examination by an independent Planning Inspector.



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